

Queen Street East HCD Study: Riverside BIA Stakeholder Meeting

Heritage Preservation Services, Economic
Development & GBCA
February 26, 2014



Agenda

- **Welcome:** Councillor Paula Fletcher
- **Introductions & Facilitation:** Mike Major, Economic Development
- **Presentation:** Christopher Borgal, GBCA; Scott Barrett, HPS; & Mike Major, Ec. Dev.
- **Questions and Answers**





PLANNING A GREAT CITY, **TO**GETHER

Queen Street East HCD Study



Why Are we Doing this?

- Council Authorized the area to be studied as an HCD in 2006
- Riverside is recognized as a part of the City with special character
- That character attracts clients and businesses, but also attracts developers
- There will be an increase in development pressure in the future
- Inappropriate development has the potential to diminish what makes the area attractive to customers and businesses.





What Outcomes Might the HCD Study Recommend?

- **The potential heritage planning outcomes of the Queen Street East HCD Study could include:**
 1. Do Nothing – Leave it to the market and existing zoning
 2. Only List and/or Designated Selected Properties
 3. Create a Heritage Conservation District



1: Do Nothing

Advantages

- More Permissive for Redevelopment
- More Design Flexibility

Disadvantages

- Zoning and Official Plan only control height, density, setback and use
- City can't guarantee appropriate development (i.e. OMB)
- No enforceable heritage design controls to protect the character of the BIA
- Risk of losing heritage buildings in the area and losing the special character of the BIA



2: List and/or Designate Selected Properties

Advantages

- Certain key heritage properties are protected
- Targets the most obvious and prominent heritage properties
- Can stimulate interest in heritage by the community and other property owners

Disadvantages

- Can be hit and miss: can result in inconsistent streetscape
- Long, drawn-out and piecemeal process
- Risk of losing non-designated heritage buildings in the area
- Risk of losing the overall character of the district
- Doesn't protect a heritage building from insensitive development next door



3: Heritage Conservation District

Advantages

- Looks at entire neighbourhood character
- Allows fine grain control to manage what makes the area desirable to business and customers
- Creates clear objectives with community input
- Certainty over how neighbours can alter their storefronts

Disadvantages

- Creates additional requirements and process for approval
- More oversight and regulation of changes to the district
- Perception that property values will decrease

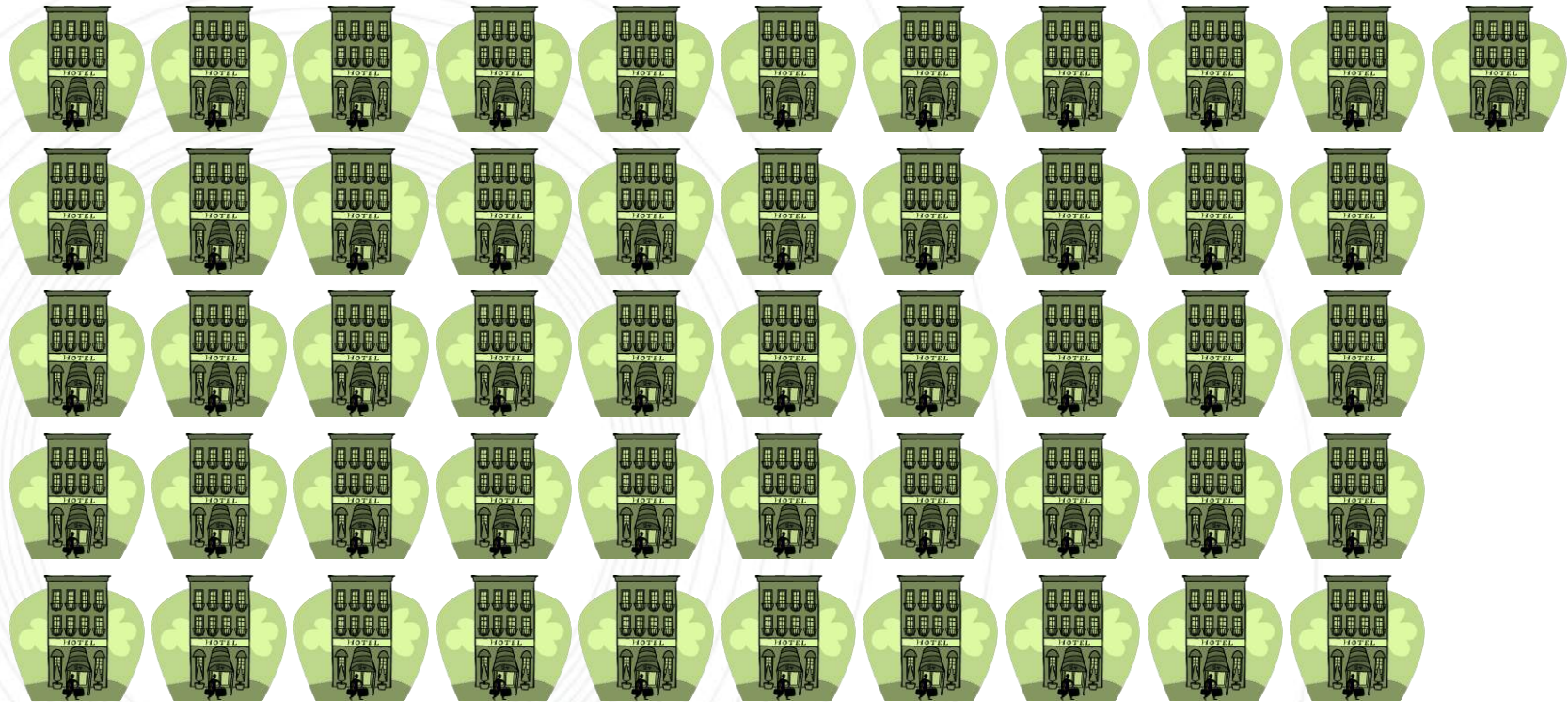


The Queen Street West Experience

Heritage Permits



2013 Heritage Permit Applications in QSW HCD



= Approved



= In Process

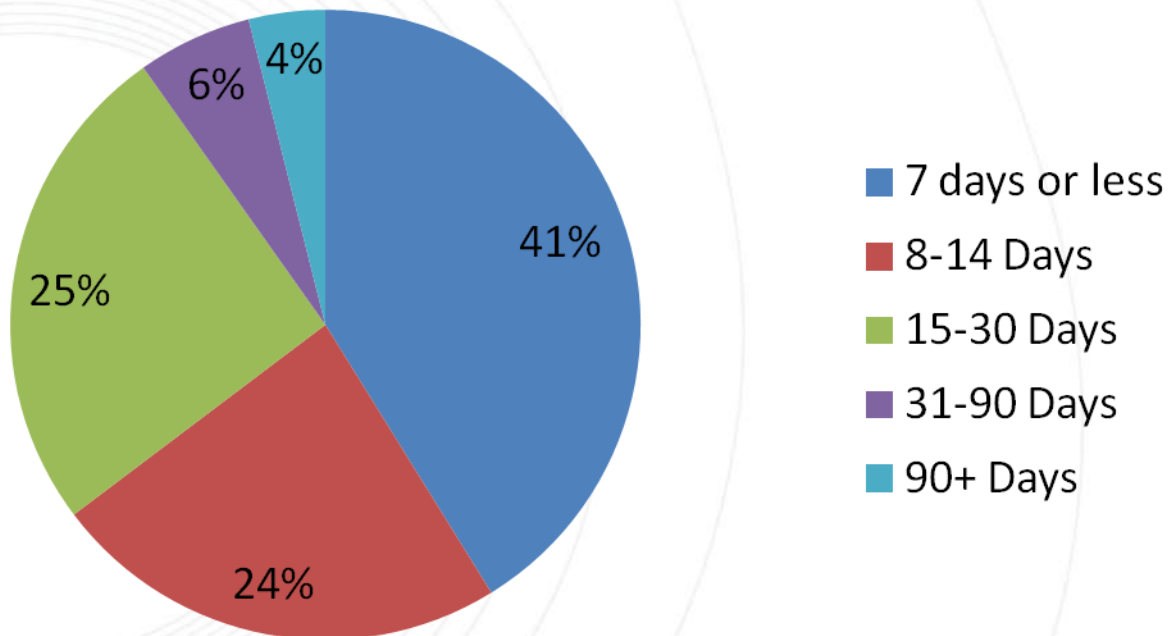


= Refused



QSW 2013 Heritage Permit Timelines

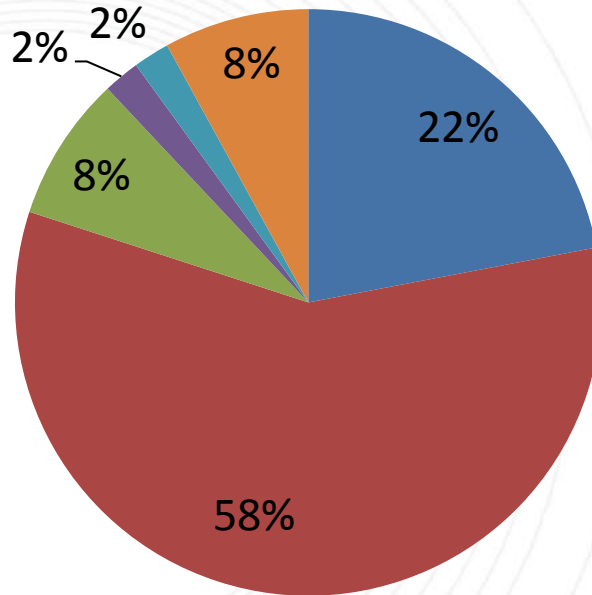
Days for Heritage Permit Review
(2013 Applications)





QSW 2013 Heritage Permit Types

Permit Type



- Sign Permit
- Building Permit
- Temporary Structure Permit
- Demolition
- Planning Application
- Other

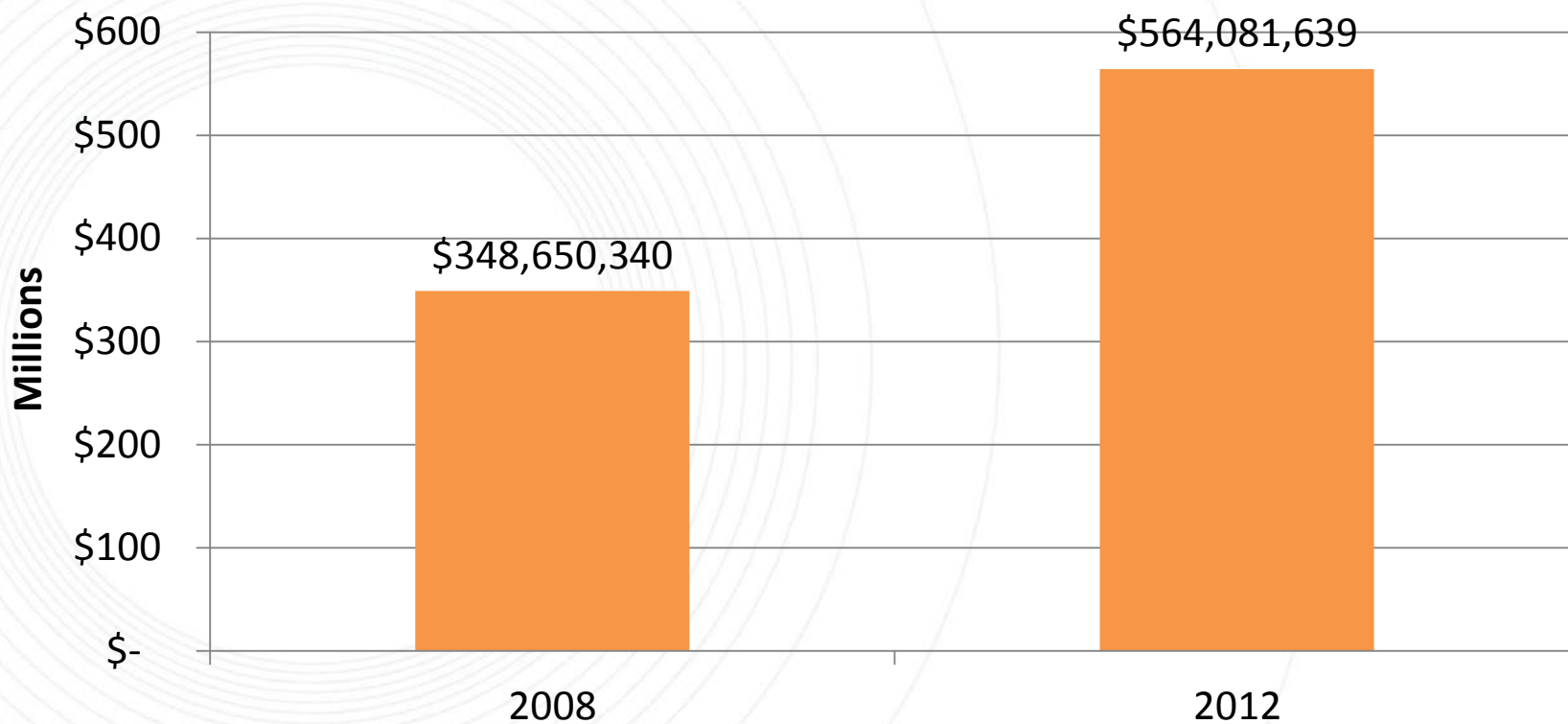


Property Values



Queen Street West HCD Assessments

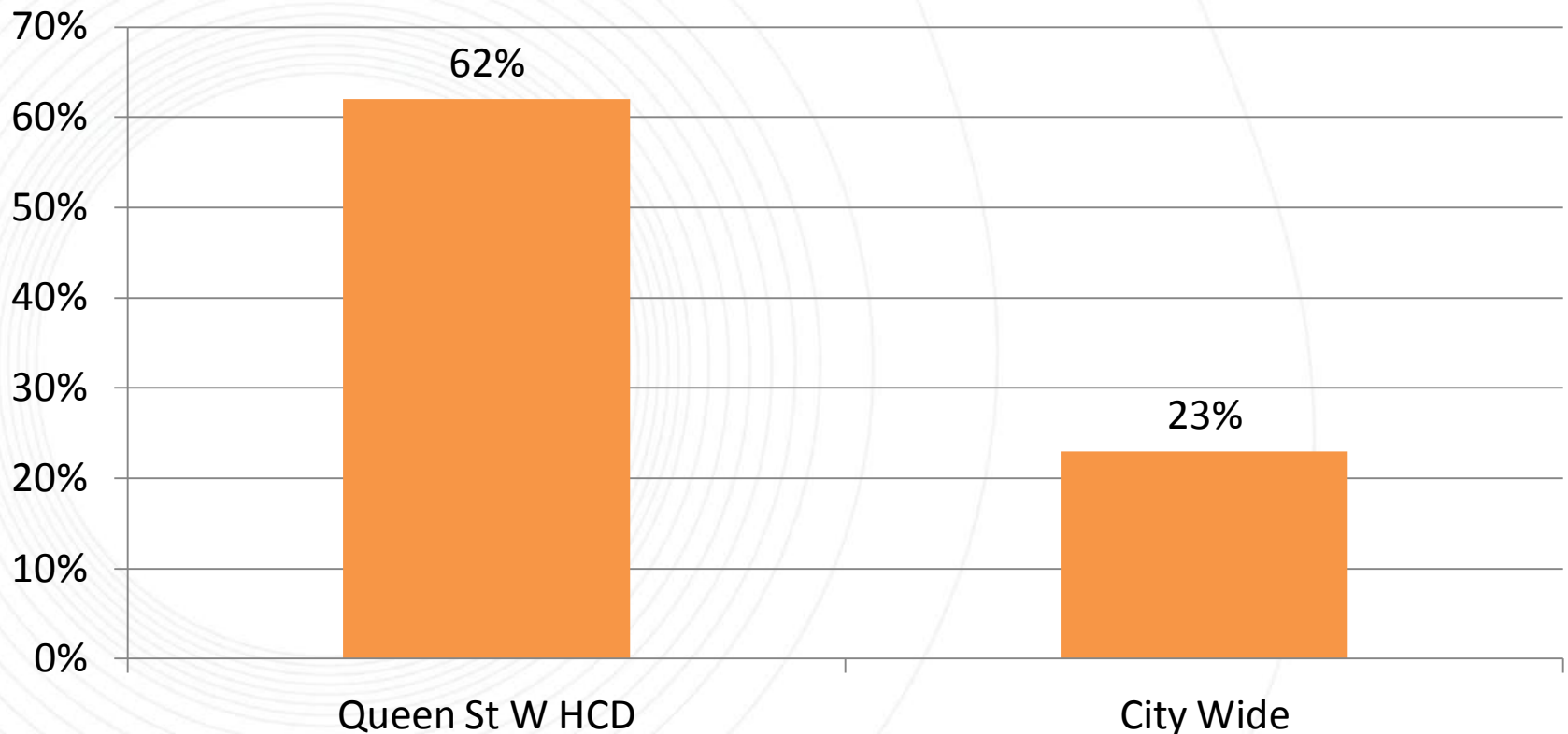
Commercial Assessment





Queen Street West HCD Assessment Growth

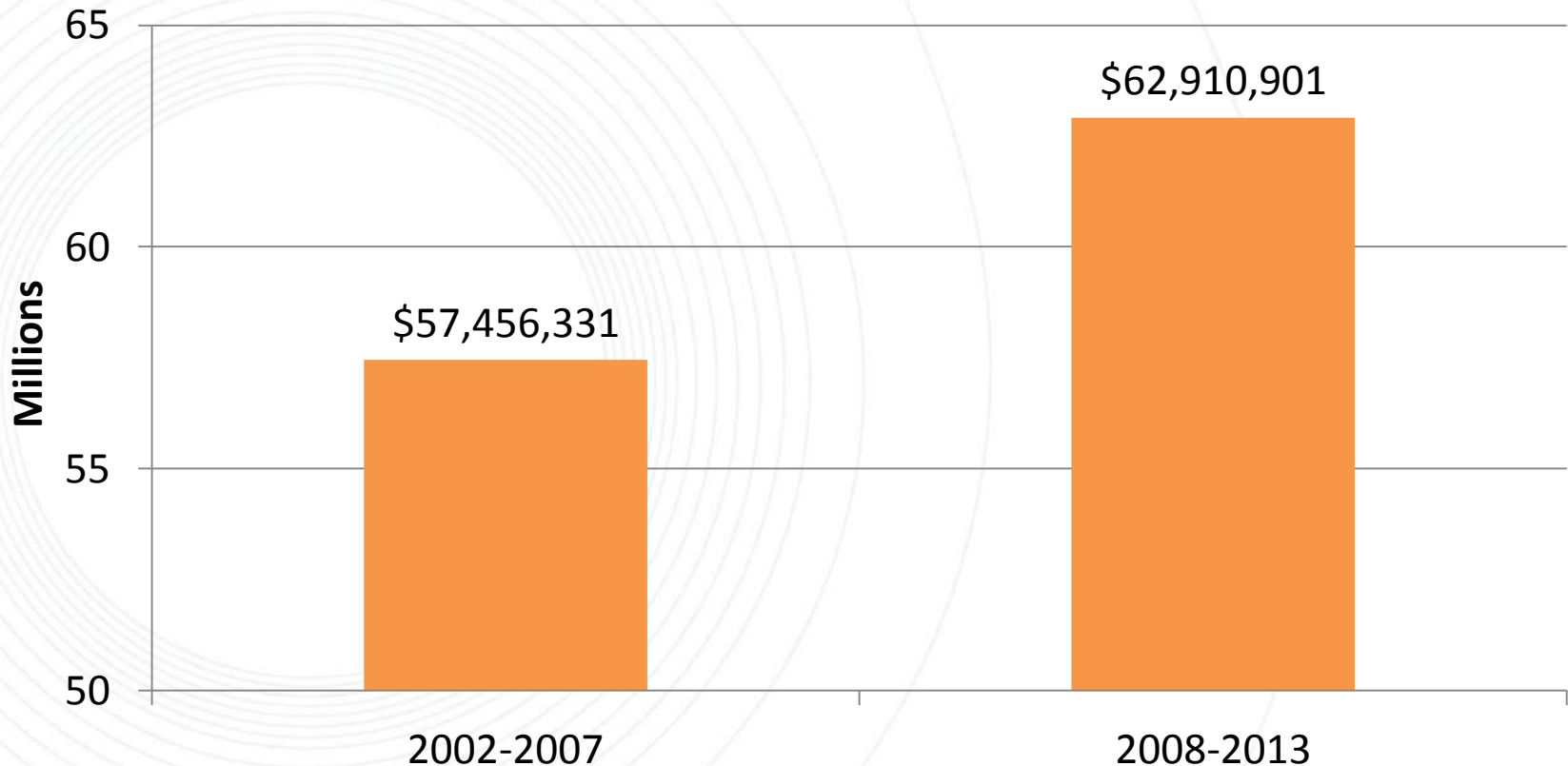
Commercial Assessment Growth





Queen Street West HCD Permit Values

Commercial Building Permits





Conserving and Building in an HCD



Building Modern in a HCD



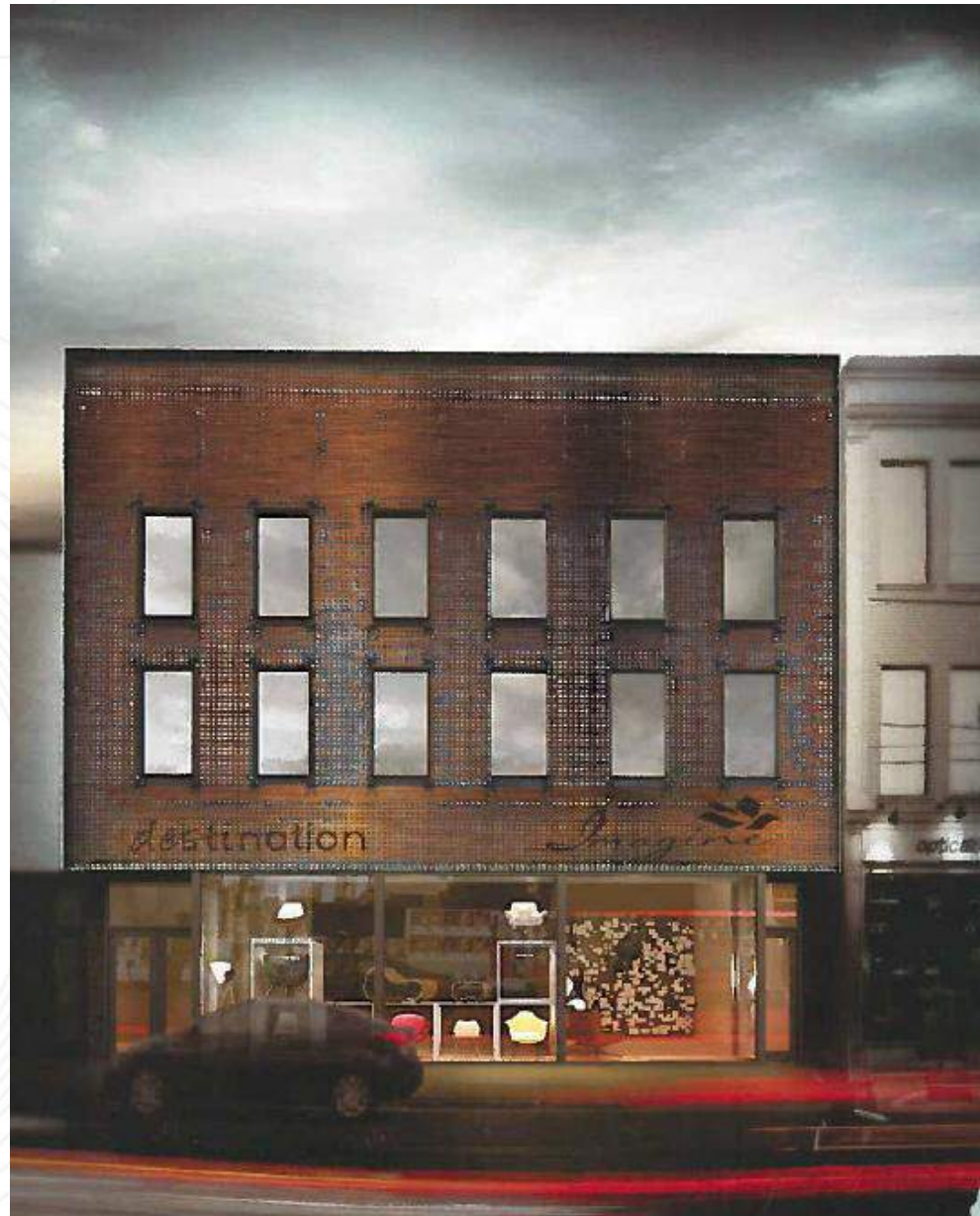
Modern Infill: 619 QSW

New and Modern Material

- *High percentage of glazing at retail level*
- *Perforated metal and glass on upper floors*

Fits In the District

- *Scale and form and massing are complimentary to the district*
- *Respects historic patterns of the district like % of glazing on upper floors.*





Modern Infill: 335 QSW

New and Modern Material

- High percentage of glazing at retail level
- Clearly modern expression and form

Fits In the District

- Scale, form and massing are complimentary to the district
- Respects historic patterns of the district like % of glazing on upper floors.
- Additional height above the third floor is set back to maintain district scale



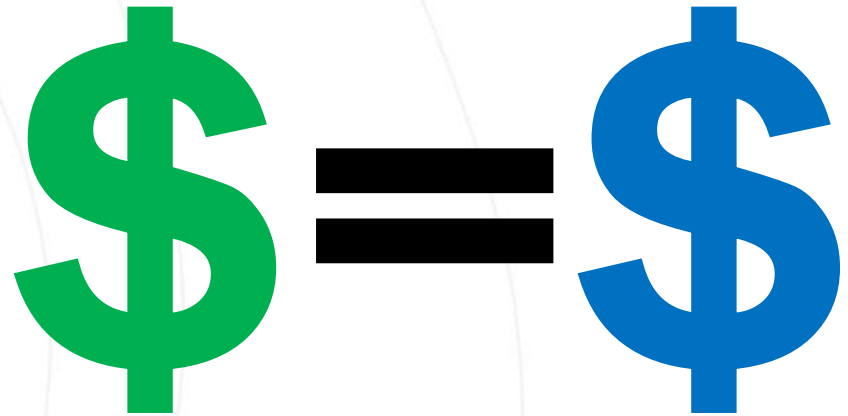


Financial Assistance



Toronto Heritage Grants

- City will share in the cost of restoration work for heritage properties in the district
- Commercial priorities in QSW have benefitted from the grant program in the past
- City is investigating ways to provide tax rebates to fund the restoration of heritage properties in HCDs





Heritage Grant Recipient: 512 QSW

What Was Funded?

- Façade on second floor was bowing outward and badly needed to be repaired
- Grant was awarded fix the structural problems and restore the masonry

How Much Was The Grant?

- \$28,950.00

What Was The Effect?

- Masonry stabilization and repair was successfully completed.
- Improved the look and retail appeal of the building
- The neighbouring property owner was so impressed by the result that they did the same work, even without grant funding





Lessons Learned in QSW



Lessons Learned from Queen Street West HCD

Challenge

- Lack of buy-in and communication with BIA
- More staffing needed to review permits
- Clearer objectives for the conservation of the district
- Better guidelines for new construction, signage and other changes

Strategy for QSE HCD

- Ensure BIA is involved from the beginning of the process (like this meeting)
- Chief Planner has a plan to bring on more permit review staff as this and other HCDs are adopted
- The plan phase will require input from stakeholders like the BIA to create objectives and guidelines that work for business and heritage

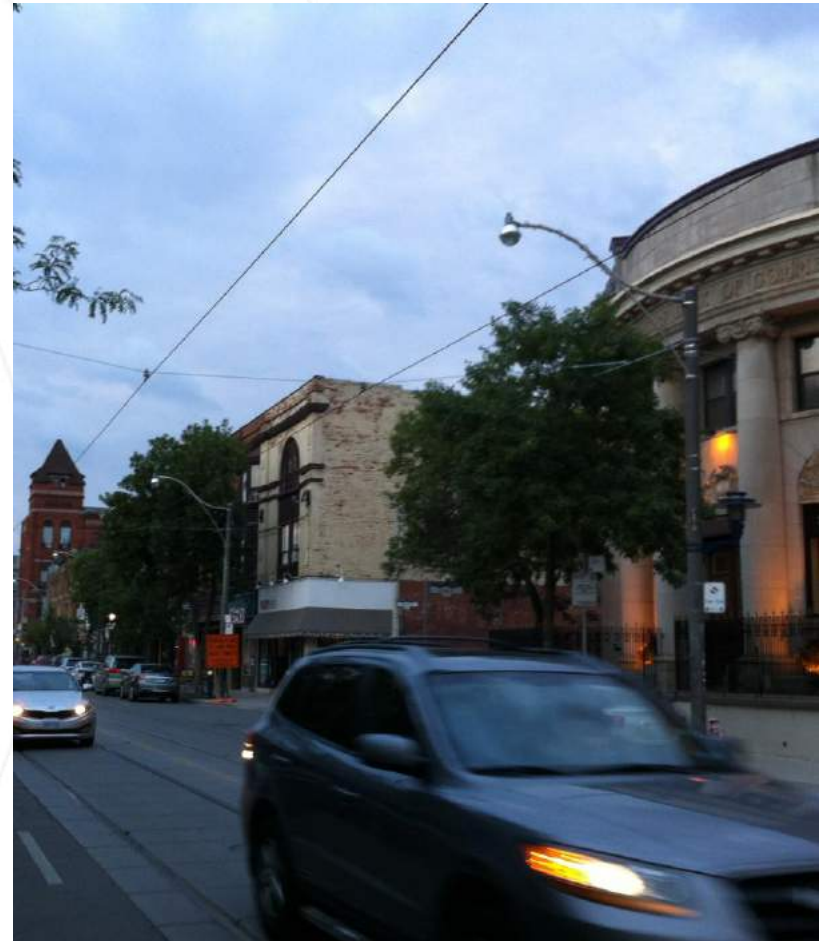


What to Expect in a HCD



What Does HCD Designation Do to My Property?

- Protects the property with a bylaw adopted by council
- 2 types of properties: Heritage (contributing) and Non-Heritage (non-contributing)
- All properties are designated. Non-Heritage buildings can be torn down, heritage properties should be kept
- Property owners are not forced to do conservation work
- Heritage permits are required to alter properties or build new
- Any change or new building needs to be in keeping with the HCD Plan





FAQs

- **Will I Be forced to restore my property?**
 - No, properties need to be maintained consistent with the City's property standards bylaw. Demolition by neglect is also prevented through that bylaw.
- **Will my property value go down?**
 - QSW property values have not been negatively impacted, and other HCDs in Ontario have seen increased property values
- **Does new building have to look like heritage?**
 - No, the City actually discourages historic mimicry. New modern infill that fits in is encouraged.
- **Will the HCD prevent future development**
 - No, the designation and HCD Plan encourage the redevelopment of non-heritage buildings with new construction that fits in and benefits the district.

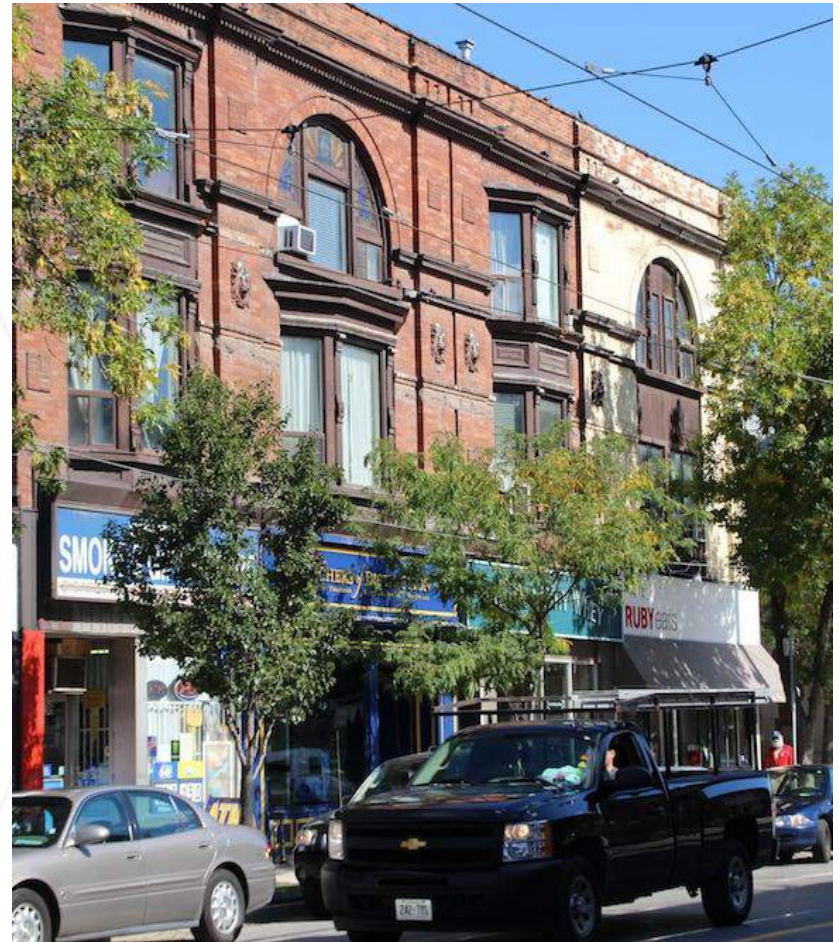


Next Steps



Next Steps

- More stakeholder consultation with BIA and other stakeholders
- Draft Study conclusions to be prepared by consultant team
- Community Consultation meeting for feedback on Study
- Study will be presented to the Toronto Preservation Board for consideration prior to starting the plan Phase
- Community consultation meeting is expected for May 2014
- Study to be completed in July 2014





Thank You Questions?

www.hcdtoronto.wordpress.com