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JAN 07 2016

RECEIVED

Ulli S. Watkiss
City Clerk

City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca**NOTICE OF ADOPTION OF BY-LAW NO. 1329-2015
(Under the Ontario Heritage Act, R.S.O. 1990, c.O.18)****West Annex Phase 1 (Madison Avenue) Heritage Conservation District**

TAKE NOTICE that on December 10, 2015, Toronto City Council enacted By-law 1329-2015, which designates the West Annex Phase I (Madison Avenue) Heritage Conservation District (area shown on attached map) under Part V of the Ontario Heritage Act. The by-law also adopts the West Annex Phase I (Madison Avenue) Heritage Conservation District Part II Plan, dated May 2015 as the district plan for the West Annex Phase I (Madison Avenue) Heritage Conservation District.

Any person who objects to the By-law may appeal to the Ontario Municipal Board by filing a notice of appeal with the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor West, Tower, Toronto, Ontario, M5H 2N2, no later than **February 5, 2016**.

A Notice of Appeal must:

1. set out the objection and the reasons in support of the objection; and
2. be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125 payable by cheque to the Minister of Finance, Province of Ontario.

The By-law will come into force on December 10, 2015, if no notice of appeal is received on or before February 5, 2016.

Getting additional information

Additional information is included in the Explanatory Note on the following page. Alternatively, contact Heritage Preservation Services, by telephone at 416-392-2653, or by e-mail at shong2@toronto.ca.

Dated at the City of Toronto this 6th day of January, 2016



Ulli S. Watkiss
City Clerk

Explanatory Note:**District Designation By-Law**

On December 9 and 10, 2015, Toronto City Council adopted By-law No. 1329-2015, which designated the area shown on the map attached to this notice as the West Annex Phase I (Madison Avenue) Heritage Conservation District (the District) under Part V of the Ontario Heritage Act (the Act). The By-law also adopts the Heritage Conservation District Plan, dated May 2015.

Alterations to Property

The purpose of By-law No.1329-2015 is to maintain the heritage character of the West Annex Phase I (Madison Avenue) Heritage Conservation District. This is accomplished by requiring certain alterations to buildings within the District to conform to District Policies and Guidelines which are included in the District Plan. Typically, these alterations only relate to portions of the property that are visible from the street (i.e., the façade). For example, no heritage permit is required for exterior work that is not visible from the street, interior work, painting, and repairs using the same materials. If the proposal conforms to the District Policies and Guidelines it can be approved by staff. Applications that do not conform to the District Policies and Guidelines will be referred to City Council for consideration.

Demolition and Infill Development

Under By-law 1329-2015, owners of property are required to apply for a heritage permit before demolishing any building in the District. Demolition applications are referred to City Council for consideration. If City Council refuses the permit, the applicant may appeal to the Ontario Municipal Board. New (infill) construction must contribute to the heritage character of the District, as per the District guidelines.

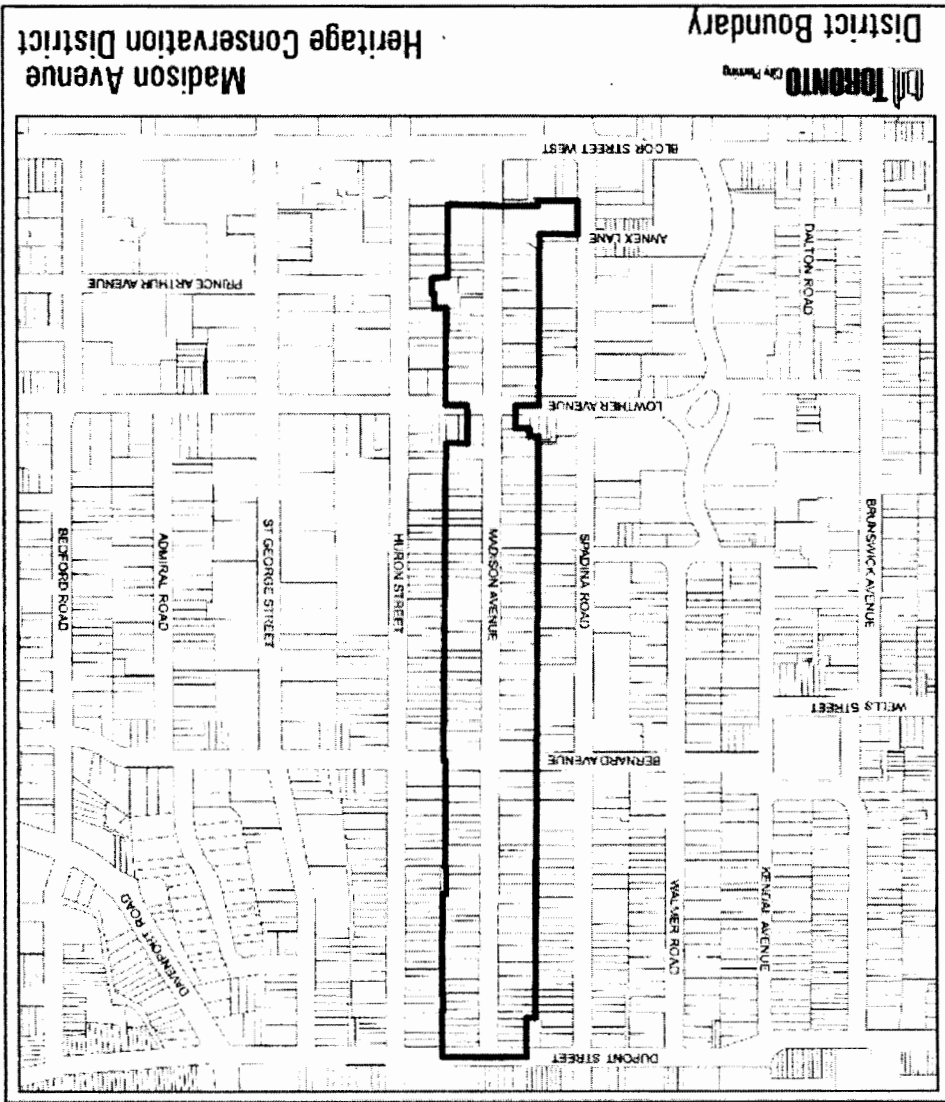
Internet resources

A copy of the District Plan, which includes the District Policies and Guidelines.

Link: <http://www.toronto.ca/legdocs/mmis/2015/te/bqrd/backgroundfile-82429.pdf>

Further information

Further information can be obtained by contacting Heritage Preservation Services, by telephone at 416-392-2653, or by e-mail at shong2@toronto.ca.



City of Toronto
 District Boundary
 Madison Avenue Heritage Conservation District

Authority: Toronto and East York Community Council Item TE10.13, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 1329-2015

To designate the West Annex Phase 1 (Madison Avenue) Heritage Conservation District and adopt the West Annex Phase 1 (Madison Avenue) Heritage Conservation District Part II Plan.

Whereas City Council has authorized the establishment of the West Annex Phase 1 (Madison Avenue) Heritage Conservation District and the adoption of the West Annex Phase 1 (Madison Avenue) Heritage Conservation District Part II Plan;

The Council of the City of Toronto enacts:

1. The area outlined by the heavy lines shown on the map attached as Schedule "A" and described in Schedule "B" to this by-law is designated as a heritage conservation district under Part V of the *Ontario Heritage Act*, to be known as the West Annex Phase 1 (Madison Avenue) Heritage Conservation District.
2. The West Annex Phase 1 (Madison Avenue) Heritage Conservation District Part II Plan, dated May 2015, is adopted as the district plan for the West Annex Phase 1 (Madison Avenue) Heritage Conservation District.
3. A copy of the West Annex Phase 1 (Madison Avenue) Heritage Conservation District Part II Plan is available for inspection at the offices of the City of Toronto Planning Division, Heritage Preservation Services, City Hall, 100 Queen Street West, Toronto, Ontario and on the City's web site at: www.toronto.ca/heritage-preservation/heritage_districts.htm.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of property located in the West Annex Phase 1 (Madison Avenue) Heritage Conservation District as set out in Schedule "B" to this by-law and on the Ontario Heritage Trust, and to 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*.
5. The City Solicitor is authorized to cause a copy of this by-law to be registered against title to the properties described in Schedule "B" to this by-law in the proper Land Registry Office upon the coming into force of this by-law.

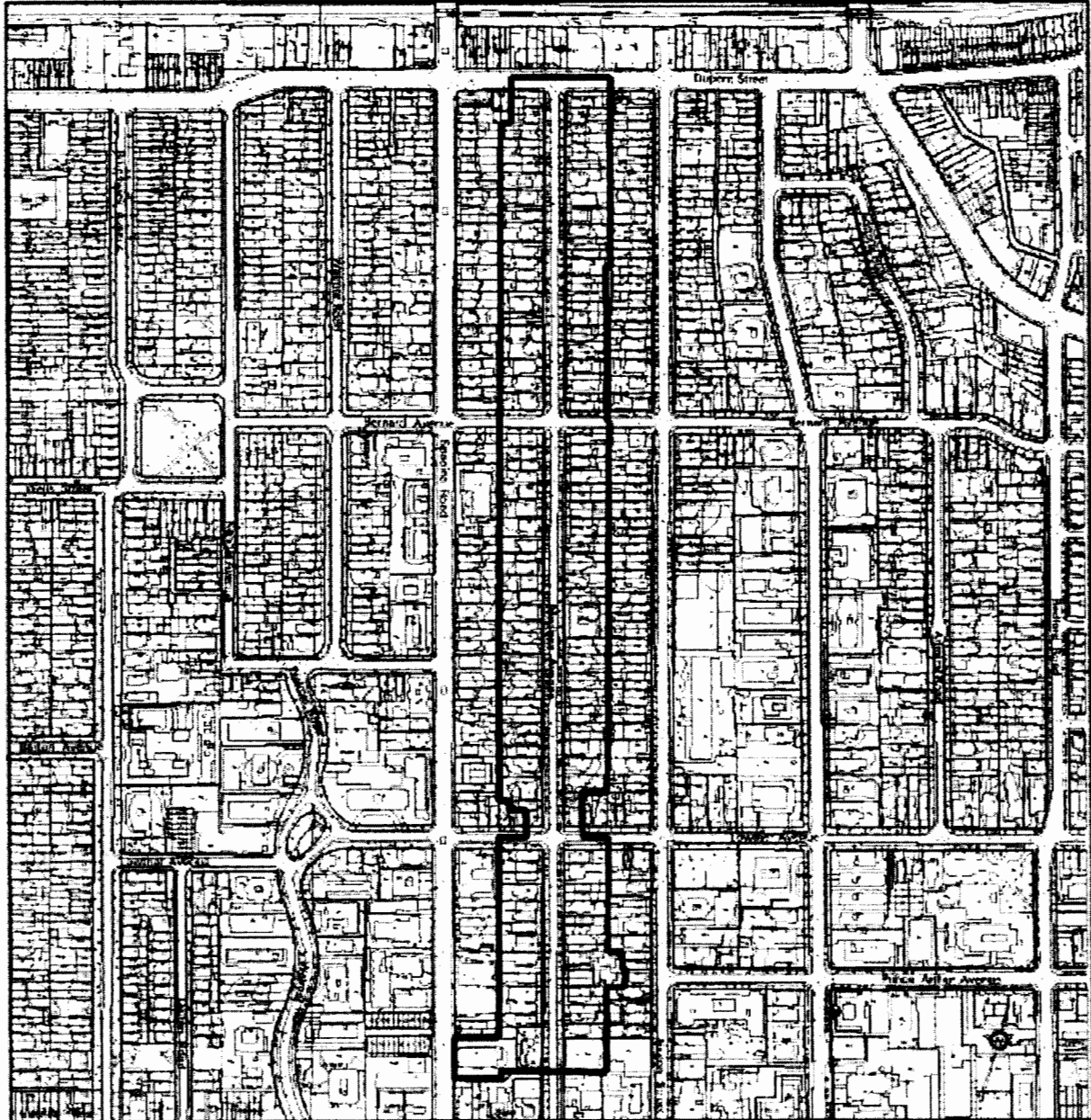
Enacted and passed on December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"



PROPERTY INFORMATION SHEET

MADISON AVENUE
 HERITAGE CONSERVATION DISTRICT
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)



ENGINEERING & CONSULTING SERVICES
 ENGINEERING SURVEY SERVICES
 1000 KENNEDY AVENUE

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSES INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

WARD 20 TRINITY SPADINA
 DATE NOVEMBER 26, 2015

SKETCH No. PS-2015-147

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No.66) being composed of:

PIN	ADDRESS
21212-0010, 21212-0019	10 Madison Avenue (7 Spadina Avenue)
21212-0016	9 Madison Avenue
21212-0018	12 Madison Avenue
21212-0020	14 Madison Avenue
21212-0021	16 Madison Avenue
21212-0022	18 Madison Avenue
21212-0023	20 Madison Avenue
21212-0024	22 Madison Avenue
21212-0025	24 Madison Avenue
21212-0026	26 Madison Avenue
21212-0027	11 Madison Avenue
21212-0028	13 Madison Avenue
21212-0029	15 Madison Avenue
21212-0030	17 Madison Avenue
21212-0031	19 Madison Avenue
21212-0032	21 Madison Avenue
21212-0033	23 Madison Avenue
21212-0034	25 and Part of 27 Madison Avenue
21212-0051	Part of 27 Madison Avenue and 494 Huron Street
21212-0052	Part of 27 Madison Avenue and 492 Huron Street
21212-0053	Part of 27 Madison Avenue and 490 Huron Street
21212-0035	29 Madison Avenue
21212-0036	31 Madison Avenue
21212-0037	33 Madison Avenue
21212-0038	35 Madison Avenue
21212-0039	37 Madison Avenue
21212-0040	39 Madison Avenue
21212-0041	41 Madison Avenue
21212-0042	43 Madison Avenue
21212-0043	45 Madison Avenue
21212-0065	40 Madison Avenue
21212-0066	38 Madison Avenue
21212-0067	36 Madison Avenue
21212-0068	34 Madison Avenue
21212-0069	32 Madison Avenue
21212-0070	30 Madison Avenue
21212-0071	28 Madison Avenue

PIN	ADDRESS
21215-0037	105 Bernard Avenue
21215-0038	110 Madison Avenue
21215-0039	108 Madison Avenue
21215-0040	106 Madison Avenue
21215-0041	102 Madison Avenue
21215-0042	98 Madison Avenue
21215-0043	96 Madison Avenue
21215-0044	92 Madison Avenue
21215-0045	90 Madison Avenue
21215-0046	88 Madison Avenue
21215-0047	86 Madison Avenue
21215-0048	84 Madison Avenue
21215-0049	82 Madison Avenue
21215-0050	80 Madison Avenue
21215-0051	78 Madison Avenue
21215-0052	76 Madison Avenue
21215-0053	74 Madison Avenue
21215-0054	72 Madison Avenue
21215-0055	70 Madison Avenue
21215-0056	66 Madison Avenue
21215-0057	64 Madison Avenue
21215-0058	62 Madison Avenue
21215-0059	60 Madison Avenue
21215-0060	58 Madison Avenue
21215-0061	56 Madison Avenue
21215-0062	54 Madison Avenue
21215-0065	104 Lowther Avenue
21215-0066	50 Madison Avenue
21215-0067	47 Madison Avenue
21215-0070	49 Madison Avenue
21215-0071	51 Madison Avenue
21215-0072	55 Madison Avenue
21215-0073	61 Madison Avenue
21215-0074	63 Madison Avenue
21215-0075	65 Madison Avenue
21215-0076	67 Madison Avenue
21215-0077	69 Madison Avenue
21215-0078	71 Madison Avenue
21215-0079	73 Madison Avenue
21215-0080	75 Madison Avenue
21215-0081	77 Madison Avenue
21215-0082	79 Madison Avenue
21215-0083	81 Madison Avenue
21215-0084	83 Madison Avenue
21215-0085	93 Madison Avenue

PIN	ADDRESS
21215-0086	101 Madison Avenue
21215-0087	103 Madison Avenue
21215-0088	105 Madison Avenue
21215-0089	109 Madison Avenue
21215-0090	111 Madison Avenue
21215-0091	113 Madison Avenue
21215-0092	115 Madison Avenue
21215-0093	117 Madison Avenue
21215-0094	119 Madison Avenue
21215-0095	121 Madison Avenue
21215-0096	123 Madison Avenue
21215-0097	125 Madison Avenue
21215-0098	127 Madison Avenue
21215-0099	131 Madison Avenue
21215-0100	133 Madison Avenue
21215-0101	135 Madison Avenue
21215-0102	137 Madison Avenue
11740-0001 to 11740-0004, inclusive	100 Madison Avenue (MTCP 740)
21216-0033	114 Madison Avenue
21216-0034	116 Madison Avenue
21216-0035	120 Madison Avenue
21216-0036	138 Madison Avenue
21216-0037	138A Madison Avenue
21216-0038	138B Madison Avenue
21216-0039	140 Madison Avenue
21216-0040	144 Madison Avenue
21216-0041	146 Madison Avenue
21216-0042	148 Madison Avenue
21216-0043	150 Madison Avenue
21216-0044	152 Madison Avenue
21216-0045	158 Madison Avenue
21216-0046	150 Madison Avenue
21216-0047	162 Madison Avenue
21216-0048	164 Madison Avenue
21216-0049	166 Madison Avenue
21216-0050	168 Madison Avenue
21216-0051	170 Madison Avenue
21216-0052	172 Madison Avenue
21216-0053	174 Madison Avenue
21216-0054	176 Madison Avenue
21216-0055	178 Madison Avenue
21216-0056	180 Madison Avenue
21216-0057	182 Madison Avenue
21216-0058	184 Madison Avenue
21216-0059	215 Madison Avenue
21216-0060	209 Madison Avenue

PIN	ADDRESS
21216-0061	207 Madison Avenue
21216-0062	205 Madison Avenue
21216-0063	203 Madison Avenue
21216-0064	201 Madison Avenue
21216-0065	199 Madison Avenue
21216-0066	197 Madison Avenue
21216-0067	195 Madison Avenue
21216-0068	193 Madison Avenue
21216-0069	191 Madison Avenue
21216-0070	189 Madison Avenue
21216-0071	187 Madison Avenue
21216-0072	183 Madison Avenue
21216-0073	181 Madison Avenue
21216-0074	179 Madison Avenue
21216-0077	171 Madison Avenue
21216-0078	169 Madison Avenue
21216-0079	167 Madison Avenue
21216-0080	165 Madison Avenue
21216-0081	161 Madison Avenue
21216-0082	159 Madison Avenue
21216-0083	155 Madison Avenue
21216-0084	153 Madison Avenue
21216-0085	147 Madison Avenue
21216-0086	145 Madison Avenue
21216-0087	143 Madison Avenue
21216-0088	114 Bernard Avenue
21216-0354	175 Madison Avenue
11632-0001 to 11632-0004, inclusive	157 Madison Avenue (MTCP 632)

City Surveyor

December 1, 2015