

WELCOME

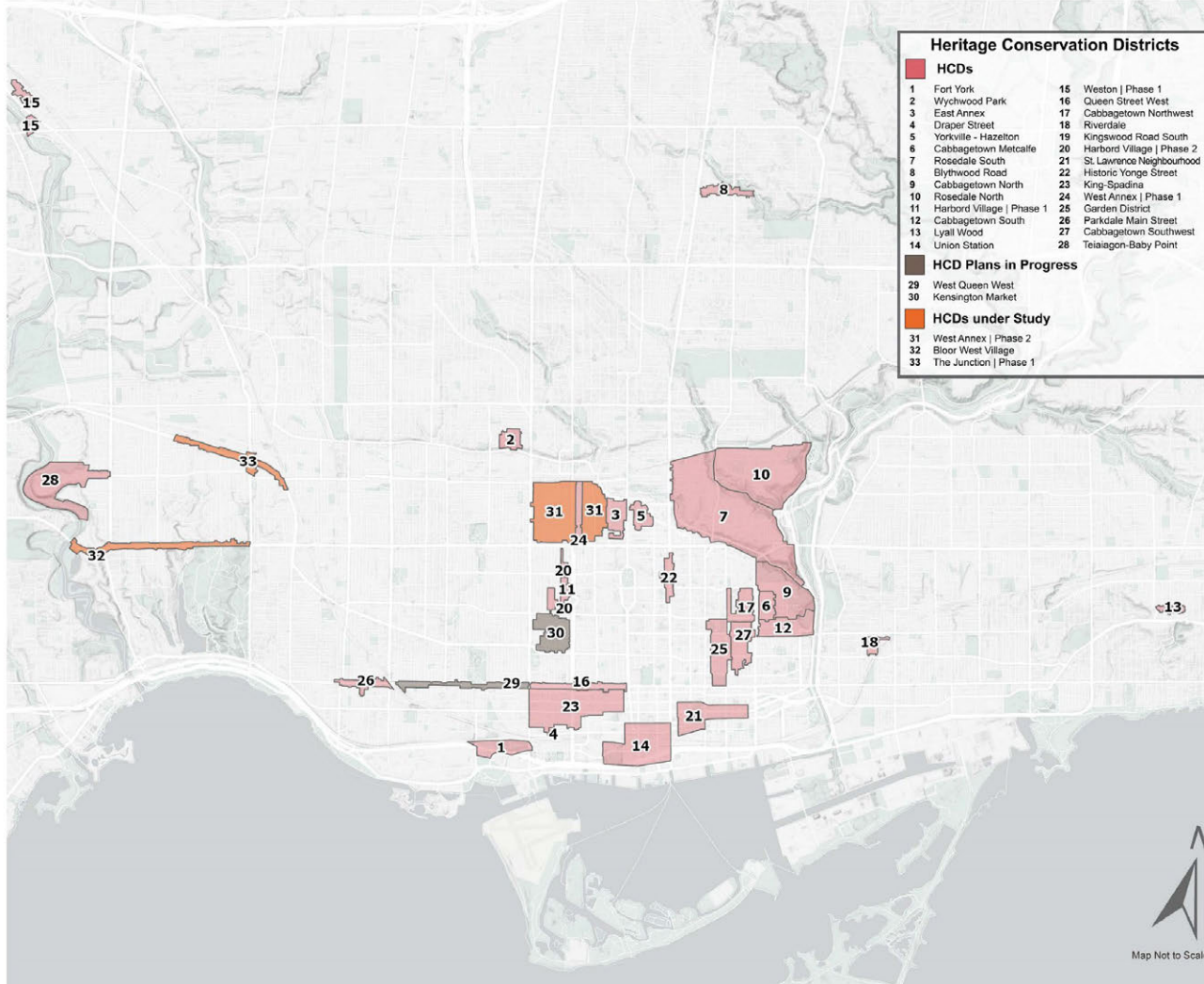
West Annex Phase II Heritage Conservation District Study Community Consultation Open House



City of Toronto Archives

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabe, 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 Throughout Toronto

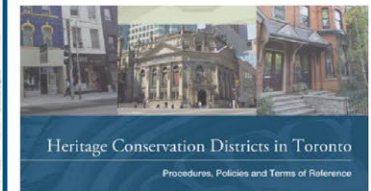


About Toronto's Heritage Conservation Districts

Heritage Conservation Districts (HCDs) are designated under Part V of the Ontario Heritage Act and protected through municipal by-laws.

There are 28 HCDs in effect in Toronto, with an additional 2 plans in progress, and 3 being studied.

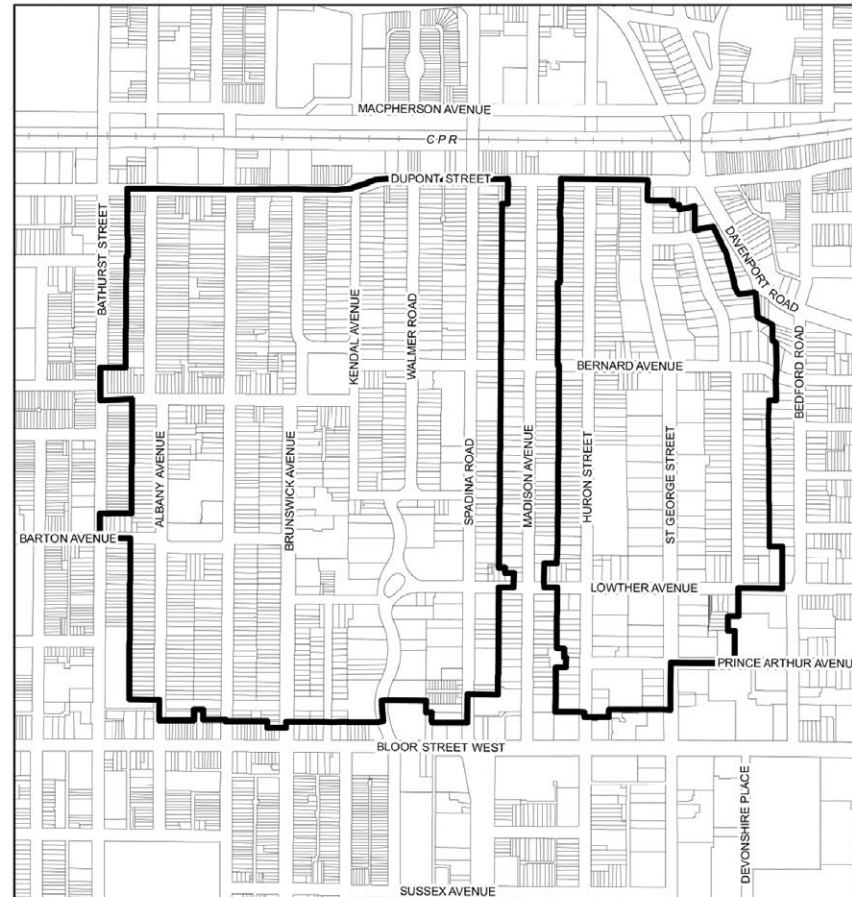
The nomination, study and planning of HCDs is guided by the City Council-adopted document Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference.



In addition to identifying and designating HCDs, City Planning is undertaking a number of planning studies that include heritage components, such as Cultural Heritage Resource Assessments (CHRAs), which provide an opportunity to identify heritage resources and inform the development of area-specific policies and guidelines. For more information on HCDs, visit the City's webpage by scanning the QR Code below.



Heritage Conservation District West Annex Study Area



Madison Avenue was designated as a
Heritage Conservation District in 2019

 **TORONTO** City Planning
Study Area

West Annex
Nominated Heritage Conservation District

What is a Heritage Conservation District Study

Purpose of a Heritage Conservation District (HCD) Study

The purpose of an HCD Study is to determine whether the area, or a portion of the area, merits designation as a Heritage Conservation District Plan area under Part V of the Ontario Heritage Act. An HCD Study is “Phase 1” in the process of determining if an area should become an HCD. The HCD Study report will be presented to Toronto Preservation Board for consideration in the Fall 2026.

Heritage Conservation District

An 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 be historically, contextually, or culturally significant and require heritage planning process to ensure that they are conserved.

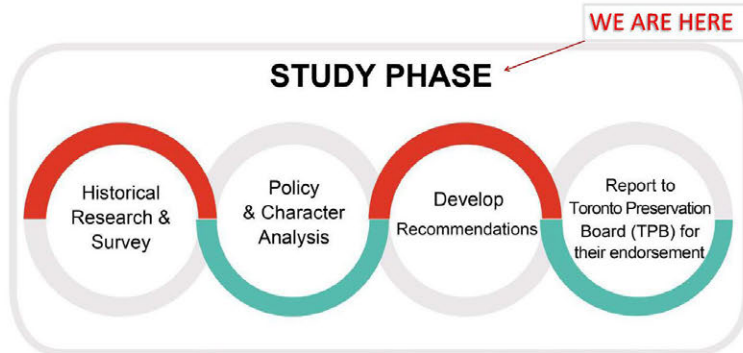


Streetscape on Albany Ave, north of Bloor St.



View looking west from Gwendolyn MacEwen Parkette to 35 Walmer Road (designed by Uno Prii (1965))

Heritage Conservation District Study vs. Plan



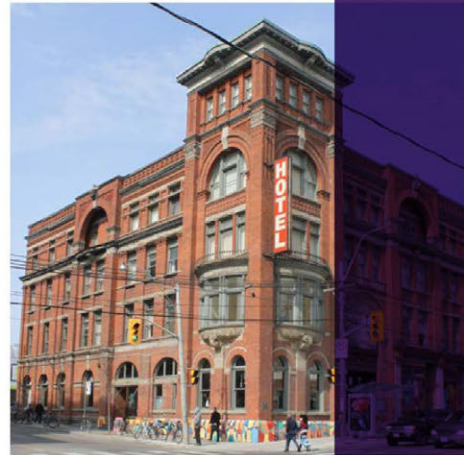
HCD Study (Phase 1)

An HCD Study provides an **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.

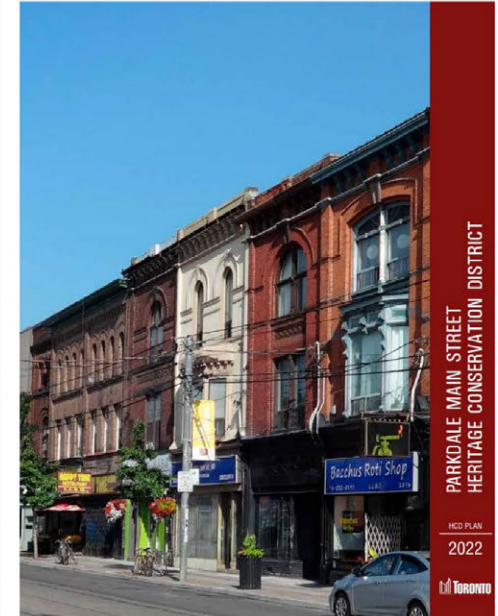


HCD Plan (Phase 2)

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

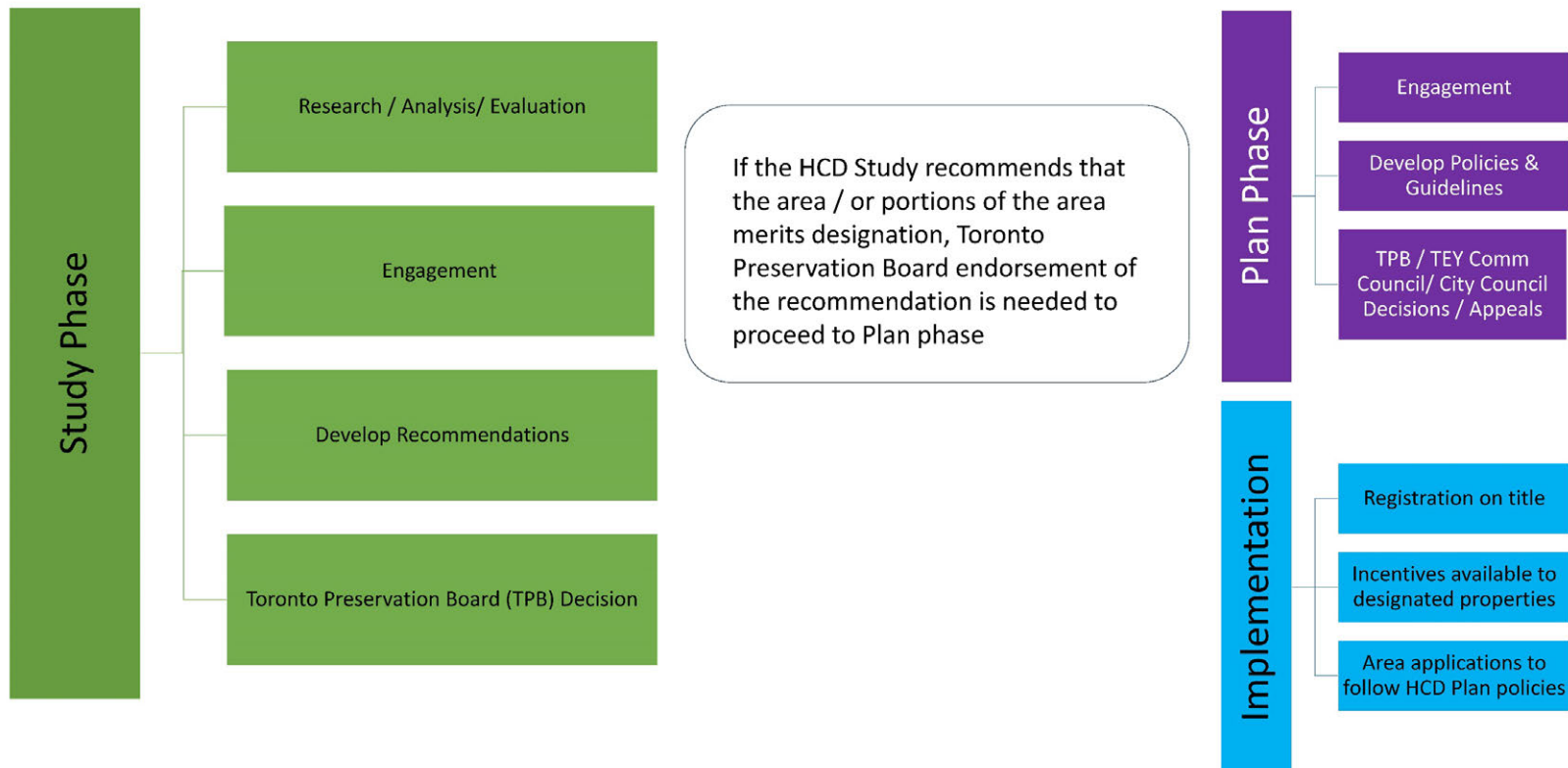


Example of an HCD STUDY | West Queen West
HCD Study. The HCD Study recommended proceeding with two HCD Plans: Parkdale Main Street and West Queen West



Example of an HCD PLAN | Parkdale Main Street
HCD Plan. The HCD Plan recommended proceeding with two HCD Plans: Parkdale Main Street and West Queen West

Study Process & Timeline



HCD Study Goals & Key Deliverables

Analysis of Area Character and History

- Assess the architectural style / features / date of construction of each property in the study area
- Review area's archeological resources and value

Engagement

Community and Indigenous engagement throughout the Study.

Community Engagement

- Formation of a Local Advisory Committee (LAC) with meetings throughout the Study (starting in the Fall 2025)
- Second Open House (2026) with Study findings
- Soliciting and receiving feedback throughout the Study

Indigenous Engagement

There will be a separate engagement process led by City staff for urban Indigenous communities and service providers in the Study Area

HCD Study

- Recommend whether or not the area should be an HCD
- Recommend boundary of the HCD area if area should be an HCD
- If recommendation is not to pursue an HCD for the area, recommend alternate ways to conserve area's cultural heritage value
- Report to the Toronto Preservation Board with a comprehensive Study document and recommendations

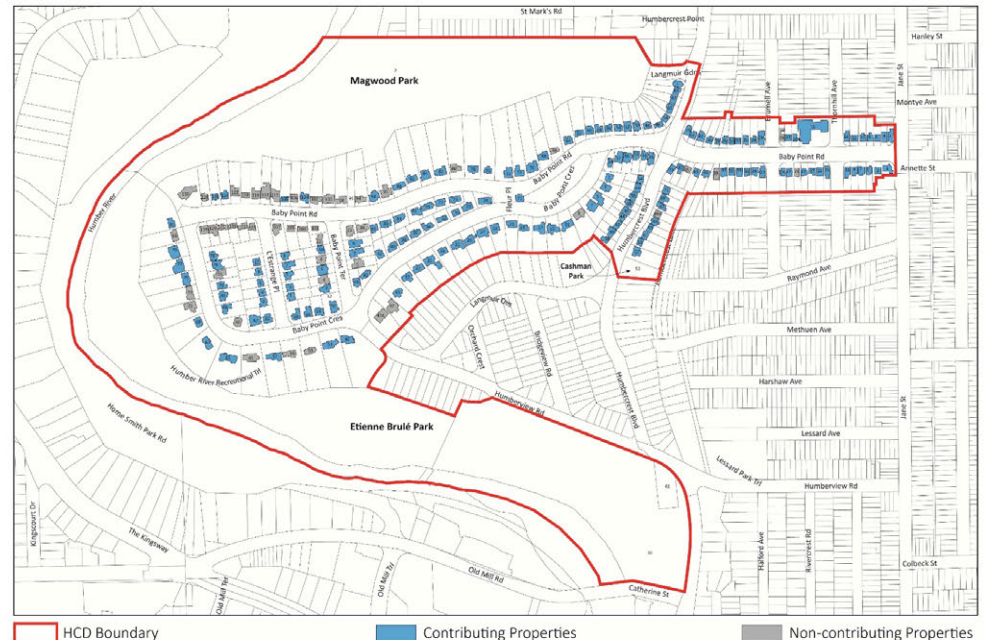


Ontario Heritage Act

New Requirement for an HCD

At least 25 per cent of the properties within an HCD boundary must satisfy two or more of the following criteria:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark



Teiaagon - Baby Point HCD | An example of a Heritage Conservation District showing boundary and contributing / non-contributing properties

Heritage Incentives Programs

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation work. These programs provide funding support and have assisted successful applicants in reaching the highest conservation standards possible for their project. A property's tax classification is used to determine the applicable program.

These programs are available to owners of properties that are designated either individually or as part of a Heritage Conservation District, subject to certain conditions. For full program details and eligibility criteria, visit the City's website:

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



SCAN HERE

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. The benefits of Heritage Conservation Districts can be observed in numerous areas, including Draper Street and Cabbagetown

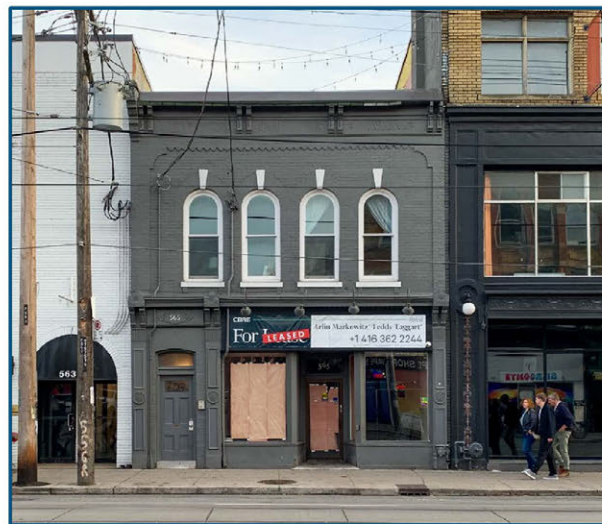


Heritage Grant Program | Funding support for masonry restoration was awarded to this property in the Cabbagetown Northwest Heritage Conservation District. Before conservation (left) and After conservation (right).

Heritage Tax Rebate Program:

- For commercial and industrial properties
- A rebate of 50% of the cost of eligible work up to 40% of annual property taxes (some rebate limits may apply)

Like the Heritage Grant Program, the Heritage Property Tax Rebate Program has helped property owners repair and retain their properties' heritage attributes, including but not limited to exterior walls and facades, roofs, foundations, chimneys, windows, and doors. On a larger scale, the Heritage Property Tax Rebate Program has assisted in the conservation of several of Toronto's landmark buildings



Heritage Property Tax Rebate Program | A commercial property in the Queen Street West Heritage Conservation District received funding support for window conservation.

Heritage Conservation Districts

Heritage Permits

When is a heritage permit not required

Most day-to-day and seasonal work does not require a heritage permit – this includes activities like painting your front porch, replacing eavestroughs, installing seasonal decorations, and gardening. The following types of alterations are considered minor in nature and do not change the heritage character of the district:

- Painting
- Repair and maintenance of existing features (i.e. roofs, exterior cladding, porches and steps, doors, windows, foundations, decorative features)
- Installation of eavestroughs
- Weatherproofing
- Exterior lighting
- Landscaping that does not require sub-surface excavation and grade change
- Repair of existing utilities and public works
- Seasonal installations, such as planters and decorations

When would I need a heritage permit?

A heritage permit is required for **the construction, demolition, alteration, or removal of a building** within the district. In general, an HCD Plan will only regulate alterations that are visible from the sidewalk, or that will result in sub-surface excavation. Heritage permit approval is required for:

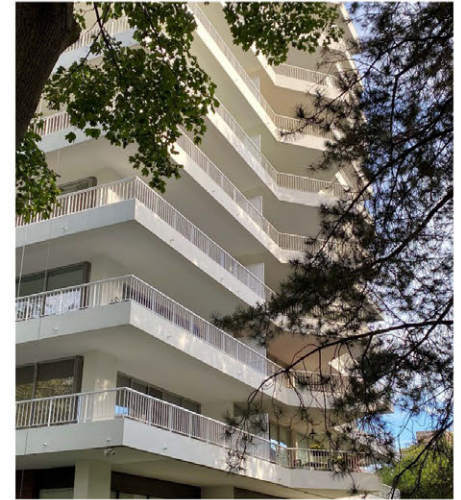
- New construction including additions visible from the street, garages and porches
- Alteration, addition, removal or replacement of windows, dormers, doors and chimneys
- New exterior cladding and roofing
- Demolition of a house, or part of a house
- Hard landscaping including new patios, fences and retaining walls at the front of the house
- Sub-surface excavations and garage change



Proposed rendering showing new rear addition for 36 Prince Arthur Avenue
(Richard Wengle Architect, 2025)

Tell us about the West Annex

- What places in the West Annex are most important to you?
- What are the most important buildings, streetscapes, landscapes, and/or views in your neighbourhood? Are they captured within the Study Area?
- Are there any places that serve as landmarks such as buildings or sites that are important for their physical presence or their historical or community significance?
- What are the most important stories, people or events in your neighbourhood's past that we should know about?
- Do you have any other comments, questions, concerns, or input to the West Annex Heritage Conservation District Study that you would like to share?



Additional Information

Project Website

For more information regarding the HCD Study, please scan the QR code below to visit the HDC Study webpage. The display boards from this event will be available on the HCD Study webpage

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/west-annex-phase-2-heritage-conservation-district-study/>



Contact Information:

For further information regarding the Heritage Conservation District Study for the West Annex, or to provide additional comments, please reach out to:

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