

# WELCOME TO “SPEAK UP ABOUT HERITAGE IN QUEEN’S PARK!”

The Queen’s Park Neighbourhood Heritage Study

Saturday, November 21, 2015

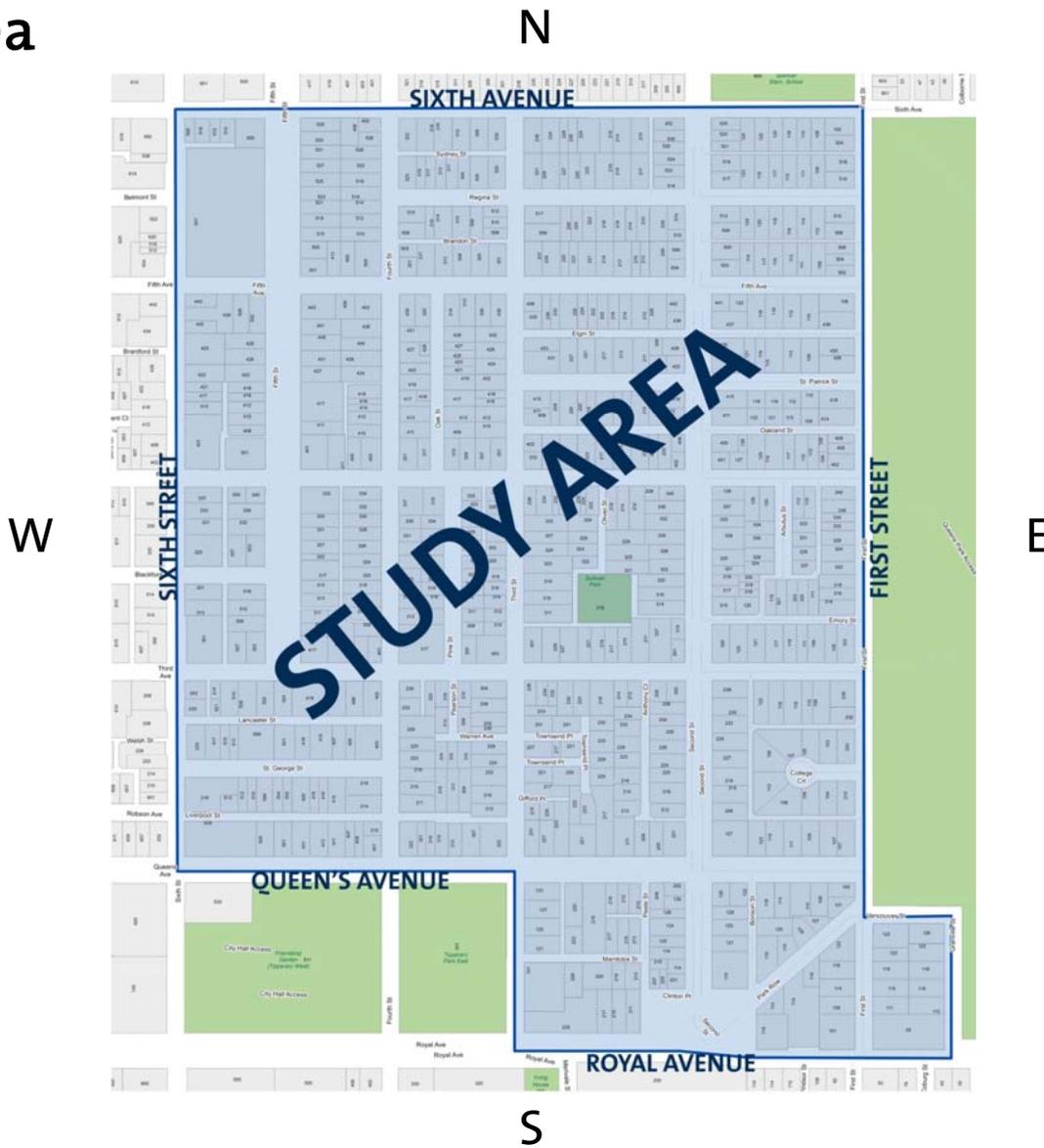


# Background

## The Queen's Park Neighbourhood Heritage Study

- Delegation to Council 2013
- Working Group established 2014 (12 members)
- 18 month timeline
- Goal to retain and enhance the character of the Queen's Park Neighbourhood
- Research
- Expert speakers
- Neighbourhood consultation

# Study Area



## Draft Principles:

- A. The heritage character of the Queen's Park neighbourhood is highly valued by the neighbourhood, the City and the region.
- B. Most of the existing buildings and landscape features contribute to the heritage character of the neighbourhood and should be retained insofar as it is practical to do so.
- C. New construction or renovations that replace or alter existing buildings or cause change to the existing landscape should be conditional on their compatibility with the heritage character of the neighbourhood.



## Four Draft Strategies

Developed by the Working Group based on research and neighbourhood consultation, the draft strategies are about:

1. Understanding the neighbourhood
2. Incentives
3. Regulations
4. Sharing information/resources

# Draft Strategy #1

*Identify and define the heritage character of the neighbourhood.*

Some Key Ideas – what do you think?

- Develop an informal inventory of neighbourhood buildings and landscape features and publish it on the City's website.
- Create a summary statement defining the heritage of the neighbourhood.



## Draft Strategy #2

*Provide a variety of financial and non-financial incentives to encourage the retention and restoration/renovation of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.*



## Draft Strategy #2 (continued)

### Some Key Ideas – what do you think?

- Reinforce opportunities for properties with a building older than 50 years to apply for increased densification through infill housing, stratification, or subdivision.
- Consider ways for reviewing the designs (new and renovations) of single family houses.
- Make applying for renovations easier, quicker and less expensive than it is now.



## Draft Strategy #2 *(continued)*

### Some Key Ideas – what do you think?

- Revise the existing Queen's Park Design Guidelines and use the Guidelines for the retention of buildings older than 50 years by tying them to an incentive program.

For example:

Retained house:

= A higher floor space ratio than currently allowed.

Demolished/new house meets the revised design guidelines:

= Same floor space ratio as currently allowed.

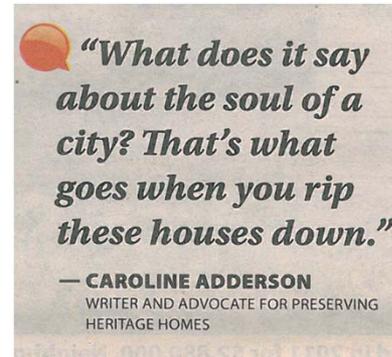
Demolished/new house does not meet the revised design guidelines:

= lower floor space ratio than currently allowed.

*Note that this may require a change to the current Zoning in the neighbourhood and a reduction in the existing allowable floor space entitlements.*

## Draft Strategy #3

*Develop mechanisms, including regulations and policies, to reduce the demolition of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.*



## Draft Strategy #3 (continued)

### Some Key Ideas – what do you think?

- Establish either a:
  - Heritage Conservation Area
  - Development Permit Area\*
  - New Zone with the primary goal of heritage conservation



*\* Heritage Conservation Areas are meant to take the place of Development Permit Areas, so more investigation would be required to determine the feasibility of this option.*

## Draft Strategy #3 (continued)

### Some Key Ideas – what do you think?

- Identify why demolitions occur and create ways to deter them.
- Encourage the retention of trees on public and private property.



## Draft Strategy #4

*Encourage support for heritage conservation by providing easy-to-access information and enhanced communication for residents and other interested parties.*

### Some Key Ideas – what do you think?

- Promote the heritage brand of the City.
- Provide innovative learning opportunities.
- Develop information material that is easy to access and follow.



**Thank you!**

**Questions?**