

West Toronto Junction Heritage Conservation District (HCD) Study

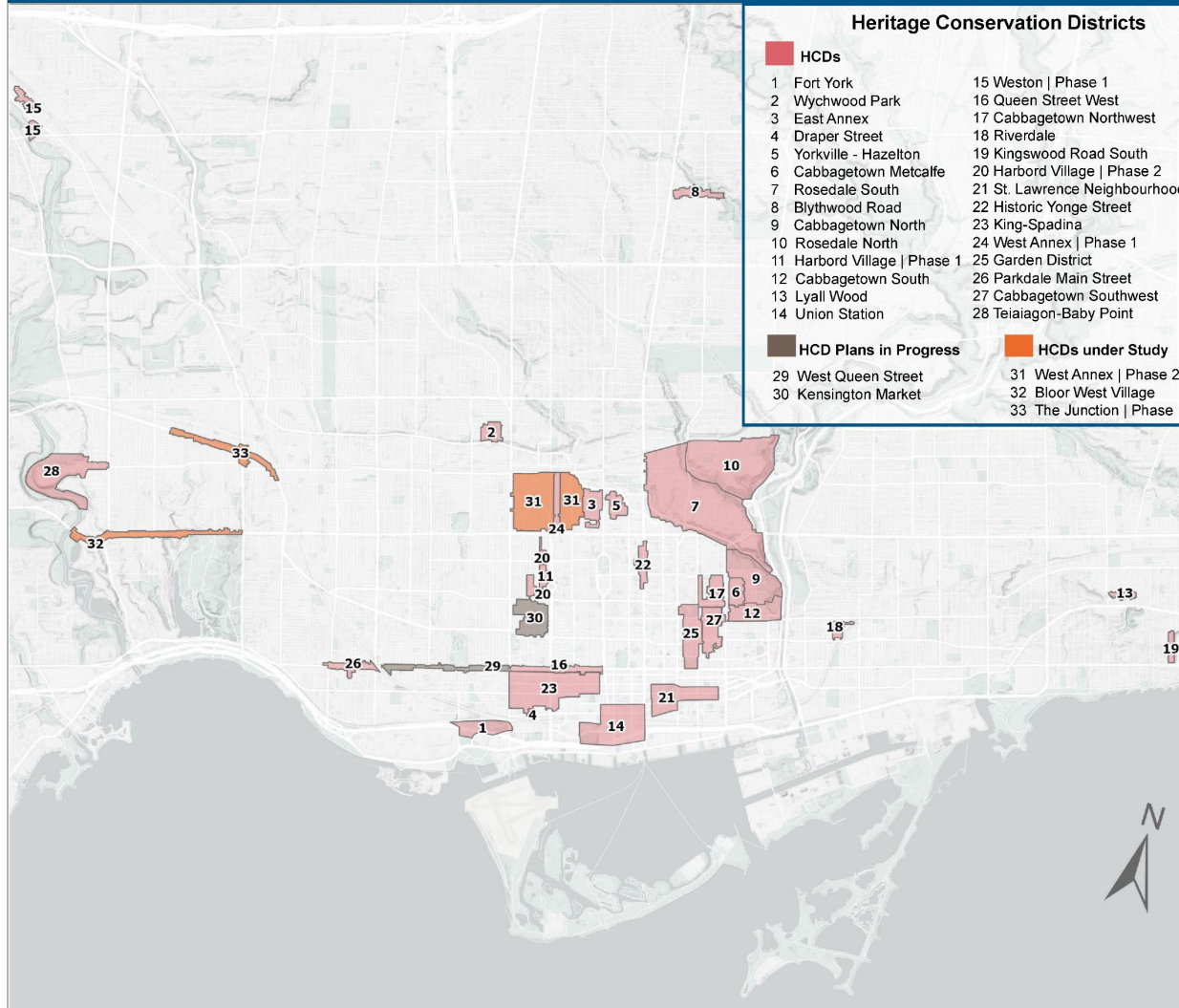


We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto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

**West Toronto Junction
Heritage Conservation District (HCD) Study**

**Community Consultation
Open House
June 11, 2025**

Heritage Conservation Districts in Toronto

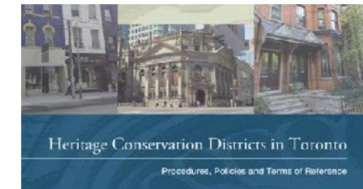


About Toronto's Heritage Conservation Districts

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.

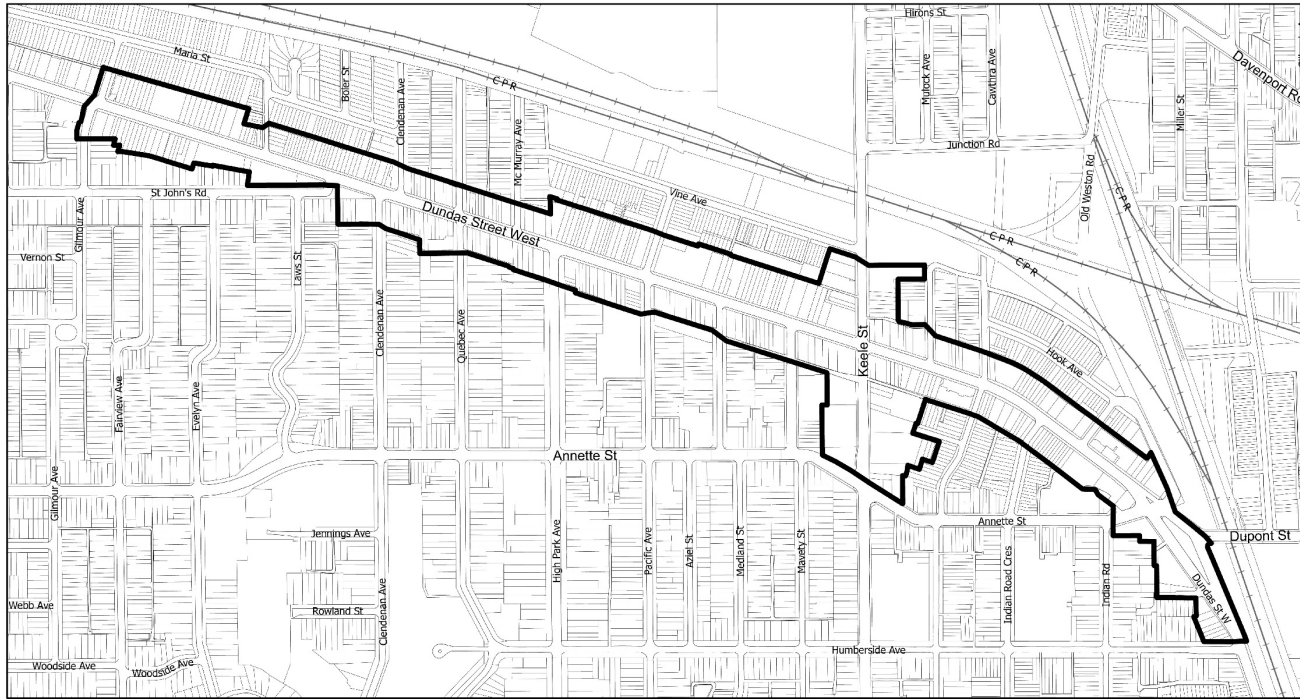
The nomination, study and planning of HCDs is guided by the City Council-adopted document *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*.



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 Study Area



The Junction Phase 1
Heritage Conservation District Study Area

 Study Area Boundary



Not to Scale

Study Area – properties fronting: Dundas St. W. from Gilmour Av. to Humberside Av.; Keele St from Vine Av. To Annette St. and a small section of Annette St between Keele St and Indian Grove.

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 Spring 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 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.



2815. Dundas & Keele looking West

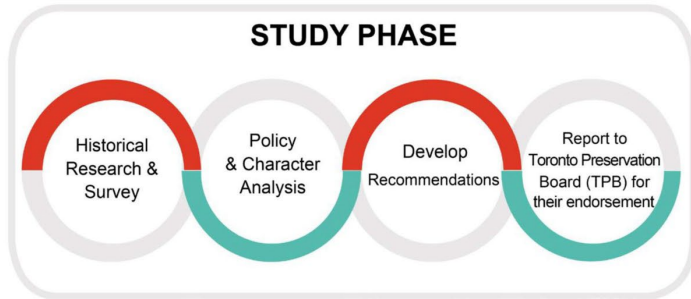
Nov. 28/23.

City of Toronto Archives, Fonds 16, Series 71, Item 2815



Heritage Conservation District - Study vs. Plan

STUDY PHASE

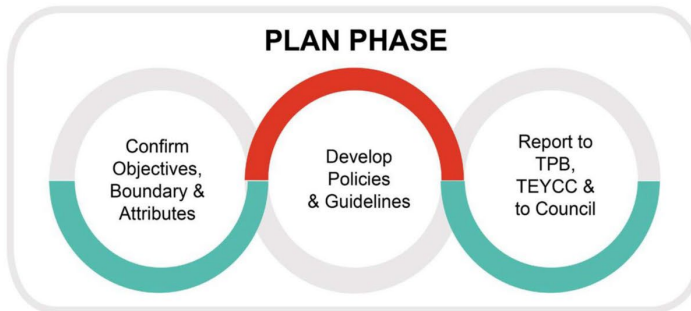


St. Lawrence Neighbourhood HCD | An HCD that includes the original 10 blocks of the Town of York, surveyed 1793.

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

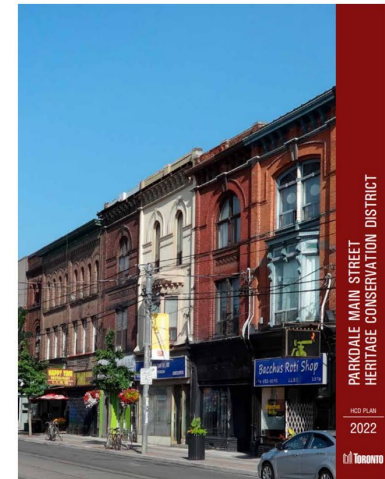
PLAN PHASE



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

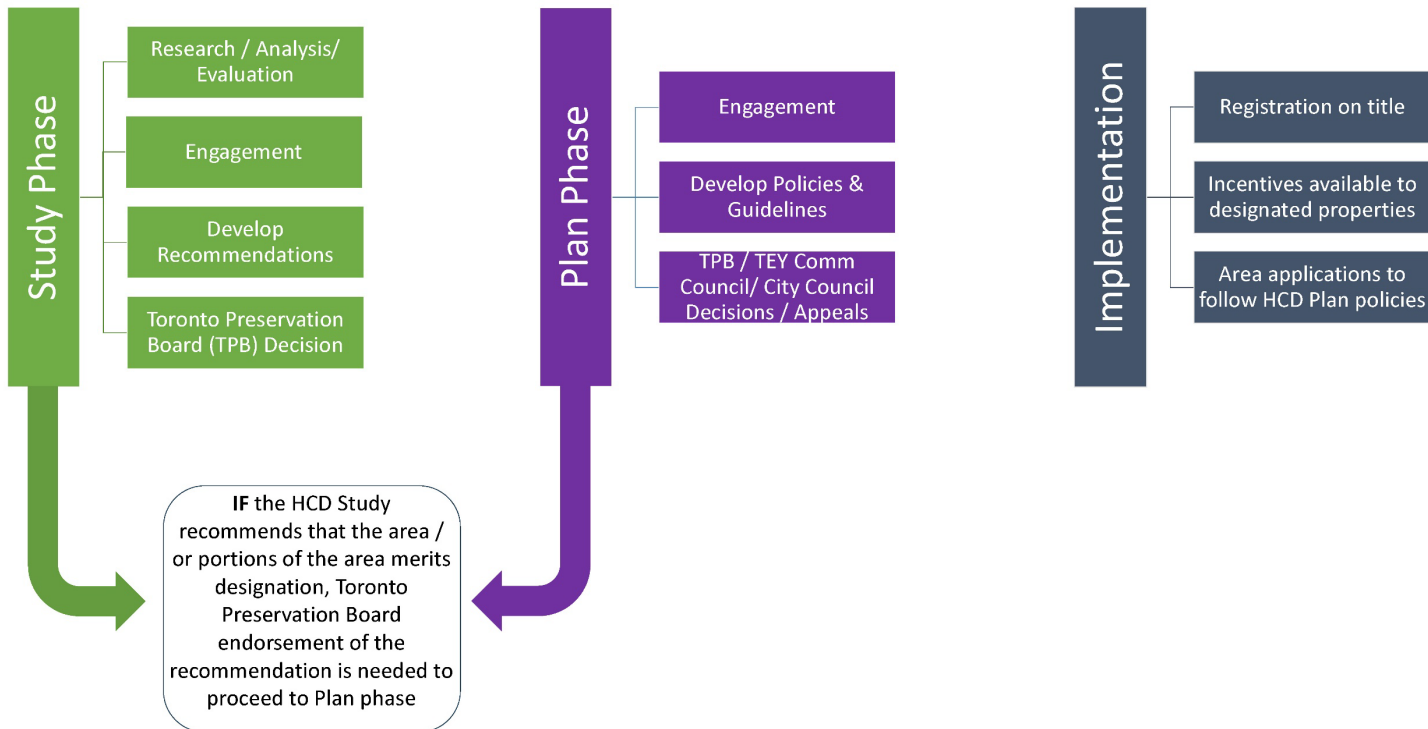
HCD Plan (Phase 2)

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 Plan | The Parkdale Main Street HCD Plan.

Study Process & Timeline



HCD Study Goals / Key Deliverables

Analysis of Area Character and History



- Assess the architectural style / features / date of construction of each area property
- Reviews area archeological resources and value

Engagement



Community and Indigenous engagement throughout the Study process. *

Community Engagement

- formation of a Local Advisory Committee (LAC) with meetings throughout Study process (starting summer 2025)
- another open house (early 2026) with Study findings
- soliciting and receiving feedback throughout the Study process

Indigenous Engagement

Separate specific engagement process led by Indigenous engagement specialist to reach urban Indigenous citizens

*Meeting summaries of all meetings will be posted on project webpage

Identify Area Heritage Value



- Draft a "Statement of Significance" for the area
- Identify "heritage attributes" (features) of the area
- Identify which area properties have heritage value ("contributing" properties) and which do not ("non-contributing")



Study Report



- 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 heritage value
- Report to the Toronto Preservation Board with a comprehensive Study document and recommendations



What an HCD Study Does / Does Not Do

The HCD Study DOES:

- ✓ Determine whether an area merits designation as an HCD
- ✓ Identify area character, heritage value, and attributes (features)
- ✓ Recommend boundary of an HCD
- ✓ Identify properties with heritage value ("contributing properties") and those without heritage value ("non-contributing")
- ✓ Provides objectives



City of Toronto Archives, Fonds 1231, 11231_101986

The HCD Study does NOT:

- ❑ Affect the heights or densities of the area - nor would a potential HCD Plan; these provisions are outside the scope of the HCD process
- ❑ Afford heritage protection of properties
- ❑ Contain policies or guidelines

If it is determined that the Study area merits future designation as an HCD the following will be included in a subsequent HCD Plan phase (rather than this Study phase):

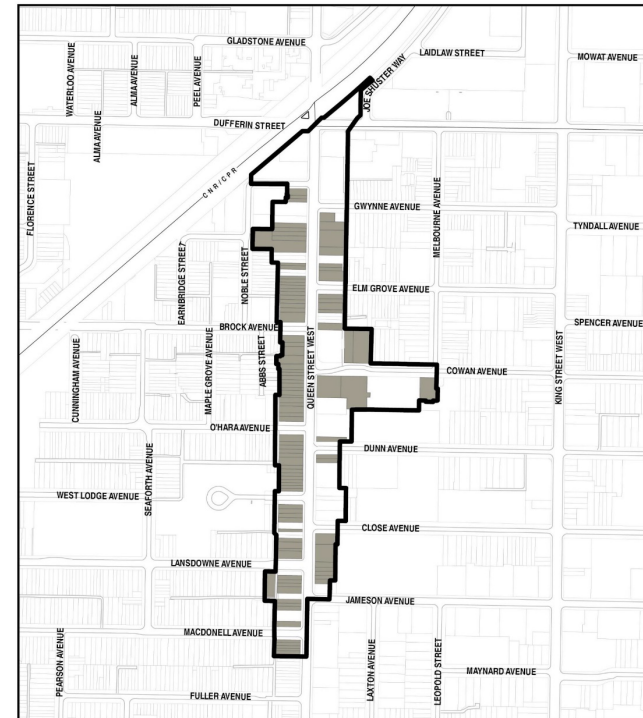
- Policies specifying what can or cannot be altered or demolished
- Conservation policies for contributing properties
- Policies and guidelines for the design of new buildings, or additions or which affect non-contributing properties



Ontario Heritage Act Requirements for an HCD

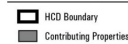
At least 25 per cent of the properties within an HCD boundary must satisfy two or more of the following criteria:

- 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



Contributing Properties

Parkdale Main Street
Heritage Conservation District



Not to Scale
05/17/2022

Parkdale Main Street: 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.

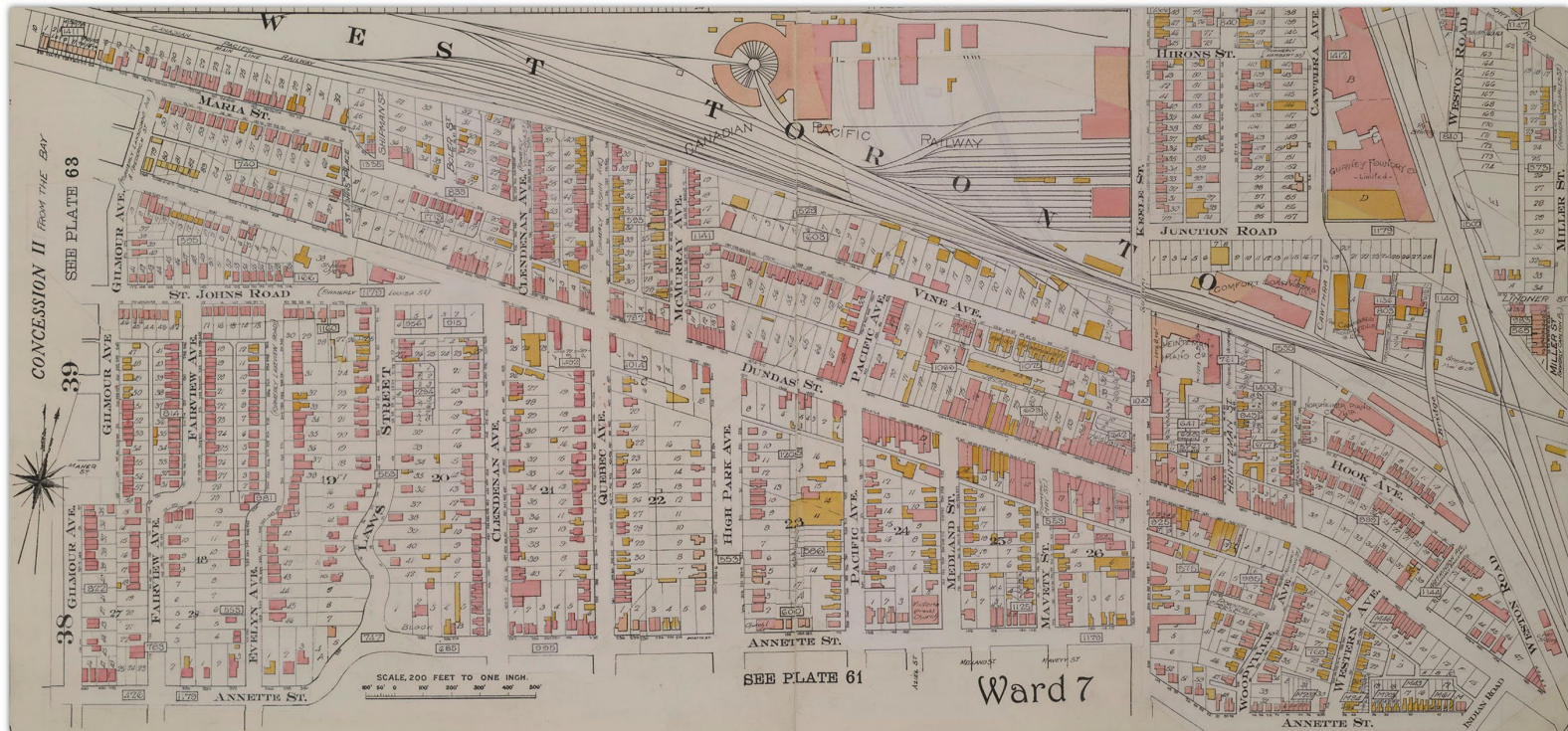
Provide Comment

1. What are the most important features (buildings/streetscapes/landscapes/views) in your neighbourhood?
2. What are the most important people or events in your neighbourhoods past that we should know about?
3. What are the stories of your neighbourhood that we need to know to understand it?
4. What are the most important and character-defining heritage features of the West Toronto Junction neighbourhood? Are they captured within the Study Area boundaries?
5. What (positive/negative) changes have you seen in the neighbourhood?
6. Do you have any other comments, questions, concerns, or input to the West Toronto Junction Heritage Conservation District Study you would like to share?

Please fill out a comment card at the engagement table to answer these questions or post a note here:



Additional Information



Project Website

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



Contact Information:

Clint Robertson - Heritage Planner

Heritage Planning, Urban Design, City Planning

City of Toronto

Clint.Robertson@toronto.ca

416.396.4946