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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED
2025/02/28
(YYYY/MM/DD)
Ontario Heritage Trust

**KENSINGTON MARKET HERITAGE CONSERVATION DISTRICT
NOTICE OF ADOPTION OF BY-LAW 94-2025**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that on February 5, 2025, Toronto City Council enacted By-law 94-2025, which designates the Kensington Market Heritage Conservation District (area shown on attached map) under Part V of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended. The By-law also adopts the Kensington Market Heritage Conservation District Plan, dated February 2025 as the district plan for the Kensington Market Heritage Conservation District.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Any person who objects to the By-law may appeal to the Ontario Land Tribunal by filing a notice of appeal with the Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca no later than March 31, 2025.

A Notice of Appeal must:

1. set out the reasons for the objection to the by-law;
2. set out the reasons in support of the objection to the by-law; and
3. set out the reasons in support of the objection to the by-law; and be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1100.00 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

The By-law will come into force on April 1, 2025, if no notice of appeal is received on or before March 31, 2025.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

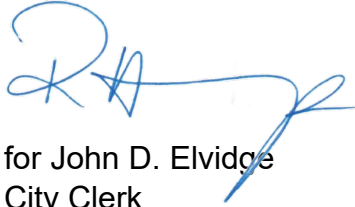
No person or public body may be added as a party to the hearing of the appeal or appeal the heritage conservation district or district plan unless, before the district was designated and the district plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council.

Getting additional information

Additional information is included in the Explanatory Note on the following page. A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the by-law is available from the City of Toronto at: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.14>.

Dated at the City of Toronto on February 28, 2025.



for John D. Elvidge
City Clerk

Explanatory note

District Designation By-Law

On February 5, 2025, Toronto City Council adopted By-law 94-2025 which designated the area shown on the map attached to this note as the Kensington Market 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 February 2025.

Alterations to Property

The purpose of By-law 94-2025 is to maintain the heritage character of the Kensington Market Heritage Conservation District. This is accomplished by requiring certain alterations to buildings within the District to conform to District Objectives, 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 public realm. For example, no heritage permit is required for exterior work that is not visible from the public realm, interior work, painting, and repairs using the same materials. If the proposal conforms to the District Objectives, Policies and Guidelines it can be approved by staff. Applications that do not conform to the District Objectives, Policies and Guidelines will be referred to City Council for consideration.

Demolition and Infill Development

Under By-law 94-2025, 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 Land Tribunal. New (infill) construction must contribute to the heritage character of the District, as per the District Plan.

Internet resources

A copy of the District Plan, Volume 1, which includes the District Objectives, Policies and Guidelines, and Appendices A-B.

Links: <https://www.toronto.ca/legdocs/mmis/2025/te/bgrd/backgroundfile-251645.pdf>

A copy of the District Plan, Volume 2, which includes Appendices C-F.

Link: <https://www.toronto.ca/legdocs/mmis/2025/te/bgrd/backgroundfile-251646.pdf>

Additional Information

Background Information

Notice of Adoption of By-law 94-2025 – Kensington Market Heritage Conservation District

<https://www.toronto.ca/legdocs/bylaws/2025/law0094.pdf>

References

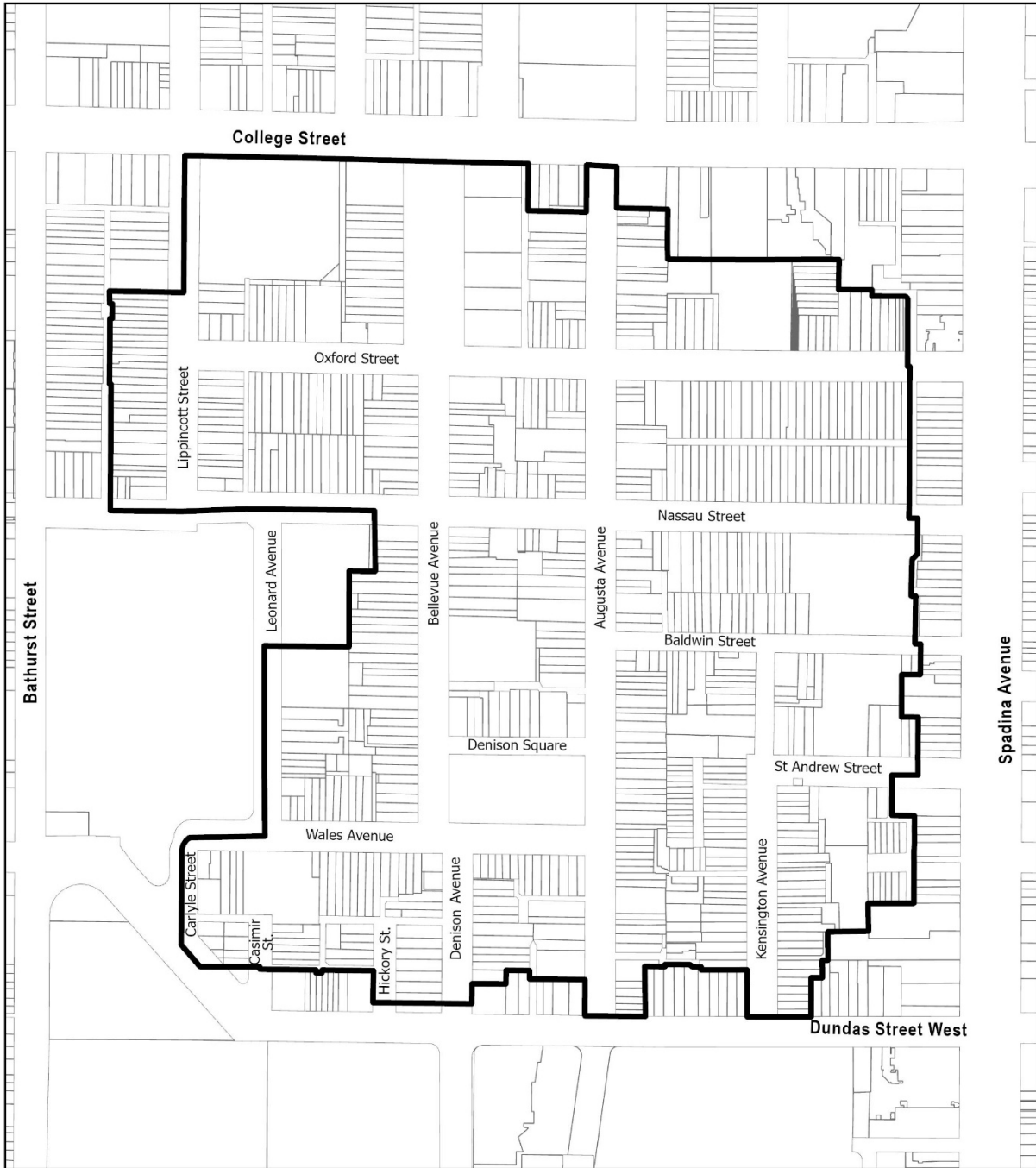
Designation of the Kensington Market Heritage Conservation District Plan under Part V of the Ontario Heritage Act

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.14>

District Plan, which includes the District Objectives, Policies and Guidelines

<https://www.toronto.ca/legdocs/mmis/2025/cc/bgrd/backgroundfile-252681.pdf>

<https://www.toronto.ca/legdocs/mmis/2025/cc/bgrd/backgroundfile-252682.pdf>



TORONTO
Boundary Map

Kensington Market
Heritage Conservation District

 Boundary


Not to Scale

Authority: Toronto and East York Community Council
Item TE19.14, adopted as amended, by City of Toronto
Council on February 5, 2025
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 94-2025

To designate the Kensington Market Heritage Conservation District and adopt the Kensington Market Heritage Conservation District Plan.

Whereas City Council has authorized the establishment of the Kensington Market Heritage Conservation District and the adoption of the Kensington Market Heritage Conservation District 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 comprising the properties listed 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 Kensington Market Heritage Conservation District.
2. The Kensington Market Heritage Conservation District Plan, dated January 2025 is adopted as the district plan for the Kensington Market Heritage Conservation District.
3. A copy of the Kensington Market Heritage Conservation District Plan is available for inspection at the offices of the City of Toronto Planning Division, Urban Design/Heritage Planning, City Hall, 100 Queen Street West, Toronto, Ontario and on the City's web site at: [Heritage Conservation Districts & Studies – City of Toronto](#)
4. The City Clerk is authorized to cause notice of the passage of this by-law to be served upon the owners of properties located in the Kensington Market Heritage Conservation District and listed 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 listed 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 February 5, 2025.

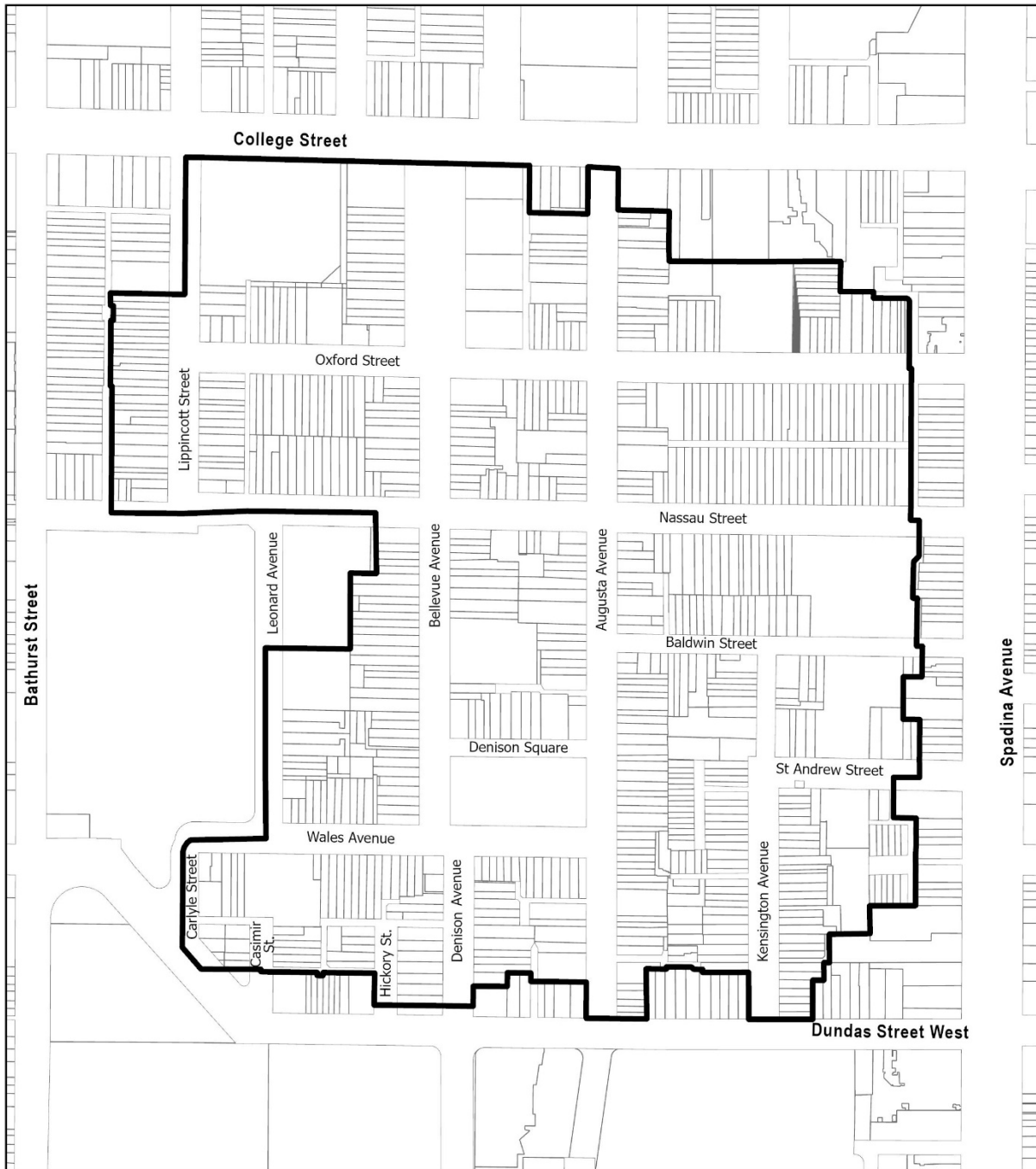
Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

KENSINGTON MARKET HCD BOUNDARY



SCHEDULE B**LIST OF PROPERTIES IN THE KENSINGTON MARKET HERITAGE
CONSERVATION DISTRICT****List of Properties (Primary Addresses only)**

141 Augusta Avenue	202 Augusta Avenue	254 Augusta Avenue
143 Augusta Avenue	203 Augusta Avenue	255 Augusta Avenue
144-148 Augusta Avenue	204 Augusta Avenue	256 Augusta Avenue
145 Augusta Avenue	205 Augusta Avenue	257 Augusta Avenue
147 Augusta Avenue	206 Augusta Avenue	258 Augusta Avenue
149 Augusta Avenue	207 Augusta Avenue	259 Augusta Avenue
150 Augusta Avenue	208 Augusta Avenue	260 Augusta Avenue
152 Augusta Avenue	209 Augusta Avenue	261 Augusta Avenue
153A Augusta Avenue	213 Augusta Avenue	263 Augusta Avenue
153B Augusta Avenue	214 Augusta Avenue	264 Augusta Avenue
155 Augusta Avenue	215 Augusta Avenue	265 Augusta Avenue
156 Augusta Avenue	217 Augusta Avenue	270 Augusta Avenue
157 Augusta Avenue	218 Augusta Avenue	271 Augusta Avenue
158 Augusta Avenue	219 Augusta Avenue	272 Augusta Avenue
159 Augusta Avenue	220 Augusta Avenue	274 Augusta Avenue
161 Augusta Avenue	221 Augusta Avenue	275 Augusta Avenue
163 Augusta Avenue	222 Augusta Avenue	276 Augusta Avenue
165 Augusta Avenue	223 Augusta Avenue	280 Augusta Avenue
165-169 Augusta Avenue	224 Augusta Avenue	281 Augusta Avenue
171 Augusta Avenue	225 Augusta Avenue	283 Augusta Avenue
173 Augusta Avenue	226 Augusta Avenue	285 Augusta Avenue
175 Augusta Avenue	227 Augusta Avenue	287 Augusta Avenue
177 Augusta Avenue	229 Augusta Avenue	291 Augusta Avenue
179 Augusta Avenue	230 Augusta Avenue	293 Augusta Avenue
181 Augusta Avenue	234 Augusta Avenue	295 Augusta Avenue
182 Augusta Avenue	235 Augusta Avenue	297 Augusta Avenue
183 Augusta Avenue	236 Augusta Avenue	299 Augusta Avenue
185 Augusta Avenue	237 Augusta Avenue	303 Augusta Avenue
187 Augusta Avenue	238 Augusta Avenue	305 Augusta Avenue
189 Augusta Avenue	240 Augusta Avenue	307 Augusta Avenue
190 Augusta Avenue	241 Augusta Avenue	309 Augusta Avenue
191 Augusta Avenue	242 Augusta Avenue	315 Augusta Avenue
192 Augusta Avenue	243 Augusta Avenue	319 Augusta Avenue
193 Augusta Avenue	244 Augusta Avenue	321 Augusta Avenue
195 Augusta Avenue	245 Augusta Avenue	321A Augusta Avenue
196 Augusta Avenue	247 Augusta Avenue	321R Augusta Avenue
197 Augusta Avenue	249 Augusta Avenue	323 Augusta Avenue
198 Augusta Avenue	250 Augusta Avenue	147 Baldwin Street
199 Augusta Avenue	251 Augusta Avenue	149 Baldwin Street
200 Augusta Avenue	252 Augusta Avenue	168 Baldwin Street
201 Augusta Avenue	253 Augusta Avenue	170 Baldwin Street

171 Baldwin Street	20 1/2 Bellevue Avenue	75 Bellevue Avenue
172 Baldwin Street	22 Bellevue Avenue	76 Bellevue Avenue
173 Baldwin Street	24 Bellevue Avenue	77 Bellevue Avenue
173R Baldwin Street	25 Bellevue Avenue	78 Bellevue Avenue
174 Baldwin Street	26 Bellevue Avenue	79 Bellevue Avenue
175 Baldwin Street	27 Bellevue Avenue	80 Bellevue Avenue
176 Baldwin Street	30 Bellevue Avenue	81 Bellevue Avenue
178 Baldwin Street	32 Bellevue Avenue	82 Bellevue Avenue
180 Baldwin Street	34 Bellevue Avenue	84 Bellevue Avenue
181 Baldwin Street	34A Bellevue Avenue	86 Bellevue Avenue
182 Baldwin Street	35 Bellevue Avenue	87 Bellevue Avenue
184 Baldwin Street	36 Bellevue Avenue	88 Bellevue Avenue
185 Baldwin Street	38 Bellevue Avenue	90 Bellevue Avenue
185A Baldwin Street	40 Bellevue Avenue	91 Bellevue Avenue
186 Baldwin Street	42 Bellevue Avenue	92 Bellevue Avenue
187 Baldwin Street	43 Bellevue Avenue	95 Bellevue Avenue
188 Baldwin Street	44 Bellevue Avenue	98 Bellevue Avenue
189 Baldwin Street	45 Bellevue Avenue	99 Bellevue Avenue
189A Baldwin Street	47 Bellevue Avenue	100 Bellevue Avenue
189R Baldwin Street	48 Bellevue Avenue	102 Bellevue Avenue
190 Baldwin Street	49 Bellevue Avenue	103 Bellevue Avenue
191 Baldwin Street	50 Bellevue Avenue	104 Bellevue Avenue
191A Baldwin Street	51 Bellevue Avenue	106 Bellevue Avenue
191R Baldwin Street	52 Bellevue Avenue	108 Bellevue Avenue
192 Baldwin Street	53 Bellevue Avenue	110 Bellevue Avenue
193 Baldwin Street	54 Bellevue Avenue	112 Bellevue Avenue
193 1/2 Baldwin Street	55 Bellevue Avenue	114 Bellevue Avenue
194 Baldwin Street	56 Bellevue Avenue	116 Bellevue Avenue
195 Baldwin Street	57 Bellevue Avenue	118 Bellevue Avenue
196 Baldwin Street	58 Bellevue Avenue	120 Bellevue Avenue
197 1/2 Baldwin Street	59 Bellevue Avenue	122 Bellevue Avenue
198 Baldwin Street	60 Bellevue Avenue	132 Bellevue Avenue
199 Baldwin Street	61 Bellevue Avenue	11 Carlyle Street
2 Bellevue Avenue	61A Bellevue Avenue	15 Carlyle Street
4 Bellevue Avenue	62 Bellevue Avenue	3 Casimir Street
5 Bellevue Avenue	63 Bellevue Avenue	4 Casimir Street
6 Bellevue Avenue	64 Bellevue Avenue	5 Casimir Street
8 Bellevue Avenue	65 Bellevue Avenue	6 Casimir Street
10 Bellevue Avenue	66 Bellevue Avenue	7 Casimir Street
10R Bellevue Avenue	66A Bellevue Avenue	8 Casimir Street
12 Bellevue Avenue	67 Bellevue Avenue	9A Casimir Street
14 Bellevue Avenue	68 Bellevue Avenue	11 Casimir Street
16 Bellevue Avenue	69 Bellevue Avenue	12 Casimir Street
16 1/2 Bellevue Avenue	70 Bellevue Avenue	401 College Street
18 Bellevue Avenue	71 Bellevue Avenue	128 Denison Avenue
18 1/2 Bellevue Avenue	72 Bellevue Avenue	130 Denison Avenue
20 Bellevue Avenue	73 Bellevue Avenue	132 Denison Avenue

133 Denison Avenue	8 Glen Baillie Place	34 Kensington Avenue
134 Denison Avenue	9 Glen Baillie Place	35 Kensington Avenue
136 Denison Avenue	10 Glen Baillie Place	36 Kensington Avenue
137 Denison Avenue	11 Glen Baillie Place	37 Kensington Avenue
138 Denison Avenue	12 Glen Baillie Place	38 Kensington Avenue
139 Denison Avenue	13 Glen Baillie Place	39 Kensington Avenue
140 Denison Avenue	15 Glen Baillie Place	40 Kensington Avenue
141 Denison Avenue	2 Hickory Street	41 Kensington Avenue
142 Denison Avenue	6 Hickory Street	42 Kensington Avenue
142R Denison Avenue	10 Hickory Street	43 Kensington Avenue
144 Denison Avenue	12 Hickory Street	44 Kensington Avenue
145 Denison Avenue	14 Hickory Street	45 Kensington Avenue
146 Denison Avenue	14A Hickory Street	46 Kensington Avenue
146A Denison Avenue	2 Kensington Avenue	47 Kensington Avenue
147 Denison Avenue	3 Kensington Avenue	48 Kensington Avenue
148 Denison Avenue	4 Kensington Avenue	49 Kensington Avenue
149 Denison Avenue	5 Kensington Avenue	50 Kensington Avenue
151 Denison Avenue	6 Kensington Avenue	51 Kensington Avenue
153 Denison Avenue	7 Kensington Avenue	52 Kensington Avenue
155 Denison Avenue	8 Kensington Avenue	53 Kensington Avenue
157 Denison Avenue	9 Kensington Avenue	54 Kensington Avenue
6 Denison Square	10 Kensington Avenue	55 Kensington Avenue
12 Denison Square	10A Kensington Avenue	60 Kensington Avenue
14 Denison Square	11 Kensington Avenue	64 Kensington Avenue
16 Denison Square	12 Kensington Avenue	66 Kensington Avenue
18 Denison Square	12A Kensington Avenue	70 Kensington Avenue
20 Denison Square	13 Kensington Avenue	71 Kensington Avenue
22 Denison Square	14 Kensington Avenue	72 Kensington Avenue
24 Denison Square	15 Kensington Avenue	73 Kensington Avenue
26 Denison Square	16 Kensington Avenue	74 Kensington Avenue
28 Denison Square	17 Kensington Avenue	76 Kensington Avenue
560 Dundas Street West	18 Kensington Avenue	78 Kensington Avenue
594 Dundas Street West	19 Kensington Avenue	2 Kensington Place
1 Fitzroy Terrace	20 Kensington Avenue	4 Kensington Place
3 Fitzroy Terrace	21 Kensington Avenue	6 Kensington Place
3A Fitzroy Terrace	22 Kensington Avenue	8 Kensington Place
4 Fitzroy Terrace	23 Kensington Avenue	10 Kensington Place
5 Fitzroy Terrace	24 Kensington Avenue	12 Kensington Place
6 Fitzroy Terrace	25 Kensington Avenue	14 Kensington Place
7 Fitzroy Terrace	26 Kensington Avenue	16 Kensington Place
8 Fitzroy Terrace	27 Kensington Avenue	18 Kensington Place
9 Fitzroy Terrace	28 Kensington Avenue	20 Kensington Place
2 Glen Baillie Place	29 Kensington Avenue	22 Kensington Place
4 Glen Baillie Place	30 Kensington Avenue	24 Kensington Place
5 Glen Baillie Place	31 Kensington Avenue	26 Kensington Place
6 Glen Baillie Place	32 Kensington Avenue	28 Kensington Place
7 Glen Baillie Place	33 Kensington Avenue	30 Kensington Place

38 Kensington Place	32 Lippincott Street	51 Nassau Street
1 Leonard Avenue	34 Lippincott Street	52 Nassau Street
1A Leonard Avenue	36 Lippincott Street	53 Nassau Street
3 Leonard Avenue	38 Lippincott Street	54 Nassau Street
5 Leonard Avenue	40 Lippincott Street	55 Nassau Street
7 Leonard Avenue	42 Lippincott Street	56 Nassau Street
9 Leonard Avenue	44 Lippincott Street	57 Nassau Street
11 Leonard Avenue	46 Lippincott Street	58 Nassau Street
15 Leonard Avenue	48 Lippincott Street	59 Nassau Street
17 Leonard Avenue	50 Lippincott Street	60 Nassau Street
25 Leonard Avenue	52 Lippincott Street	60A Nassau Street
1 Leonard Place	6 Littlehayes Lane	61 Nassau Street
3 Leonard Place	3 Nassau Street	68 Nassau Street
5 Leonard Place	6 Nassau Street	69 Nassau Street
1 Lippincott Street	8 Nassau Street	70 Nassau Street
2 Lippincott Street	10 Nassau Street	71 Nassau Street
3 Lippincott Street	12 Nassau Street	72 Nassau Street
5 Lippincott Street	14 Nassau Street	73 Nassau Street
6 Lippincott Street	16 Nassau Street	74 Nassau Street
7 Lippincott Street	18 Nassau Street	75 Nassau Street
8 Lippincott Street	18A Nassau Street	78 Nassau Street
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9 Lippincott Street	20 Nassau Street	79 Nassau Street
9R Lippincott Street	22 Nassau Street	80 Nassau Street
10 Lippincott Street	24 Nassau Street	82 Nassau Street
11 Lippincott Street	26 Nassau Street	84 Nassau Street
11A Lippincott Street	28 Nassau Street	90 Nassau Street
11 1/2 Lippincott Street	29 Nassau Street	92 Nassau Street
12 Lippincott Street	30 Nassau Street	94 Nassau Street
13 Lippincott Street	31 Nassau Street	96 Nassau Street
14 Lippincott Street	32 Nassau Street	98 Nassau Street
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16 Lippincott Street	34 Nassau Street	102 Nassau Street
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18 Lippincott Street	36 Nassau Street	106 Nassau Street
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27 Lippincott Street	46 Nassau Street	122 Nassau Street
28 Lippincott Street	47 Nassau Street	122R Nassau Street
29 Lippincott Street	48 Nassau Street	124 Nassau Street
30 Lippincott Street	49 Nassau Street	132 Nassau Street
31 Lippincott Street	50 Nassau Street	136 Nassau Street

138 Nassau Street	49 Oxford Street	107 Oxford Street
7 Oxford Street	50 Oxford Street	108 Oxford Street
8A Oxford Street	51 Oxford Street	109 Oxford Street
8B Oxford Street	52 Oxford Street	110 Oxford Street
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19 Oxford Street	66 Oxford Street	123 Oxford Street
20 Oxford Street	67 Oxford Street	125 Oxford Street
21 Oxford Street	68 Oxford Street	6 St Andrew Street
22 Oxford Street	68A Oxford Street	8 St Andrew Street
23 Oxford Street	70 Oxford Street	10 St Andrew Street
25 Oxford Street	71 Oxford Street	13 St Andrew Street
26A Oxford Street	72 Oxford Street	14 St Andrew Street
26B Oxford Street	73 Oxford Street	15 St Andrew Street
26C Oxford Street	74 Oxford Street	17 St Andrew Street
27 Oxford Street	75 Oxford Street	20 St Andrew Street
28A Oxford Street	76 Oxford Street	23 St Andrew Street
28B Oxford Street	77 Oxford Street	27 St Andrew Street
29 Oxford Street	79 Oxford Street	28 St Andrew Street
30A Oxford Street	81 Oxford Street	30 St Andrew Street
30B Oxford Street	83 Oxford Street	32 St Andrew Street
30C Oxford Street	85 Oxford Street	34 St Andrew Street
31 Oxford Street	87 Oxford Street	1 Wales Avenue
32A Oxford Street	88 Oxford Street	3 Wales Avenue
32B Oxford Street	89 Oxford Street	5 Wales Avenue
32C Oxford Street	91 Oxford Street	7 Wales Avenue
32D Oxford Street	93 Oxford Street	9 Wales Avenue
32E Oxford Street	94 Oxford Street	11 Wales Avenue
33 Oxford Street	95 Oxford Street	13 Wales Avenue
34 Oxford Street	97 Oxford Street	15 Wales Avenue
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37 Oxford Street	99 Oxford Street	19 Wales Avenue
37A Oxford Street	100 Oxford Street	21 Wales Avenue
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43 Oxford Street	103 Oxford Street	27 Wales Avenue
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47 Oxford Street	105 Oxford Street	33 Wales Avenue
48 Oxford Street	106 Oxford Street	35 Wales Avenue

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