

## Weston II Heritage Conservation District Study - Community Advisory Group Meeting #3 and Final Meeting

Wednesday, September 11, 2024, 6:00 pm – 7:30 pm  
Toronto Public Library – Weston Branch, 2 King St, York

# Meeting Summary

### Attendance

#### **Project Team:**

- City of Toronto - Heritage Planning/Urban Design
  - Tamara Anson-Cartwright
  - Loryssa Calogero
  - Gary Miedema
  - Lindsay Parsons
- LURA Consulting
  - Zoie Browne
  - Amitai Zand

#### **CAG Members:**

##### *Present*

- Dave Bennett
- Cherri Hurst
- David Sovran

##### *Regrets/Absent*

- Mary Louise Ashbourne
- Chris Menary
- Glorianne Ropchan
- Bob Young (regrets)

#### **Elected Officials:**

- Councillor Frances Nunziata (York South - Weston)

### **Timeline:**

6:05pm: The CAG meeting started and Councillor Frances Nunziata gave welcoming remarks.

6:11pm: The project team, Councillor, and CAG members introduced themselves.

6:16pm: City staff presentation about the HCD Study's findings and recommendation not to proceed to HCD Plan Phase, stemming from their analysis in light of provincial policy changes in January 2023.

6:50pm: Next steps for the staff report for the HCD study.

6:55pm: Open discussion began.

7:35pm: The meeting was adjourned.

## Discussion Summary:

### Rationale for Not Proceeding to the HCD Plan Phase

CAG members asked whether it was the diversity of the properties within the Weston II Heritage Conservation District (HCD) study area that ultimately led to staff's decision not to proceed with recommending advancement to an HCD plan. Staff responded affirmatively, explaining that they analyzed how each property contributed to the nine heritage criteria and whether collectively the properties would meet the updated provincial legislation's (O.Reg. 9/06 s.3) requirement that at least 25 percent of properties within the District boundary meet at least two or more of the nine criteria. They determined that this threshold could not be met.

Staff cited Draper Street and Baby Point as examples of other Toronto neighbourhoods whose properties exhibit greater consistency across the heritage criteria and clarified that their assessment of Weston was comprehensive, encompassing both quantitative metrics and qualitative aspects. They added that all properties within the study boundary count towards the provincial heritage criteria fulfilment threshold, even if they are deemed non-contributing properties from a heritage perspective.

A CAG member asked staff if they thought the heritage criteria requirements or threshold could change if a new provincial government came to power and the Weston study area could then be re-evaluated. Staff responded that the provincial criteria for HCDs was recently adopted in Bill 23 amending the *Ontario Heritage Act (OHA)*, and that the current study's analysis, conclusions, and recommendations are in accordance with them.

A CAG member asked whether property interiors are also considered for contribution towards the heritage criteria alongside the exterior, and staff responded that interior attributes are identified through individual property designation under Part IV of the OHA and not HCDs.

Both CAG members and staff expressed unequivocally that the property diversity in Weston HCD Study Area is what makes the area special and beautiful, even if it lacks the built form coherence and concentration of properties of cultural heritage value to meet the provincial heritage criteria requirement for a HCD. Weston is rich in historical/associative heritage value and there are individual properties that display design value.

### Study Area Boundaries

CAG members asked whether it would have been possible to change the study area boundaries in such a way as to successfully meet the provincial threshold.

CAG members suggested other study area boundaries, and staff responded that they considered a number of other boundary configurations (as shown in the presentation before the discussion) but that the property diversity and lack of coherence posed a challenge in every case and none of them could meet the 25% threshold at 2+ criteria satisfied.

### Individual Heritage Potential Properties

Staff noted that despite the study area as a whole not proceeding to a plan phase for HCD designation, 19 or 20 individual properties meet at least two of provincial criteria for Part IV (individual) designation. CAG members asked why the list of properties was decreased from the

original 27 identified in the slide deck that members had received in advance of the meeting and staff responded that after further historic research and analysis of the heritage integrity of the buildings, they determined that 7-8 of them had been screened out.

Staff reassured CAG members that Heritage Planning will continue the research/evaluation of the 20 individual properties for a staff report for Council's consideration for inclusion on the City's Heritage Register and future individual designation.

A CAG member asked whether staff have already been doing research on the individual properties as part of the larger HCD study. Staff replied that they have conducted some, but still need to deepen research and draft a bylaw and statement of significance for each. They confirmed that this individual property research would be made public. They invited CAG members to send any supporting material from their own research for the properties on the list.

### **Next Steps**

Staff will be finalizing a staff report on the Weston II HCD Study – Final Report to the Toronto Preservation Board for their November 28, 2024, meeting at which point the Weston II HCD Study will officially conclude. CAG members as well as other community members will have the opportunity to deputize at the Board's meeting.

City Staff thank the CAG members for their dedication and in particular, acknowledged Cherri Hurst for championing the HCD Study along with the local volunteers.

Councillor Nunziata thanked the CAG members and the project team and will await staff update on future reporting to Etobicoke York Community Council (EYCC) on Heritage Register listing in the new year.

CAG members are invited to participate in the [Weston in Gear Planning Study](#).

This summary will be posted publicly on the [Weston II HCD Study webpage](#).

### **Written Feedback Submissions:**

No further comments were received after this meeting by CAG members during the two-week review and comment period.