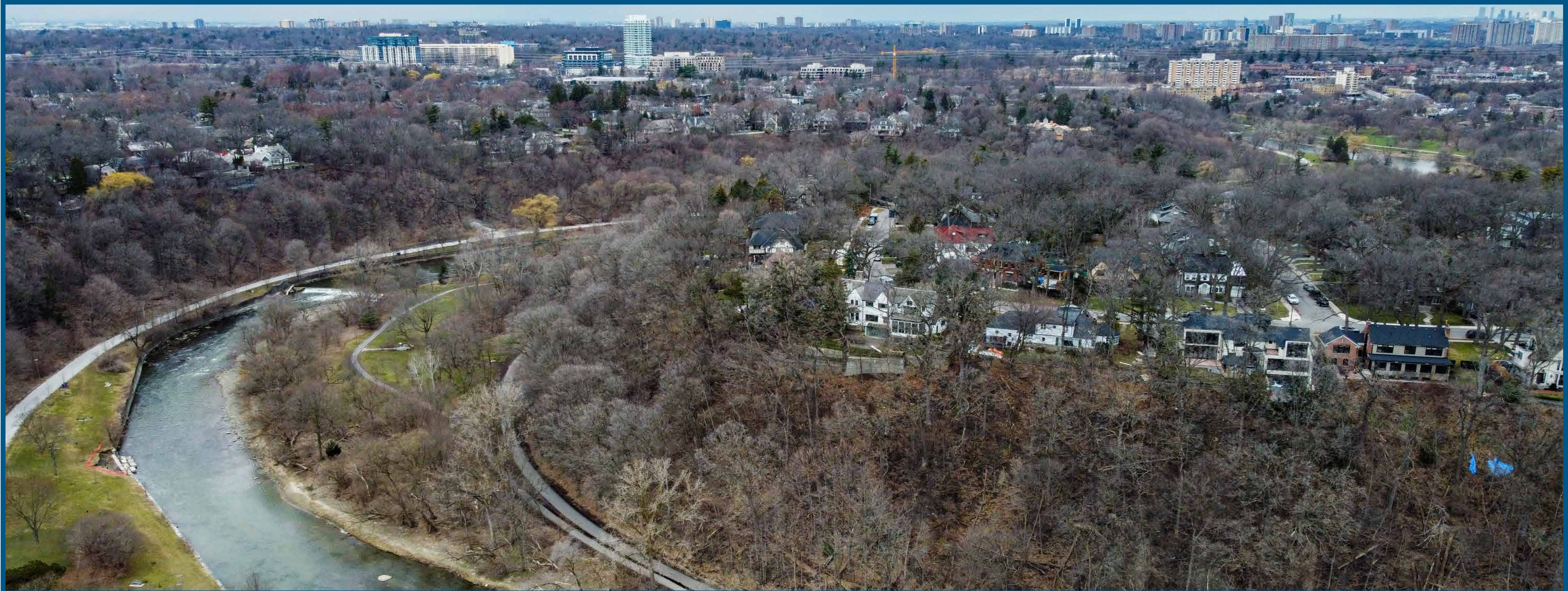


# WELCOME



## **Heritage Conservation District Community Consultation Open House Baby Point**



# Land Acknowledgement

**We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.**

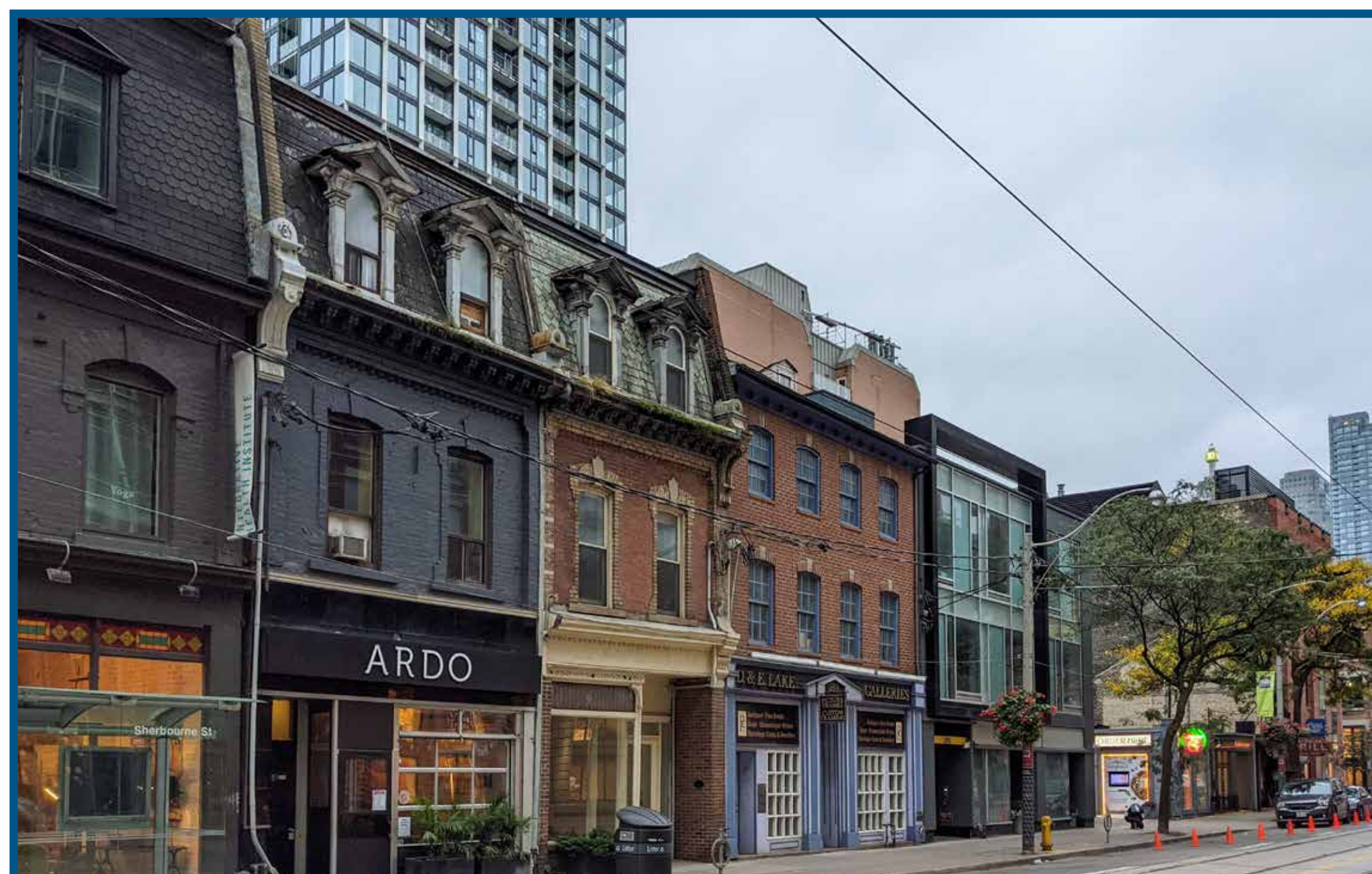


# Heritage Conservation Districts

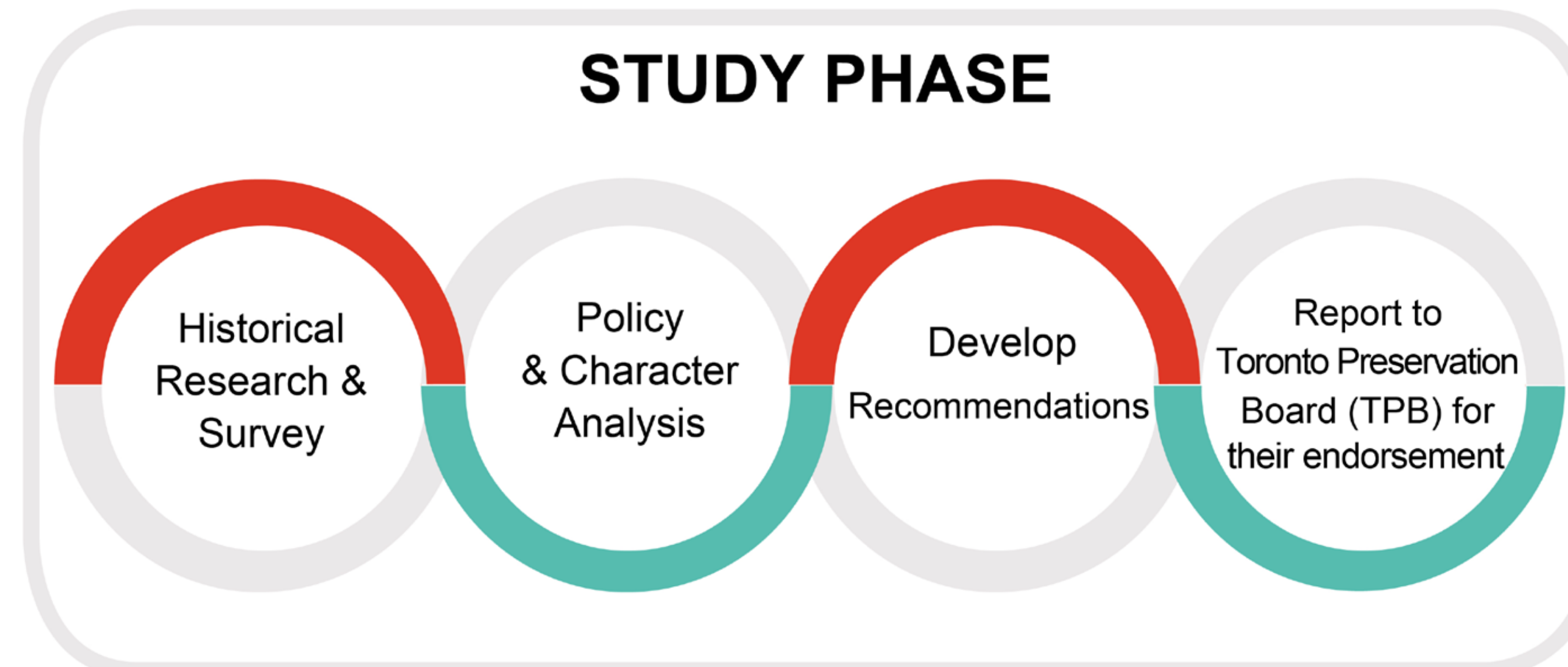
## Heritage Conservation District

A Heritage Conservation District (HCD) is an area of the city that is protected by a municipal by-law passed under **Part V of the Ontario Heritage Act**, by City Council. HCDs are designated because the areas they protect are considered to have a defined historic character and require special care and attention in the planning process to ensure that changes within the neighbourhood conserve and enhance the area's special character.

**HCD Plans** are developed with Indigenous and community engagement which may involve public meetings, focused workshops, and local advisory committees composed of a diverse range of stakeholders representing various perspectives to provide knowledge and feedback.

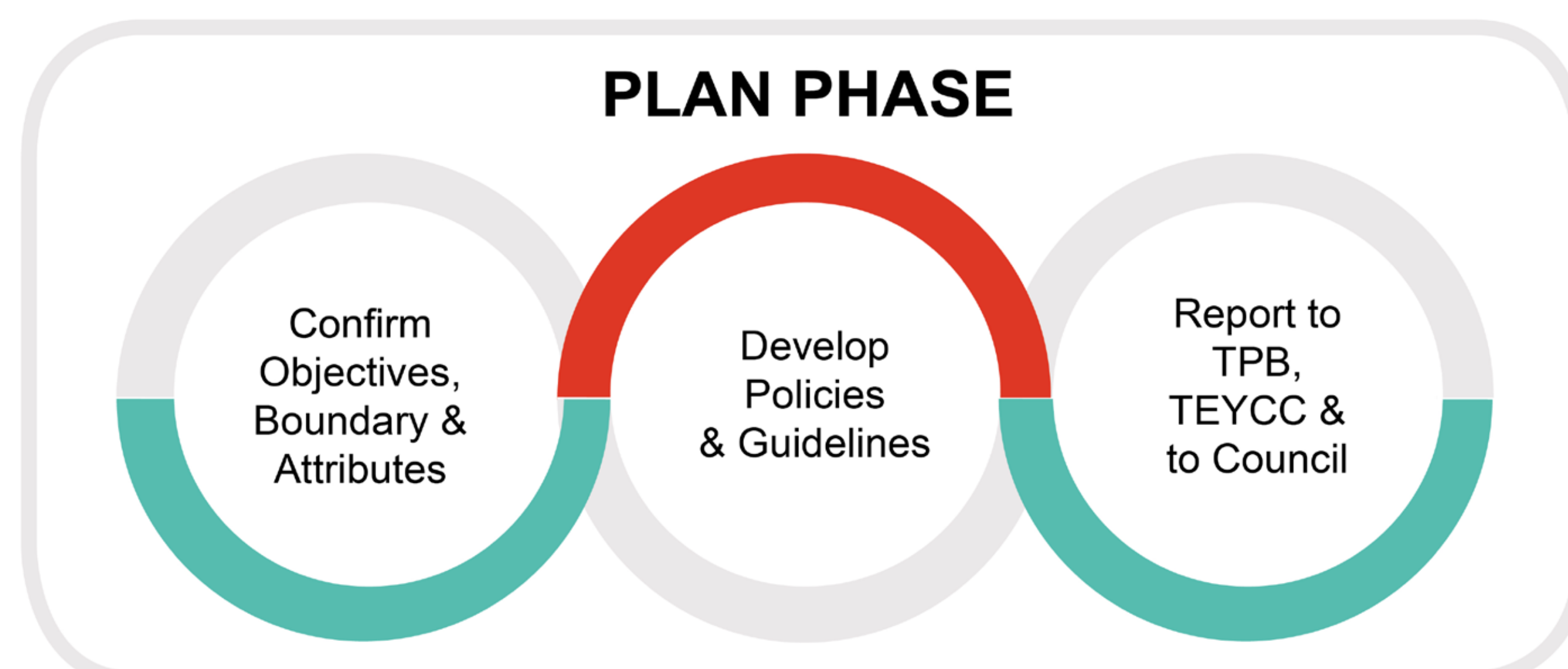


**St. Lawrence Neighbourhood HCD** | An HCD that includes the original 10 blocks of the Town of York, surveyed 1793.



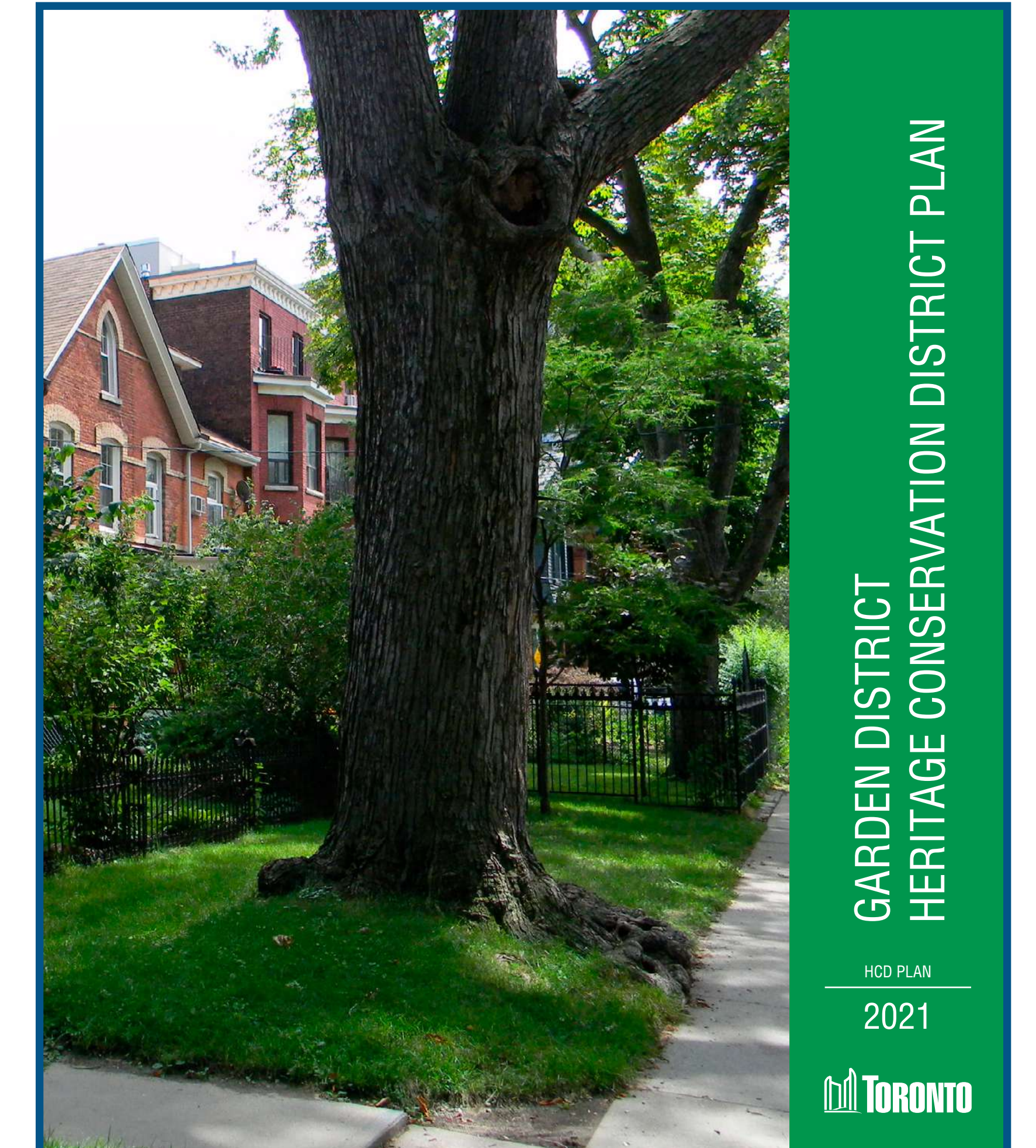
## Heritage Conservation District Study

A Heritage Conservation District Study provides an overall understanding of an area's history and heritage character and is used to help determine if designation as a heritage conservation district would be an appropriate heritage planning tool for the area being studied, and to prepare a draft statement of district significance.



## Heritage Conservation District Plan

A Heritage Conservation District Plan provides place-based **policies** and **guidelines** that conserve and enhance historic neighbourhoods, while pointing to opportunities for contextually appropriate growth and change.



**Example of an HCD Plan** | The Garden District HCD Plan.



**First Avenue, in the Riverdale HCD** | The Riverdale HCD contains some of the earliest properties east of the Don River.



# Heritage Conservation District Plans

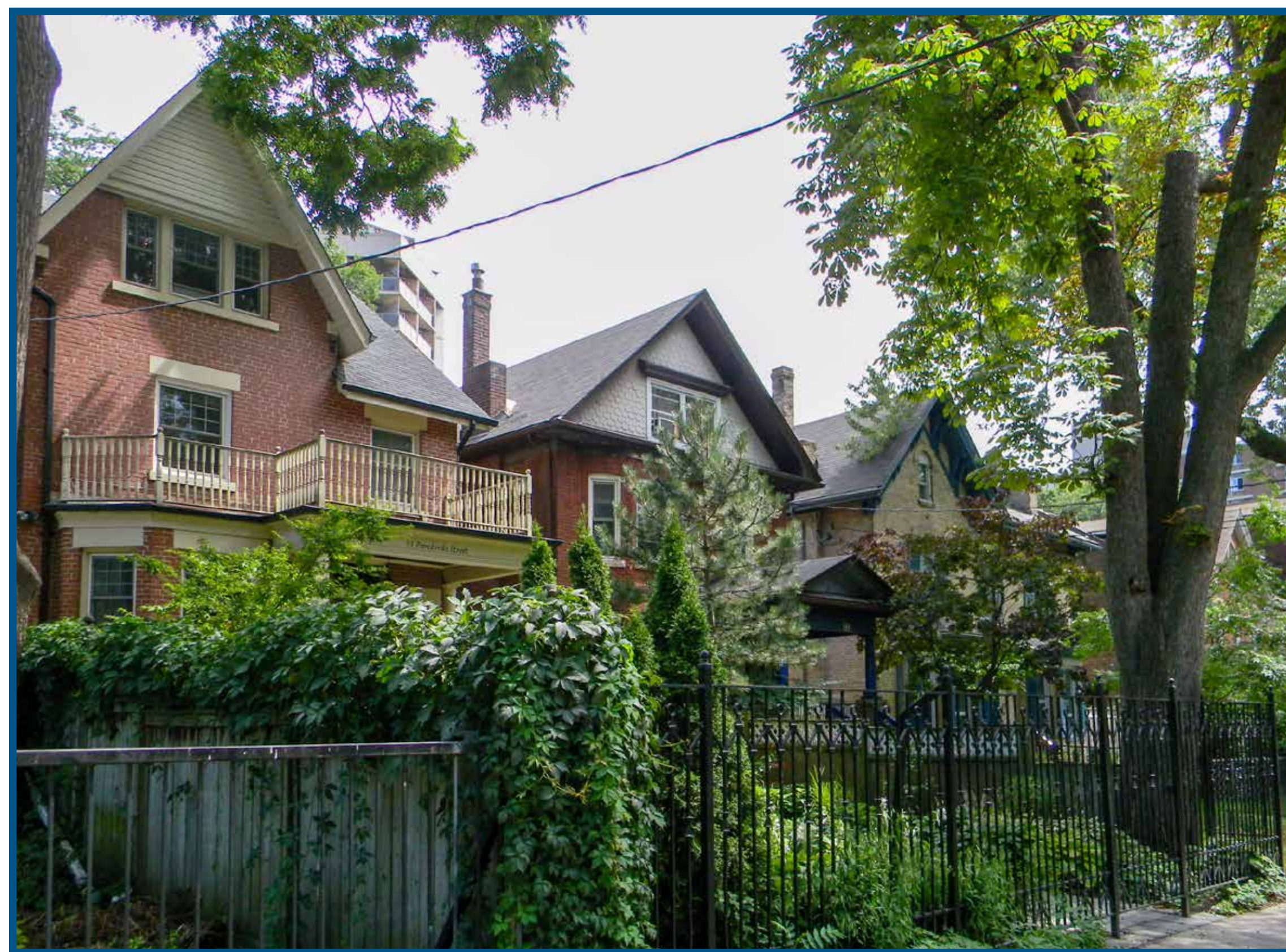
## Contents of a Heritage Conservation District (HCD) Plan

Each HCD requires an HCD Plan. The contents of a Heritage Conservation District Plan are directed by the Ontario Heritage Act. According to the Section 41.1 (5) of Part V of the Act, an HCD Plan shall include:

- A **statement of the objectives** to be achieved in designating the area as an HCD.
- A **statement** explaining the **cultural heritage value** or interest of the district;
- A description of the **heritage attributes** of the heritage conservation district and of properties in the district;
- **Policy statements, guidelines** and **procedures** for achieving the stated objectives and managing change in the heritage conservation district; and
- A **description** of the alterations or **classes of alterations** that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

As of January 1, 2023, the Ontario Heritage Act requires that a minimum of 25% of properties within a heritage conservation district must meet two of the nine provincial criteria for cultural heritage value or interest through the revised Ontario Regulation 9/06. This requirement does not apply to districts adopted prior to January 1, 2023.

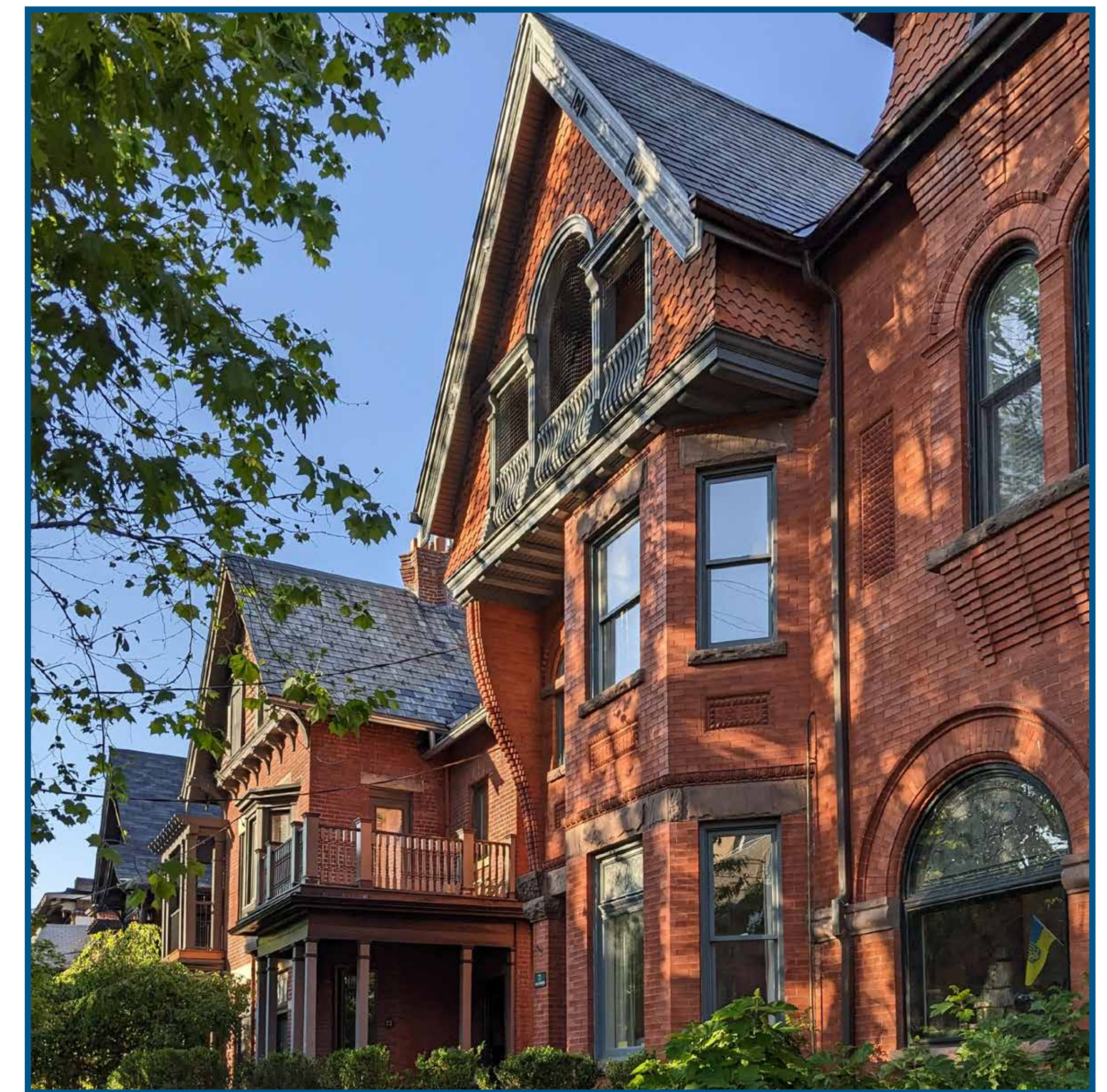
Since 2012, the City has applied a Terms of Reference that was adopted by Council to guide the creation of HCDs. It establishes a transparent set of required procedures and ensures a consistent approach to HCDs across the City.



Garden District HCD | 93-87 Pembroke Street.



Harbord Village Phase II HCD | 256-262 Robert Street.



West Annex Phase I HCD | 68-73 Madison Avenue.

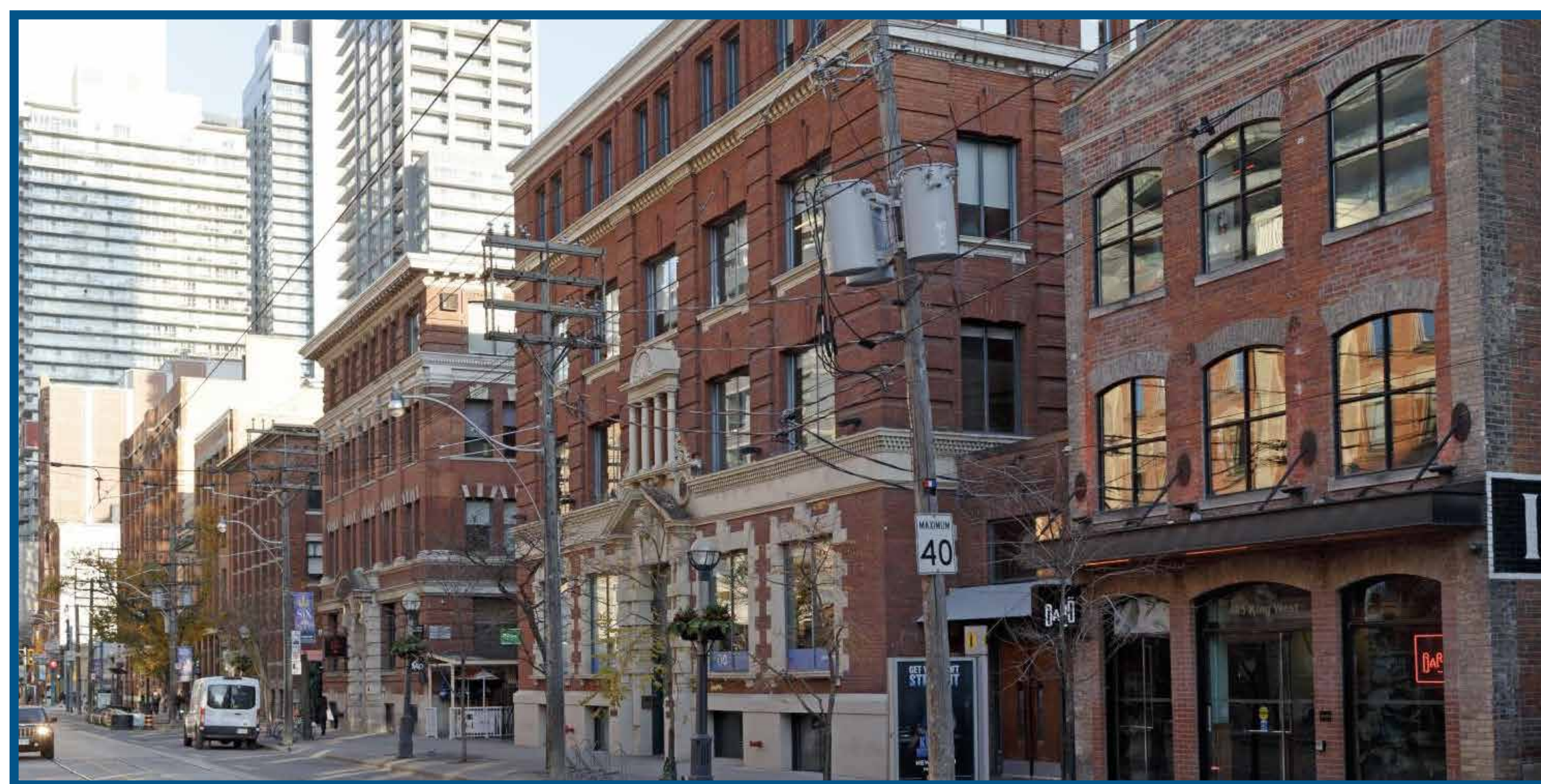


# Heritage Conservation District Plans

## Statement of Objectives

The overall objective of any HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term while managing growth and change in the area.

The Statement of Objectives will relate to the conservation of the district's significance and character. It may also include objectives relating to archaeological resources, views towards local points of interest or landmarks, the public realm, community education, new development within the district, and others. The policies and guidelines detailed in the Plan provide direction on how the stated objectives are to be achieved. Once the district plan is adopted, its policies and objectives will take precedence in the event of a conflict with existing municipal zoning and other by-laws.

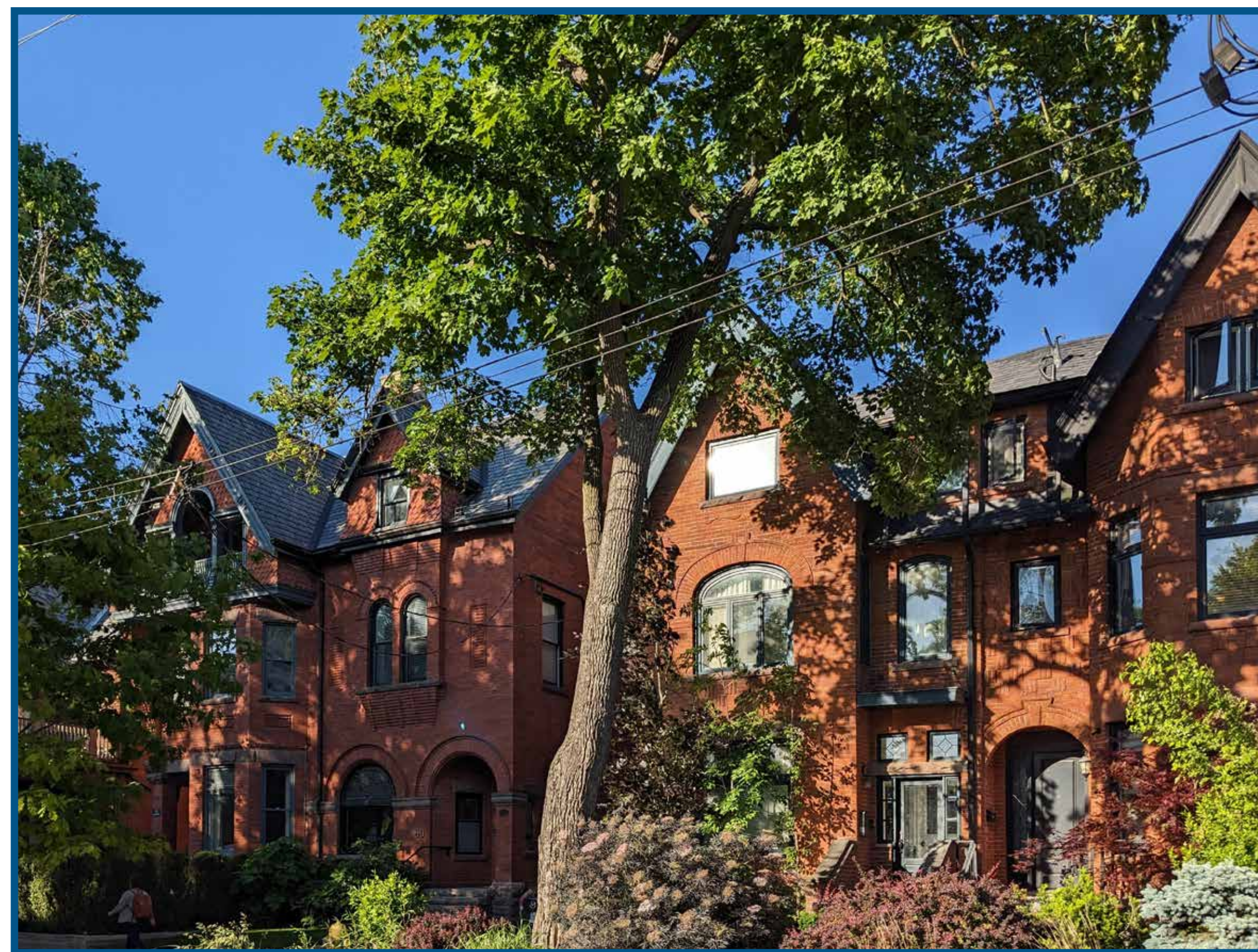


King-Spadina HCD | 431-485 King Street West.

## Statement of Cultural Heritage Value & Attributes

The cultural heritage value of a district consists of its historic, contextual, design, social and community values that contribute to its special identity and character. These values are described in the Statement of Cultural Heritage Value.

A district's heritage value will be unique to each area and may lie in its physical characteristics (relating to both built and/or natural resources); its associations to significant historical themes, events, activities, people, or cultures; its character and sense of place created through the interrelationship of the resources within the district; or a combination of all the above.

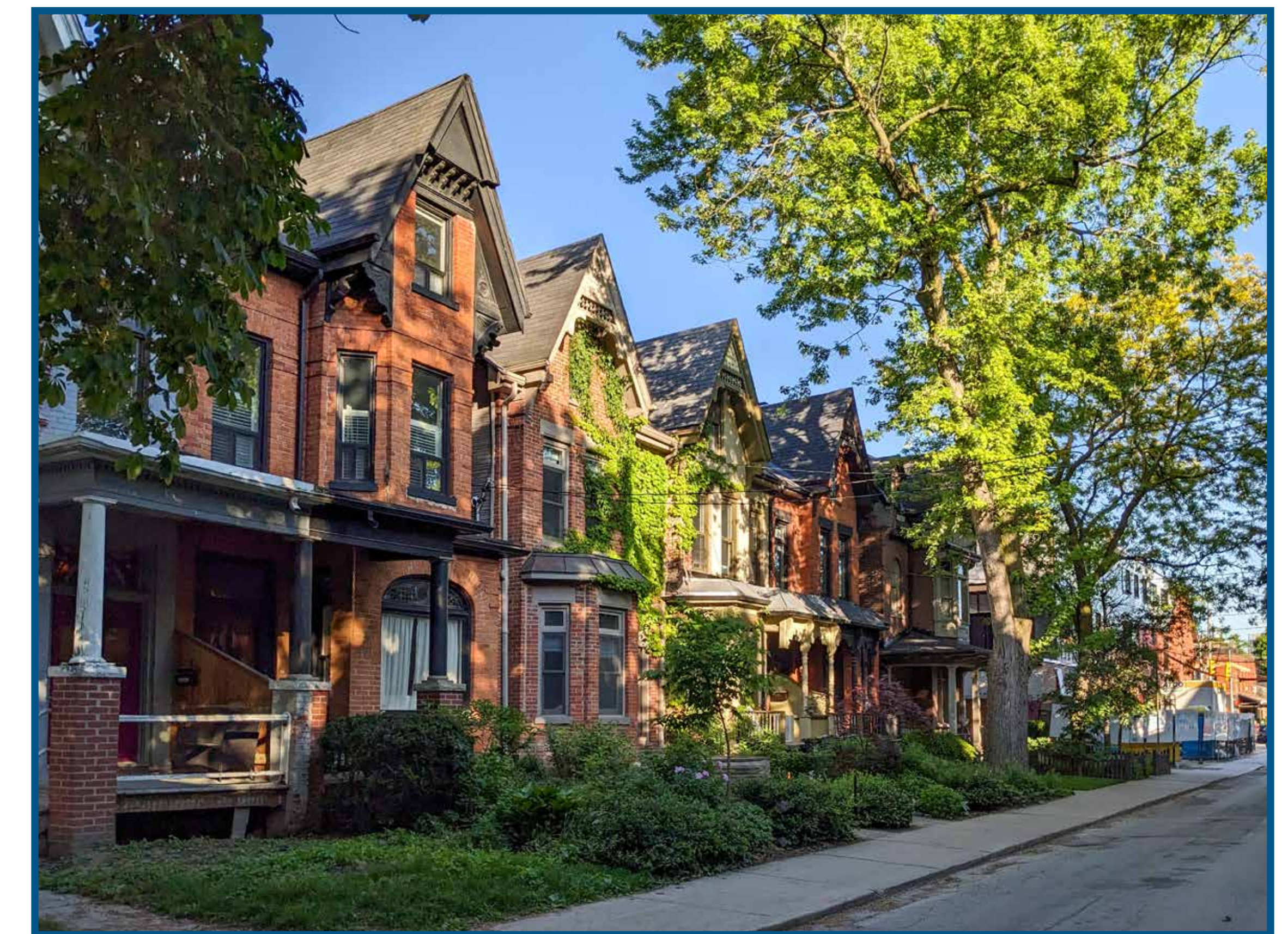


West Annex Phase I HCD | 65-71 Madison Avenue.

## Contributing & Non-Contributing Properties

Heritage Conservation District Plans group the properties into two categories: contributing and non-contributing.

HCD Plans include separate policies and guidelines for each category of property and will contain a list of contributing and non-contributing properties so that they can be easily identified. Policies and guidelines for Contributing and Non-Contributing properties seek to protect the coherent sense of time and place, maintaining the heritage character and integrity of the District.



Harbord Village Phase II HCD | Robert Street looking south east starting from 153 Robert Street.



# Heritage Grant Program

The City of Toronto offers a grant program to assist owners of eligible properties with the cost of conservation work. The program provides funding support and has assisted successful applicants in reaching the highest conservation standards possible for their project. The program is available to owners of properties that are designated either individually or as part of a Heritage Conservation District.

## Heritage Grant Program:

- For residential or tax-exempt properties
- Up to 50% of the estimated cost of eligible conservation work (some maximum limits apply)

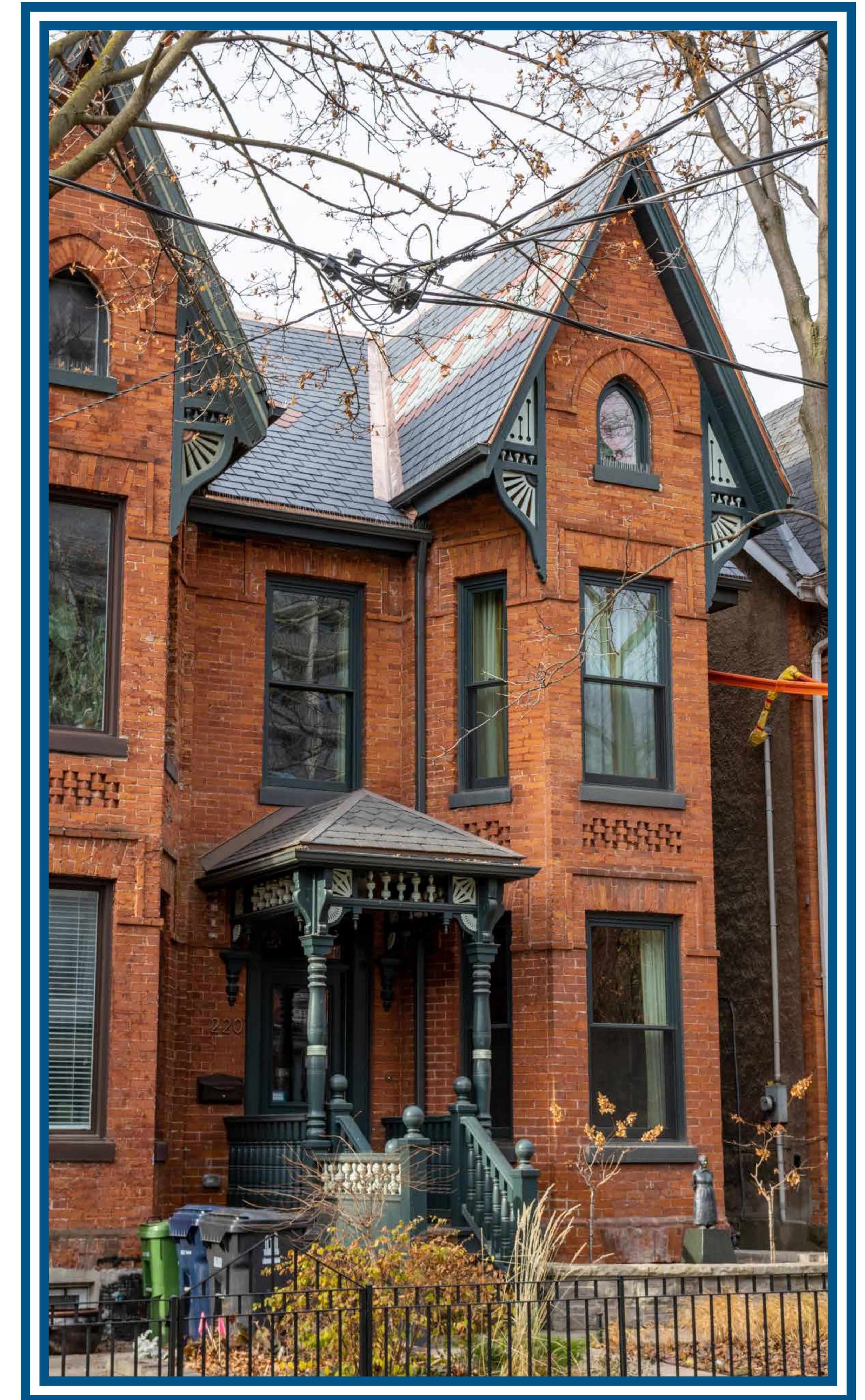
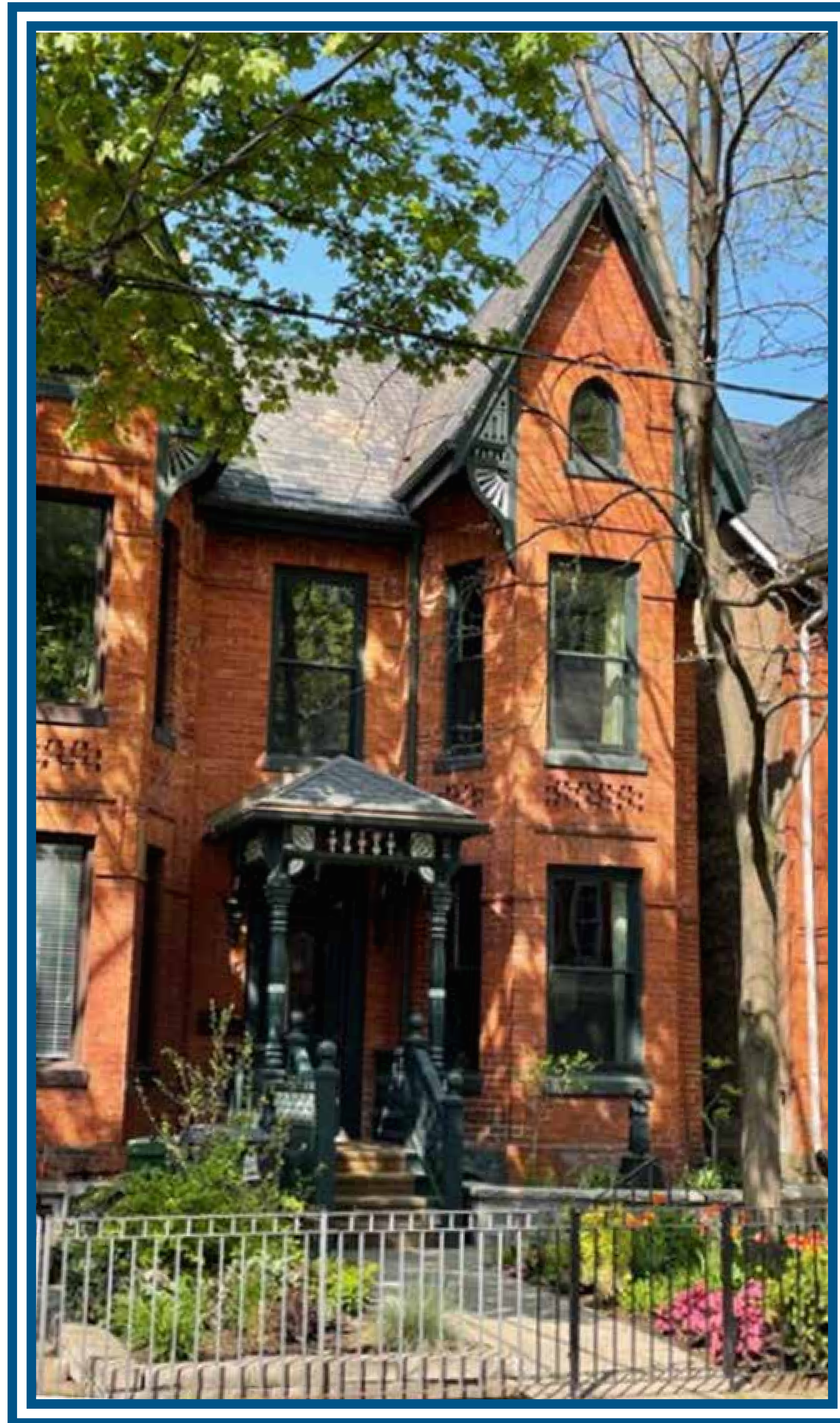
The Toronto Heritage Grant Program has helped property owners repair and retain the defining heritage attributes of their properties. These attributes include, but are not limited to masonry, windows, doors, wood detailing, and slate roofs.

For full program details and eligibility criteria, visit the City's website:



SCAN HERE

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/>



**Heritage Grant Program** | Funding support for slate roof restoration was awarded to this property at 220 Robert Street in the Harbord Village Phase II Heritage Conservation District; Before conservation (left) and After conservation (right).



# Additional Information



Neighbourhood of Baby Point | Aerial view of Baby Point Road and Baby Point Crescent at Fleur Place, looking west. *Heritage Planning, April 2022.*

## Project Website

For more information regarding the District HCD plan, scan the QR Code below with your mobile device to visit the HCD Plan website. The display boards from this event are available on the HCD Plan's website.



SCAN HERE

## Contact Information:

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Heritage Planning, Urban Design, City Planning,  
City of Toronto

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