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Authority: MM44.115, by Councillor Joe Cressy, seconded by Councillor Mike Layton, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1272-2018

To designate the Kensington Market Neighbourhood area between College Street to the north, Spadina Avenue to the east, Dundas Street West to the south and Bathurst Street, Leonard Avenue and Carlyle Street to the west as a Heritage Conservation District Study Area.

Whereas the area known locally as the Kensington Market Neighbourhood between College Street to the north, Spadina Avenue to the east, Dundas Street West to the south and Bathurst Street, Leonard Avenue and Carlyle Street to the west and shown outlined in bold on Schedule A attached to this by-law includes a collection of commercial, mixed use, residential, and open space properties that together represent a significant cultural heritage landscape in Toronto; 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 Kensington Market Neighbourhood 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 Kensington Market Neighbourhood 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 of the buildings and structures located on the commercial and mixed use properties within the Kensington Market Neighbourhood Heritage Conservation District Study Area identified in Schedule B to this by-law.



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 Kensington Market Neighbourhood 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 July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A KENSINGTON MARKET NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT STUDY AREA



Kensington Market Neighbourhood Heritage Conservation District Study Area


 Study Area Boundary


Not to Scale
Extracted: 07/18/2018

SCHEDULE B
LIST OF COMMERCIAL AND MIXED USE PROPERTIES
WITHIN THE KENSINGTON MARKET NEIGHBOURHOOD
HERITAGE CONSERVATION DISTRICT STUDY AREA

141 AUGUSTA AVE
143 AUGUSTA AVE
145 AUGUSTA AVE
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323 AUGUSTA AVE
144-148 AUGUSTA AVE
165-169 AUGUSTA AVE
271-273 AUGUSTA AVE
168 BALDWIN ST
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195 BALDWIN ST
196 BALDWIN ST
197 1/2 BALDWIN ST
198 BALDWIN ST
199 BALDWIN ST
185A BALDWIN ST
189A BALDWIN ST
189R BALDWIN ST
191A BALDWIN ST
191R BALDWIN ST
61 BELLEVUE AVE
103 BELLEVUE AVE
132 BELLEVUE AVE
61A BELLEVUE AVE
271 COLLEGE ST
281 COLLEGE ST
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347-351 COLLEGE ST
126 DENISON AVE
6 DENISON SQ
526 DUNDAS ST W
530 DUNDAS ST W
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606-608 DUNDAS ST W
9 FITZROY TERRACE
2 KENSINGTON AVE
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10A KENSINGTON AVE
38 KENSINGTON PL
6 LITTLEHAYES LANE
68 NASSAU ST
69 NASSAU ST
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80 NASSAU ST
82 NASSAU ST
84 NASSAU ST
8 OXFORD ST
64 OXFORD ST
71 OXFORD ST
8R OXFORD ST
173R BALDWIN ST
666R DUNDAS ST W
392 SPADINA AVE
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466 SPADINA AVE
474 SPADINA AVE
442-444 SPADINA AVE
10 ST ANDREW ST
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