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ONTARIO HERITAGE TRUST

JAN 16 2017

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Toronto, On  
M5H 2N2

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## NOTICE OF PASSING OF BY-LAW NO. 1186-2016 (Under the Ontario Heritage Act)

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TAKE NOTICE that the City of Toronto passed By-law No. 1186-2016 on the 15<sup>th</sup> day of December, 2016, to designate King-Spadina as a Heritage Conservation District Study Area.

A copy of the By-law, an explanation of the purpose and effect of the By-law, and a map showing the location of the lands to which the By-law applies, are attached. In lieu of a key map, a map of the subject lands is reproduced in this notice as Schedule "A" to the By-law.

Take notice that an appeal to the Ontario Municipal Board in respect to all or part of this By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Ellen Devlin**, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2<sup>nd</sup> Floor West, Toronto, ON M5H 2N2, no later than **February 13, 2017**.

### A Notice of Appeal will:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by cheque to the Minister of Finance, Province of Ontario.

### Who Can File An Appeal:

Any person who objects to By-law No. 1186-2016 may appeal this By-law to the Ontario Municipal Board.

### Getting Additional Information:

A copy of the By-law and background information is available for public inspection during regular office hours at the Toronto and East York Community Council, City Clerk's Office, Toronto City Hall, 2<sup>nd</sup> Floor West or on the City's website at [www.toronto.ca/council](http://www.toronto.ca/council).

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 13th day of January, 2017.

Ulli S. Watkiss,  
CITY CLERK

Owner: Various  
Authority: Motion MM23.41 - City Council

**PURPOSE AND EFFECT OF  
BY-LAW NO. 1186-2016**

The purpose and effect of By-law No. 1186-2016 is to prohibit for a period of one year and set limitations with respect to the demolition or removal of buildings or structures on properties that have the potential to contribute to the cultural heritage value of King-Spadina within the study area boundaries as annotated by the heavy lines on Schedule "A" to the By-law, while the City completes a heritage conservation district study.

Further information may be obtained by contacting Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services at 416-338-1083 at the Toronto and East York District Office.

Authority: MM23.41, as adopted by City of Toronto Council on December 13, 14, and 15, 2016.  
Enacted by City Council: December 15, 2016

**CITY OF TORONTO**

**BY-LAW NO. 1186-2016**

**To designate the King-Spadina area between Simcoe Street to the east, Bathurst Street to the west, Richmond Street West to the north and Wellington Street and King Street West to the south as a Heritage Conservation District Study Area.**

Whereas the area known locally as King-Spadina, between Simcoe Street to the east, Bathurst Street to the west, Richmond Street West to the north and Wellington Street and King Street West to the south and shown outlined in bold on Schedule "A" attached to this by-law includes a concentration of residential/mixed use/commercial/park properties that represent a key period in the City of Toronto's development and which may have cultural heritage value; and

Whereas the purpose of a heritage conservation district study is to examine the character and appearance of an area to determine if the area should be preserved as a heritage conservation district and to consider and make recommendations with regard to the establishment of a district plan to guide changes to properties located within the district; and

Whereas the *Ontario Heritage Act* provides that if the council of a municipality undertakes a study of a heritage conservation district, the council may, by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year; and

Whereas the *Ontario Heritage Act* provides that a heritage conservation district study area by-law may prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures within the heritage conservation district study area;

The Council of the City of Toronto enacts:

1. The area shown outlined in bold on Schedule "A" attached this by-law (the "King-Spadina Heritage Conservation District Study area") is designated as a heritage conservation district study area for a period of one year from the date of enactment of this by-law.
2. The City shall undertake a heritage conservation district study of the King-Spadina Heritage Conservation District Study Area in accordance with the requirements of the Ontario Heritage Act, for the purpose of examining the character and appearance of the area to determine if the area, or any part of the area should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.
3. During the period of one year from the date of enactment of this by-law (the "Study Period") no person shall demolish or remove or permit the demolition or removal of any buildings or structures on those properties identified in Schedule "B" to this by-law as having the potential to be contributing properties within a King-Spadina Heritage Conservation District.
4. Despite section 3 of this by-law:
  - A. Any properties listed in Schedule "B" that have prior to the date of enactment of this by-law, obtained approval to demolish or remove buildings or structures located thereon, in accordance with a final zoning by-law amendment approval, shall be permitted to proceed with any such demolition or removal in accordance with the approval granted.
  - B. Any properties listed in Schedule "B" that during the one year term of this by-law, obtain final approval for a zoning by-law amendment, such amendments to have come into full force and effect, which amendment permits the demolition or removal of buildings or structures located on those properties, shall be permitted to proceed with any such demolition or removal in accordance with the approval granted.
5. The City Clerk shall cause a copy of this by-law to be served upon the owners of all of the properties within the King-Spadina Heritage Conservation District Study Area and upon the Ontario Heritage Trust within 30 days of the passage of this by-law and shall cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December 15, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



**SCHEDULE "B"**  
**LIST OF POTENTIALLY CONTRIBUTING PROPERTIES WITHIN A KING-SPADINA  
HERITAGE CONSERVATION DISTRICT**

1 Adelaide Place	511 Adelaide Street West	113 John Street
3 Adelaide Place	512 Adelaide Street West	115 John Street
5 Adelaide Place	514 Adelaide Street West	117 John Street
7 Adelaide Place	47 Bathurst Street	119 John Street
9 Adelaide Place	51 Bathurst Street	121 John Street
11 Adelaide Place	64 Bathurst Street	122 John Street
200 Adelaide Street West	66 Bathurst Street	123 John Street
208 Adelaide Street West	125 Bathurst Street	125 John Street
212 Adelaide Street West	129 Bathurst Street	127 John Street
224 Adelaide Street West	131 Bathurst Street	129 John Street
244 Adelaide Street West	133 Bathurst Street	133 John Street
257 Adelaide Street West	135 Bathurst Street	212 King Street West
263 Adelaide Street West	137 Bathurst Street	214 King Street West
266 Adelaide Street West	139 Bathurst Street	220 King Street West
268 Adelaide Street West	141 Bathurst Street	260 King Street West
270 Adelaide Street West	159 Bathurst Street	266 King Street West
295 Adelaide Street West	161 Bathurst Street	276 King Street West
302 Adelaide Street West	162 Bathurst Street	284 King Street West
304 Adelaide Street West	164 Bathurst Street	287 King Street West
306 Adelaide Street West	20 Brant Street	291 King Street West
308 Adelaide Street West	25 Brant Street	293 King Street West
312 Adelaide Street West	8 Camden Street	295 King Street West
317 Adelaide Street West	12 Camden Street	297 King Street West
331 Adelaide Street West	18 Camden Street	299 King Street West
342 Adelaide Street West	20 Camden Street	300 King Street West
345 Adelaide Street West	35 Camden Street	301 King Street West
350 Adelaide Street West	38 Camden Street	305 King Street West
352 Adelaide Street West	45 Camden Street	315 King Street West
355 Adelaide Street West	47 Camden Street	319 King Street West
358 Adelaide Street West	19 Charlotte Street	321 King Street West
366 Adelaide Street West	5 Clarence Square	322 King Street West
379 Adelaide Street West	6 Clarence Square	325 King Street West
380 Adelaide Street West	7 Clarence Square	327 King Street West
383 Adelaide Street West	8 Clarence Square	350 King Street West
384 Adelaide Street West	9 Clarence Square	355 King Street West
445 Adelaide Street West	10 Clarence Square	387 King Street West
447 Adelaide Street West	11 Clarence Square	388 King Street West
449 Adelaide Street West	12 Clarence Square	389 King Street West
450 Adelaide Street West	13 Clarence Square	391 King Street West
451 Adelaide Street West	14 Clarence Square	401 King Street West
453 Adelaide Street West	15 Clarence Square	431 King Street West
487 Adelaide Street West	16 Clarence Square	441 King Street West
490 Adelaide Street West	11 Duncan Street	445 King Street West
497 Adelaide Street West	14 Duncan Street	455 King Street West
499 Adelaide Street West	15 Duncan Street	460 King Street West
504 Adelaide Street West	19 Duncan Street	461 King Street West
505 Adelaide Street West	20 Duncan Street	468 King Street West
506 Adelaide Street West	30 Duncan Street	469 King Street West
507 Adelaide Street West	109 John Street	485 King Street West
509 Adelaide Street West	111 John Street	489 King Street West

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29 Nelson Street  
10 Niagara Street  
158 Pearl Street  
77 Peter Street  
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