

Heritage Planning 5 RA Q&A GBRA, MPRA, SRA, NRRA, SRRA



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Agenda



Introductions

Councillor Mike Layton



Heritage Planning Staff Presentation

Mary L. MacDonald, Senior Manager,
Anne Fisher, Program Manager



Q&A

Existing policies, Strengths and Weaknesses

Existing policies, Opportunities

Nominations

HCD Advisory Committees

HCD Enforcement



Wrap up and Final Remarks

Heritage Planning in the City of Toronto

Part of City Planning, the Heritage Planning unit identifies and works to conserve heritage properties and landscapes, primarily through the use of the City of Toronto Heritage Register, the creation of Heritage Conservation Districts, planning studies and surveys and the Archaeological Management Plan. We also review planning applications and permits for alterations and new development in HCDs, on individual properties and within municipal transportation and infrastructure projects.

Enabled by:

- Ontario Heritage Act (2005; 2019)
- Planning Act (2019)
- Growth Plan (2019)
- City of Toronto Official Plan, s.3.1.5



A property on the City of Toronto's Heritage Register.
Photo courtesy of Bob Krawczyk/ACO Toronto.

100%



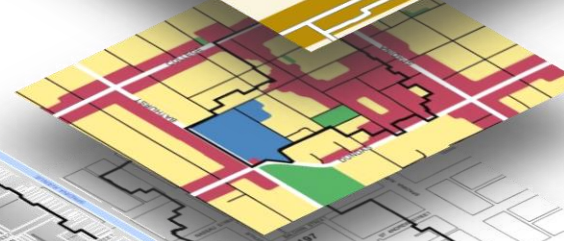
Ontario Heritage Act



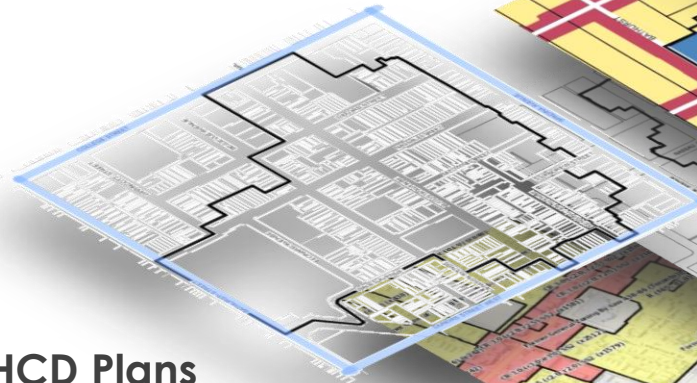
Provincial Policy



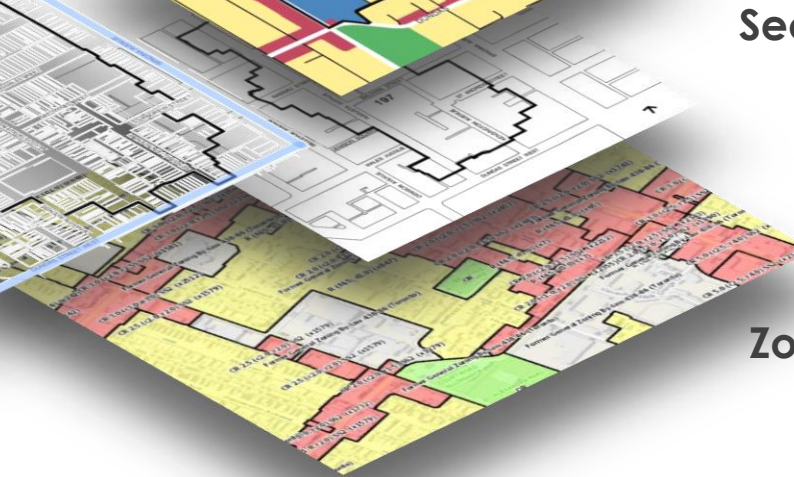
Urban Structure Policies



Land Use Policies



HCD Plans



Secondary Plans / SASP

Zoning By-laws

What is a Heritage Conservation District?

A Heritage Conservation District puts a policy framework in place that includes guidelines for new development, including additions, new construction (and sometimes) streetscape and landscapes, that build upon distinct and valued characteristics. These characteristics are identified within an HCD study. Both the NR and SR HCDs include Heritage Character Statements. The NRHCD also has character areas, architectural character statements, landscape and streetscape guidelines. The SRHCD does not.

As districts evolve, the change that takes place should enhance, rather than detract from, the sense of place that already exists.



How does an HCD work?



Every HCD has a unique Plan that provides policies and guidelines to **conserve and enhance** an area's heritage character.



Best practises in conservation management and changes to the legislative framework since 2005 mean that earlier HCDs are often structured quite differently than we would write a plan today -- grading systems, demolition allowances for graded properties and an emphasis on historic styles rather than compatible but distinguishable.



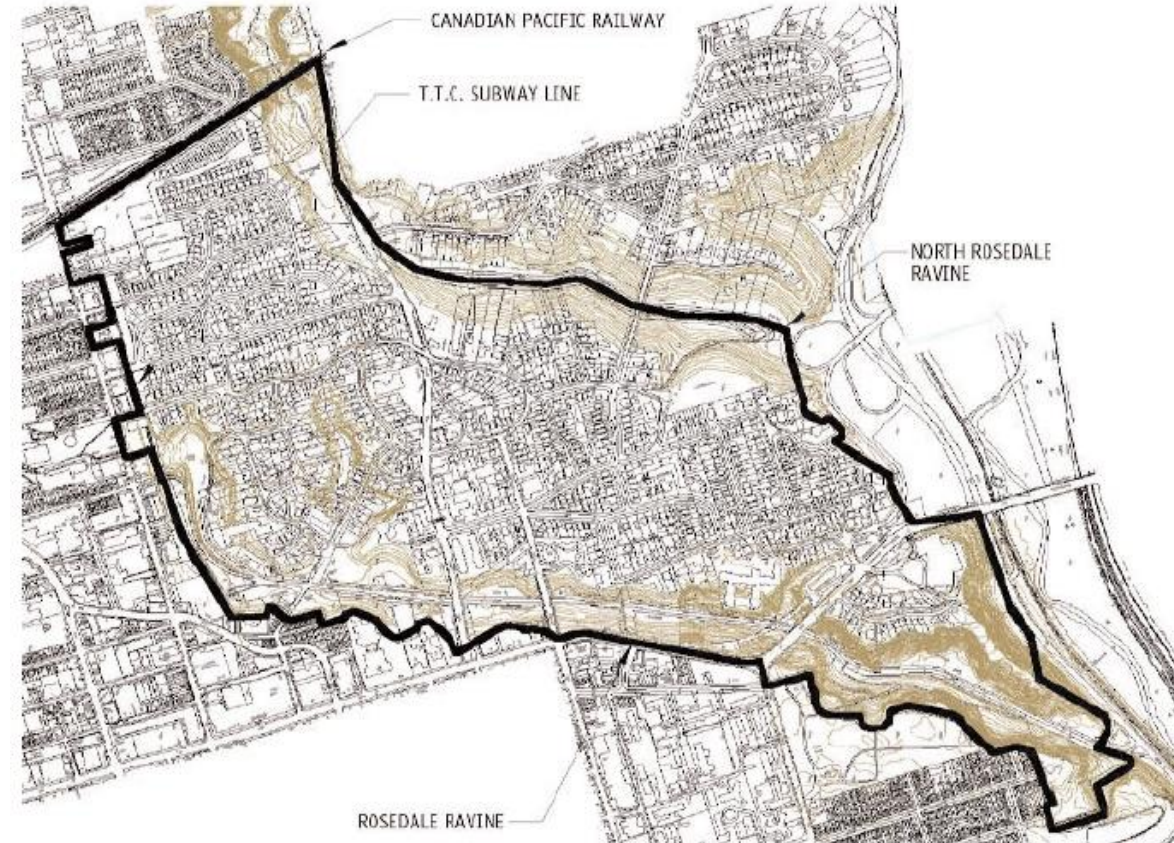
No matter the age of an HCD, area specific policies and guidelines provide guidance to property owners, City staff, and elected officials on how to **manage change** in the District. However, HCDs without an HCD Plan By-law do not have the same policy strength as those that do.

The Rosedale Heritage Conservation Districts



South Rosedale Heritage Conservation District

- Designation by-law 115-2003 passed Feb. 7, 2003
- The creation of this HCD was appealed unsuccessfully to the former Ontario Municipal Board (Case No. PL030397)

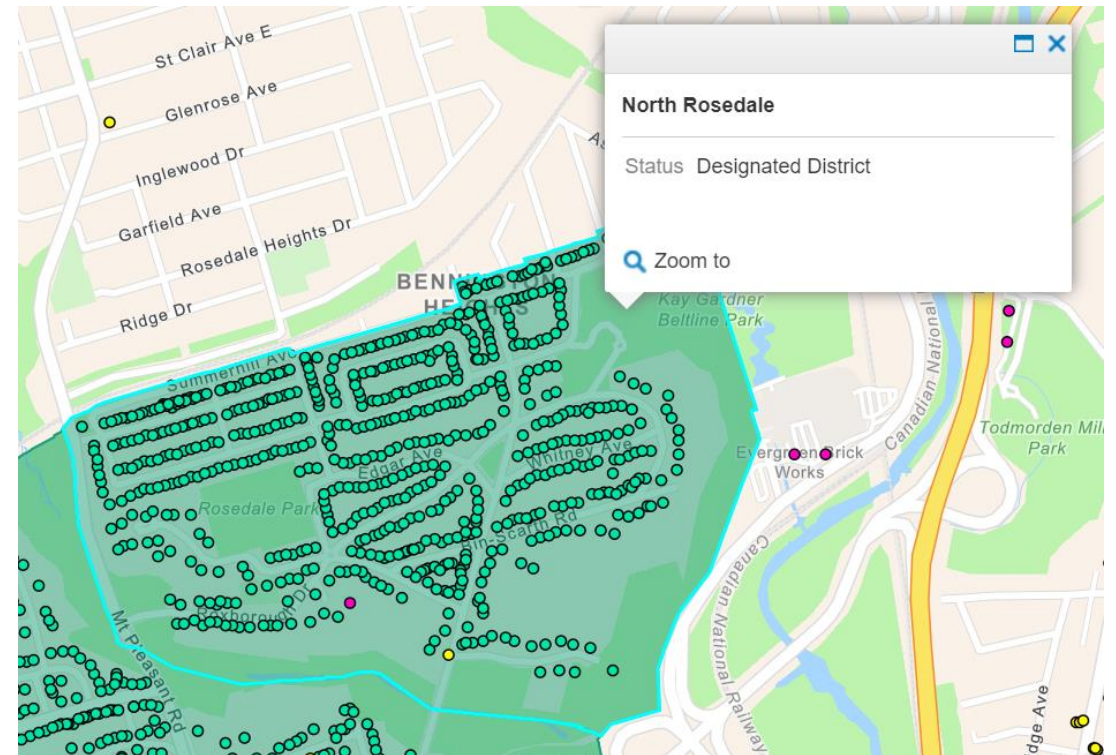
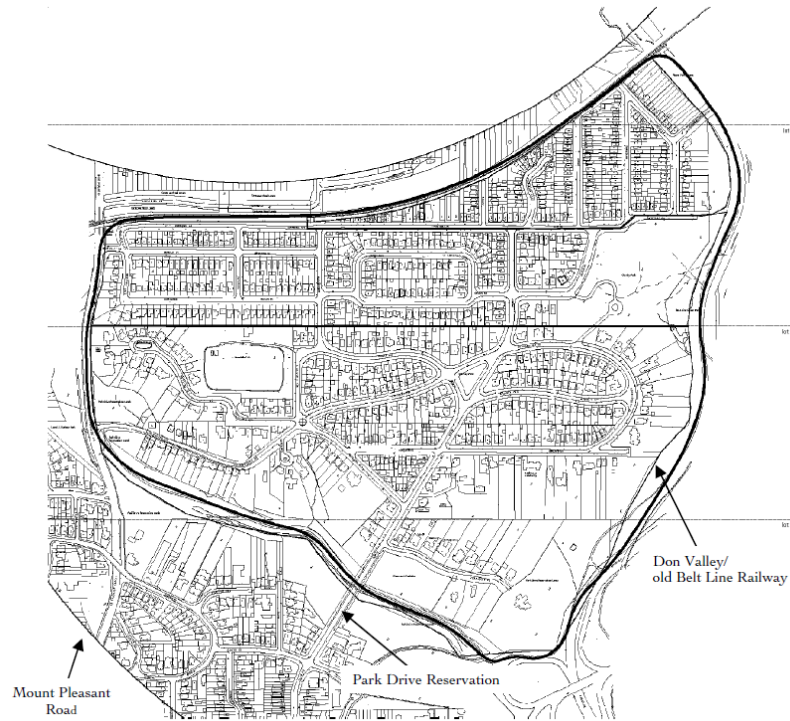


South Rosedale HCD Study – Heritage Evaluations

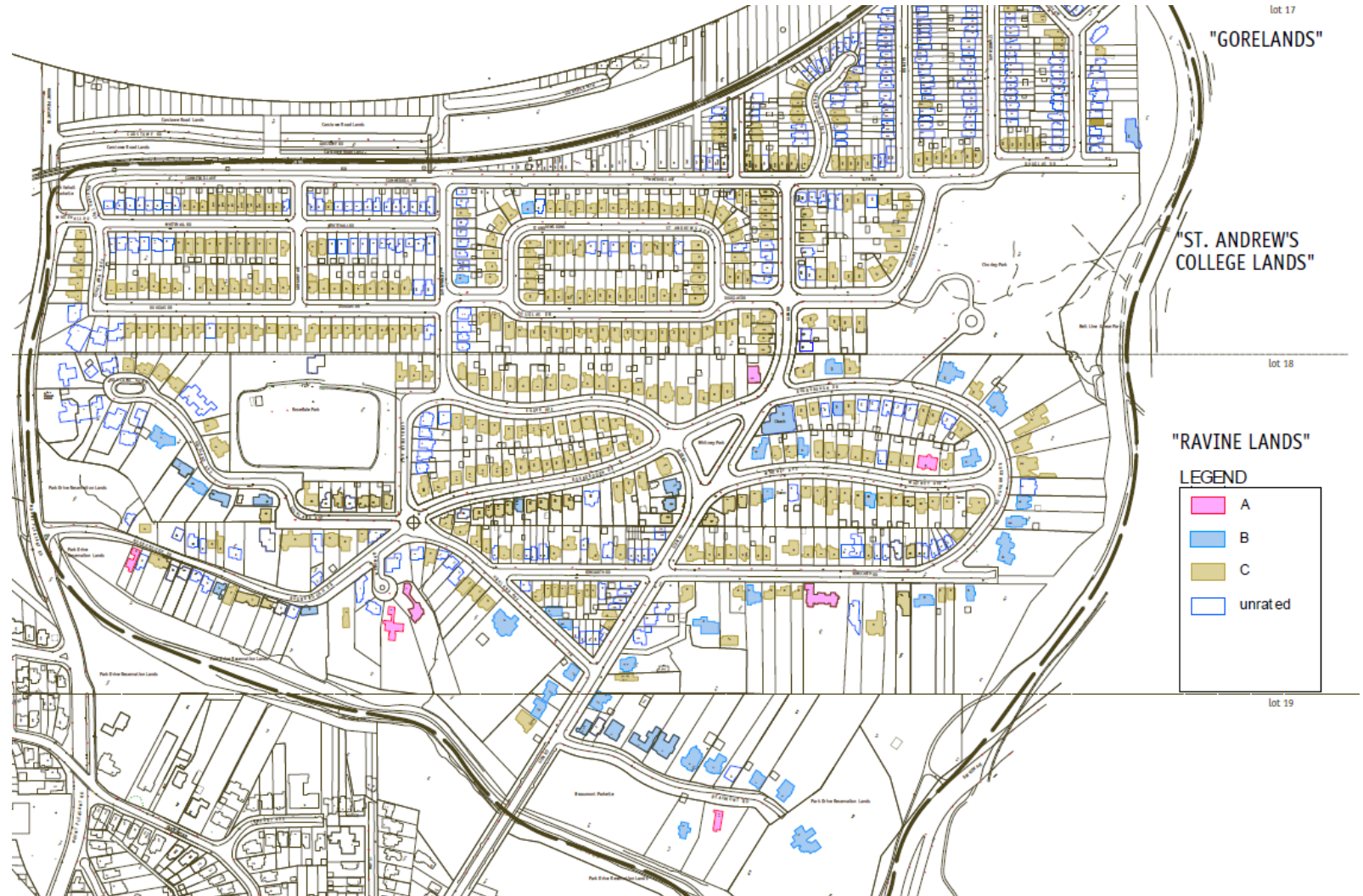


North Rosedale Heritage Conservation District

- Designation by-law 749-2004 passed Sept. 30, 2004
- The HCD boundaries were appealed to the former Ontario Municipal Board (Case No. PL041195) and revised following Sept. 12, 2005 OMB decision



North Rosedale HCD Plan – Heritage Evaluations



"A": Buildings that are individually outstanding and have actual or potential national or provincial significance. The building must have one or more of the following criteria:

- ❖ it is one of the earliest remaining buildings in the neighbourhood,
- ❖ it shows a significant design by a prominent architect,
- ❖ it exhibits a significant construction showing excellence of materials and craftsmanship,
- ❖ it had or has an historically significant occupant, and
- ❖ it contributes to the heritage character of the HCD.

"B": Buildings that are noteworthy for their overall quality and have citywide significance. The building must have one or more of the following criteria:

- ❖ it is a pre-1900 building,
- ❖ it is a post-1900 building designed by a prominent architect,
- ❖ it meets "A" criteria but has undergone alterations,
- ❖ it is a prominently located property, and
- ❖ it contributes to the heritage character of the HCD.

"C": Buildings that contribute to the heritage character and context of the neighbourhood. The building must have one or more of the following criteria:

- ❖ it meets "B" criteria but has undergone alterations,
- ❖ it exhibits no current evidence of design by a prominent architect, and
- ❖ it contributes to the heritage character of the HCD.

"Unrated": Buildings which are not of national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of the HCD or buildings which are too recent to be accurately evaluated for their heritage value.

North Rosedale HCD Plan – Character Areas

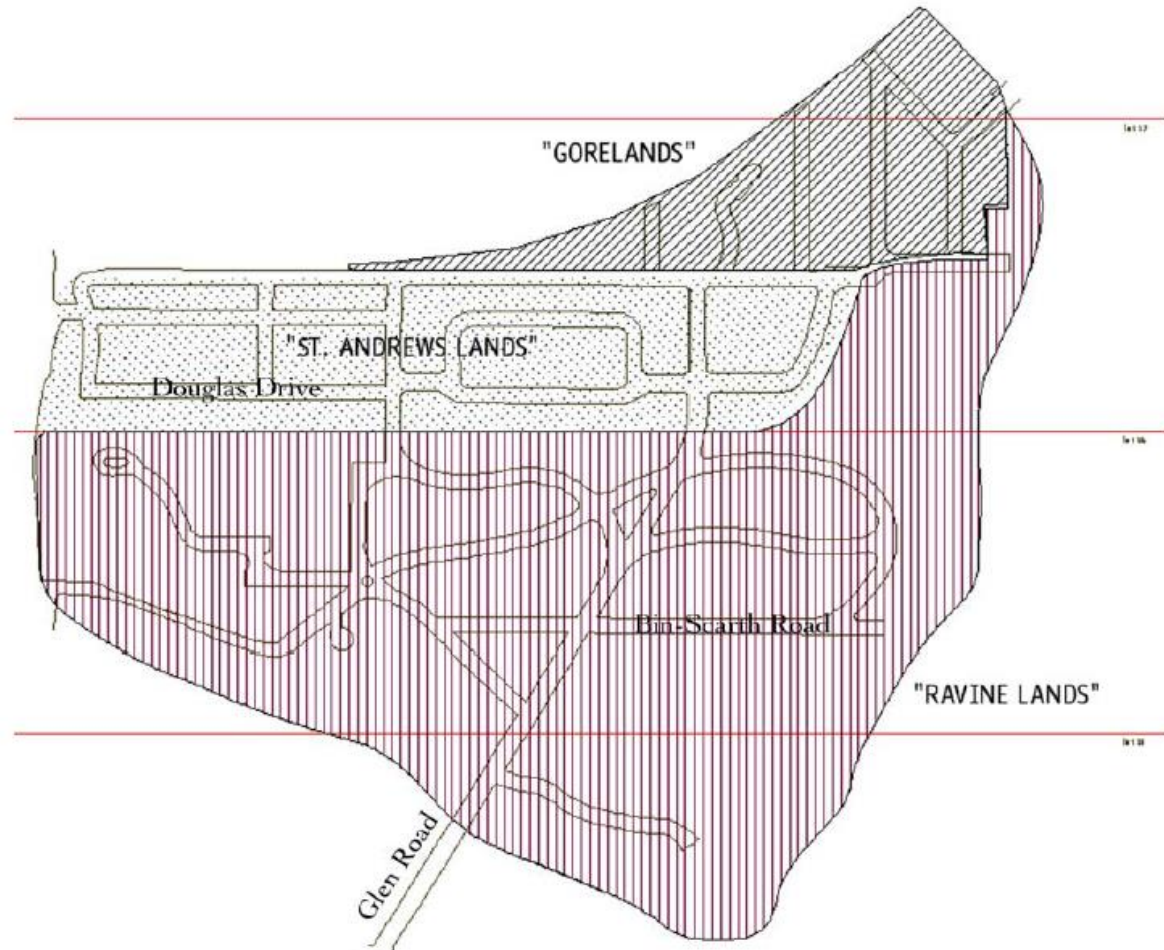


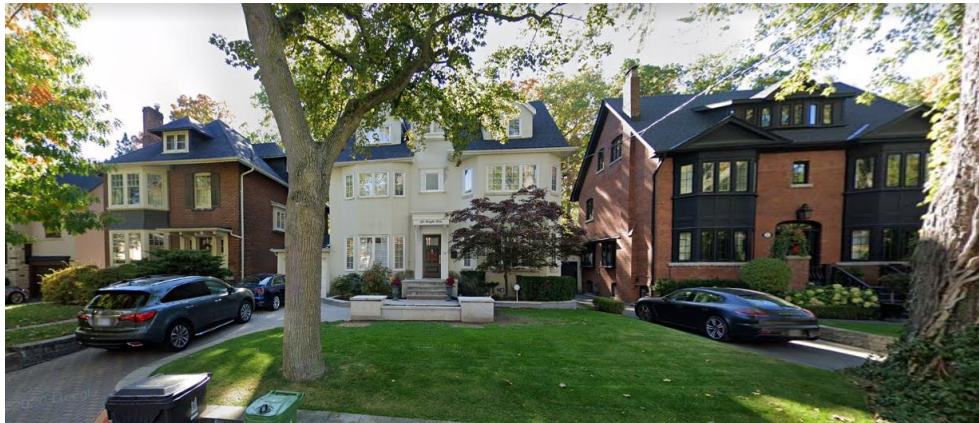
Figure 19: North Rosedale sub-zones of historical Development

7.2 Guidelines For Alterations And Additions To Heritage Buildings

Most construction in the *District* will occur as alterations or additions to existing buildings. It is the intent of these guidelines to encourage the preservation of existing *heritage buildings*, to aid sensitive and contextual design for new work, and to strengthen and support the *heritage character* of the *District*.

1. Alterations and additions to *heritage buildings* should maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it. To this end:
 - ❖ Reasonable effort should be taken to repair rather than replace significant architectural elements.
 - ❖ The building should be examined carefully, together with buildings of similar architectural style, to determine what changes have already occurred before commencing an alteration or addition. If architectural elements have been removed from the building, it may be attractive and feasible, although not necessary, to re-introduce these missing elements as part of a proposed alteration. Porches, original doors and window sashes are examples of these elements.
 - ❖ Using *heritage buildings* in the *District* and the building concerned as a guide, alterations and additions should be consistent with their size, scale, proportion and level of detail.
 - ❖ No alteration or addition should visually overwhelm the building in question or neighbouring buildings. Additions should preferably be at the rear of the building.
 - ❖ Alterations and additions should, to the extent reasonable, maximize the use of materials that predominate in the building concerned or in buildings of similar architectural style in the area.
 - ❖ Existing wall to window ratio and proportion should, in general, not be materially altered.
 - ❖ Windows, doors and details should relate in scale and proportion to those of the existing building.
 - ❖ The height of an addition generally should not exceed the height of the ridge of an existing sloping roof or the height of the existing roof or parapet.

2. The principles and guidelines in paragraph 1 need not apply to alterations and additions that do not have a significant visual impact when viewed from the street.
3. Integral garages and below grade entrances are strongly discouraged.



7.3 Guidelines For New Buildings, Alterations And Additions To Unrated buildings

1. New buildings and alterations and additions to *unrated buildings* should contribute to and not detract from the *heritage character* of the *District*.
2. New buildings and alterations and additions to *unrated buildings* should be designed to be compatible with the *heritage buildings*, in terms of scale, massing height, setback, entry level, materials and fenestration.
3. The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height and form of the roof is compatible with that of the streetscape.
4. Integral garages and below grade entrances are strongly discouraged.



7.4 Guidelines for Demolition

Guidelines in this section are for all buildings in the *District*. In general demolition is to be discouraged but it is acknowledged that the impact of demolition may vary depending upon the heritage evaluation category of the building in question.

1. Demolition of a building in the "*A*" or "*B*" category is to be vigorously opposed through the utilization, if necessary, of all heritage preservation protections afforded by law.
2. Demolition of buildings in the "*C*" category is discouraged. It will only be considered appropriate if the proposed replacement building, as shown in the issued building permit, is equally able or more able to contribute to *the heritage character* of the *District* and is acceptable under these guidelines and the zoning by-law.
3. Demolition of an *unrated building* will generally be permissible if the replacement building, as shown in the building permit application, contributes to the heritage character of the district and is acceptable under these guidelines and the zoning by-law.

7.5 Guidelines for Landscape/Streetscape

The following landscape/streetscape guidelines are non-mandatory and are for property owners who wish to contribute to the overall appearance of their street and neighbourhood. Throughout the entire North Rosedale Heritage Conservation District:

1. The preservation of existing landscapes, trees and mature vegetation, in both the public and private realm, is encouraged.
2. The planting of species characteristic to the district is encouraged, especially when replacing dying specimens.
3. The overall heritage character will be enhanced through the introduction of landscape, streetscape and infrastructure improvements.
4. Front yard parking is discouraged.

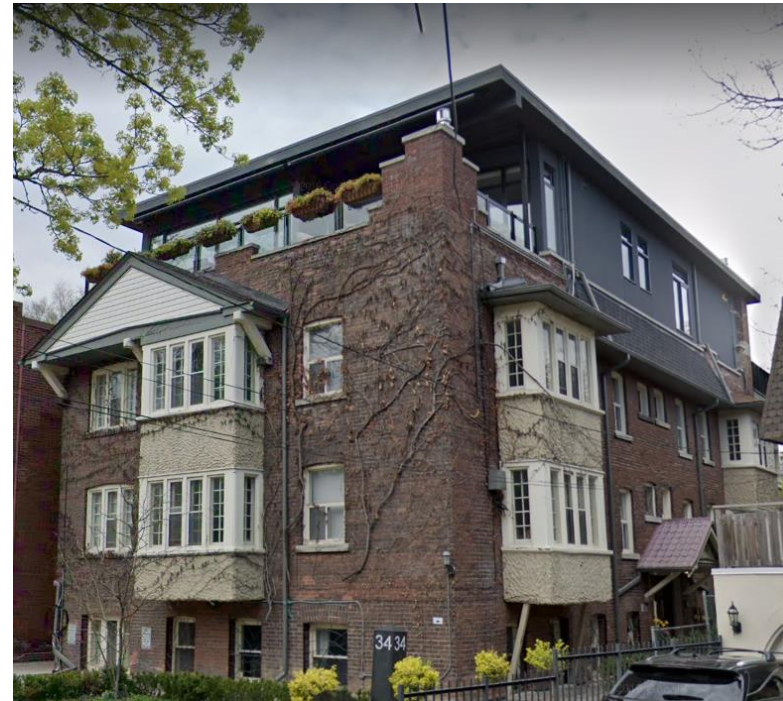
SRHCD does not have landscape or streetscape guidelines



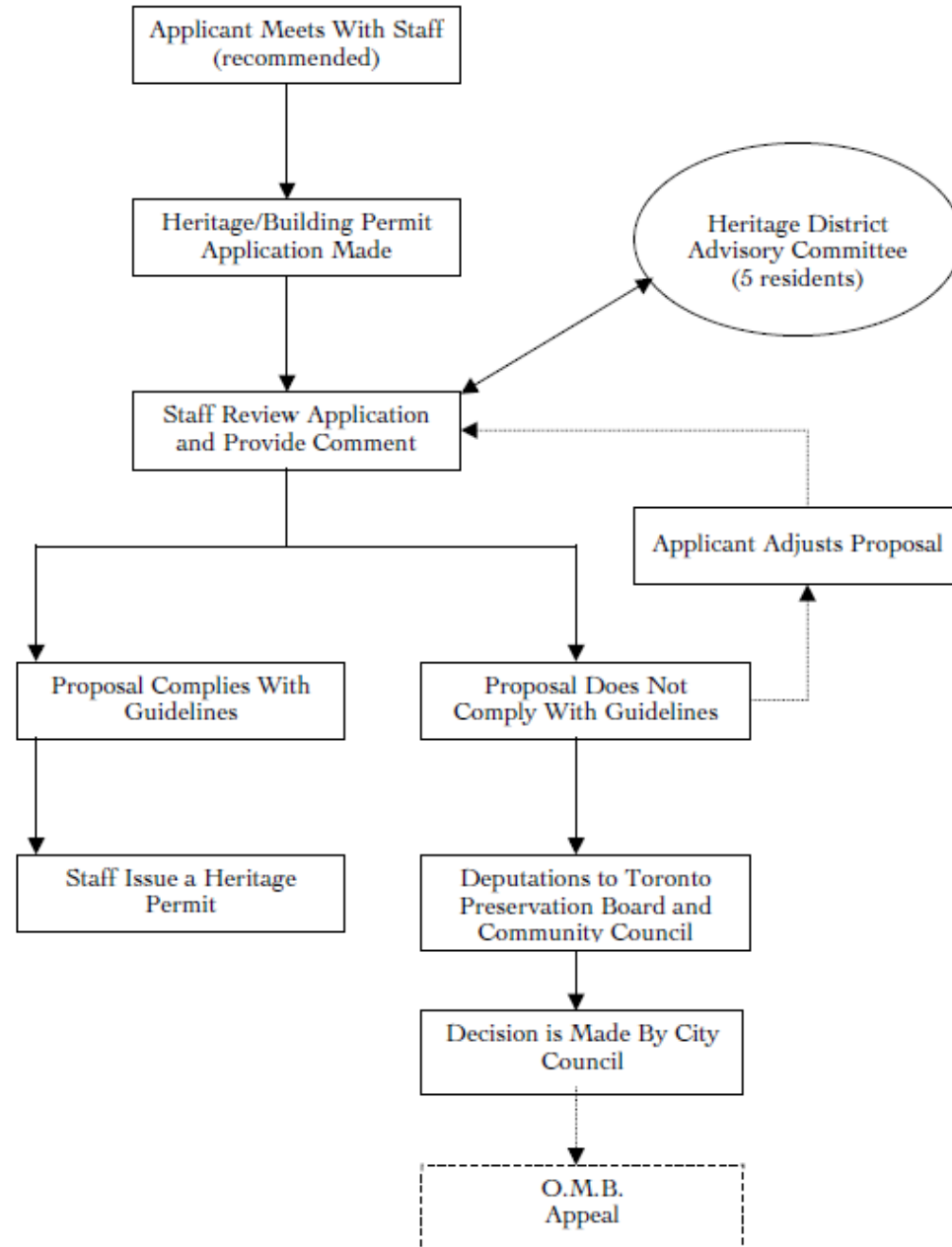
A Heritage Permit is not required for interior alterations or landscaping, including plantings, walkways and driveways.

6.3 When City Council issues Heritage Permits

When a Heritage Permit application does not, in the view of City staff, comply with the district design guidelines, or when it involves the demolition of a structure in the conservation district, City Council will decide on the application. In making its decision, Council will be provided with the advice of the City's Heritage Preservation Services Section.



Heritage Permit Application Process



HCD Nomination Process

- Nomination submitted to City's Heritage Planning (HP) section
- HP reviews nomination for completeness and determines whether area is a good candidate for an HCD study
- Community meeting is held to present the nomination and receive feedback from residents and property owners
- HPS will report to City Council on the nomination with recommendations to study, or not to study the area
- HP currently has 12 HCDs and 8 CHRAs in progress
- 10 authorized HCDs on hold, 4 CHRA on hold (includes Summerhill)
- 12 nominations await review and potential authorization
- City Planning work program and budgetary considerations affect prioritization

Q&A



Existing policies, Strengths and Weaknesses

Existing policies, Opportunities

HCD Advisory Committees

HCD Enforcement

Nominations