

# Save Our Village



## As a Business Owner what are the benefits of a Heritage Conservation District designation in Bloor West Village?

### What is a Heritage Conservation District (HCD)?

- A defined area or streetscape that has cultural heritage value with a distinct and integrated character
- A HCD Plan is defined by the property owners, business owners and residents
- A HCD allows property owners and residents to identify what makes an area work and then protect those attributes in a way zoning by-laws cannot. With your input, a HCD Plan can help our Village avoid being overwhelmed by cookie-cutter oversized developments
- The first HCD was established in Mississauga in 1980 and today there are over 112 HCD's across Ontario with 40 more awaiting official status

### What are the some of the "myths" regarding HCD's?

- Myth-Property owners cannot develop their properties. Fact-Property owners can develop their properties but new developments would need to respect the guidelines and policies of the HCD Plan
- Myth-A property owner cannot modify the interior of the property. Fact-The interior of a property can be modified with a HCD if the property or business owner desires to change the interior of the structure

### Why does Bloor West Village need a HCD?

- Bloor West Village faces "unprecedented development pressures!" The majority of buildings in BWV are 2 and 3 storey buildings. However, the City of Toronto currently has proposals submitted for both a 9 and a 10 storey condo building in the heart of Bloor West Village.
- Property taxes for businesses will increase significantly with new high end condos lining Bloor Street
- Other potential "soft sites" for development have been identified like Turner & Porter, No Frills etc with potentially much taller buildings. Imagine the new Tridel buildings at Bloor and Jane all along Bloor Street
- Proposed and future condo buildings of this size will alter the character of the area, affect the amount of sunlight hitting the street & potentially create wind tunnels affecting the experience of shopping on Bloor
- Bloor West Village is seen as a "jewel" in the City of Toronto that attracts shoppers-both local and visitors-as a destination shopping area in the City. This appeal could be quickly destroyed by out of scale and out of character developments along Bloor Street turning Bloor West into just another sterile shopping area

Contact your BIA Executive and City Councillor Sarah Doucette (email at [councillor\\_doucette@toronto.ca](mailto:councillor_doucette@toronto.ca) or call at 416-392-4072) to let her know that you support the HCD application. We need business owners and politicians to act now before the "Village character" of Bloor West is lost forever.

Learn more on the HCD application and SOV at <http://saveourvillage.ca>