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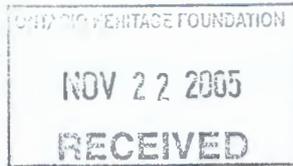
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cc. Paul King

Ulli S. Watkiss
City Clerk



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NOTICE OF ADOPTION OF BY-LAW NO. 887-2005
(Under the Ontario Heritage Act, R.S.O. 1990, c. O.18)

TAKE NOTICE that on October 28, 2005, Toronto City Council adopted By-law No. 887-2005, which designates the area shown on the attached map (Cabbagetown South Heritage Conservation District) as a Heritage Conservation District under Part V of the Ontario Heritage Act. The by-law also adopts the Heritage Conservation District Plan for Cabbagetown South, dated June 2005 and prepared by City of Toronto Heritage Preservation Services.

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: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 12th Floor, West, 100 Queen Street West, Toronto, Ontario M5H 2N2, no later than **December 21, 2005**.

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 \$125.00 payable by cheque to the Minister of Finance, Province of Ontario.

The By-law will come into force on December 22, 2005 if no notice of appeal is received on or before December 21, 2005.

Getting Additional Information:

Additional information is included in the Explanatory Note on the following page. Alternatively, contact Hamish Goodwin, Heritage Preservation Services, by telephone at 416-338-1077 or by e-mail at hgoodwin@toronto.ca.

Dated at the City of Toronto this 21st day of November 2005.

Ulli S. Watkiss,
CITY CLERK.

EXPLANATORY NOTE

District Designation By-law

On October 28, 2005, Toronto City Council adopted By-law No. 887-2005, which designated the area shown on the map attached to this note as the Cabbagetown South 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 and Guidelines prepared by Heritage Preservation Services, dated June 2005.

Alterations to Property

The purpose of By-law 887-2005 is to maintain the heritage character of the Cabbagetown South District. This is accomplished by requiring that certain alterations to buildings within the District conform to Guidelines which are included in the District Plan. Typically, these alterations only relate to portions of the property that are visible from the street (ie the façade). For example, no heritage permit is required for exterior work that is not visible from the street, interior work, landscaping, painting, and repairs using the same materials. However, if certain alterations to the exterior of the building are proposed, and they will be visible from the street, a heritage permit is required. If the proposal conforms to the Guidelines it can be approved by staff. Applications that do not conform to the Guidelines will be referred to City Council for consideration.

Demolition and Infill Development

Under By-law 887-2005, 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.

Individually Designated Properties (Part IV)

Properties that are designated under Part IV of the Act (individual designation) are not subject to the Guidelines in the District Plan but are protected by the individual designation by-laws. If such a designated building is demolished, the replacement building will become part of the Heritage Conservation District and be subject to the Guidelines.

Internet Resources

- City of Toronto By-law 1005-2001 contains more information regarding the general administration of Heritage Conservation Districts within Toronto. You can get a copy of this By-law from the City's website: www.toronto.ca/legdocs/bylaws/2001/law1005.pdf
- The Cabbagetown South Heritage Conservation District designation By-law is posted on the City's website at <http://www.toronto.ca/legdocs/bylaws/2005/law0887.pdf>
- A copy of the Cabbagetown South District Plan, which includes the Guidelines, is available at http://www.toronto.ca/heritage-preservation/heritage_districts.htm.

Further information

Further information can be obtained by contacting Hamish Goodwin, Heritage Preservation Services, by telephone at (416) 338-1077 or by e-mail at hgoodwin@toronto.ca.

Cabbagetown South Heritage Conservation District

