

Authority: Toronto Community Council Report No. 17, Clause No. 7,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 842-2000

**To amend further former City of Toronto By-law No. 70-93, being a By-law to adopt a
Community Improvement Plan for the Old Cabbagetown Community Improvement
Project Area.**

WHEREAS the Council of the former City of Toronto has, by By-law No. 538-92 passed August 10, 1992, designated the area known as the Old Cabbagetown Business Improvement Area as a Community Improvement Project Area; and

WHEREAS the Council of the former City of Toronto has, by By-law No. 70-93 passed January 11, 1993, adopted a community improvement plan for the Old Cabbagetown Community Improvement Project Area; and

WHEREAS the Council of the former City of Toronto has, by By-law No. 1997-0263 passed June 2, 1997, enacted Amendment No. 1 to the community improvement plan;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The Old Cabbagetown Community Improvement Plan, as adopted by By-law No. 70-93 of the former City of Toronto and as amended by By-law No. 1997-0263 of the former City is amended further by adopting the following:

The Old Cabbagetown Community Improvement Plan Amendment No. 2

1.0 Background:

On August 10, 1992, the former City of Toronto Council passed By-law No. 538-92 thereby designating the Old Cabbagetown Improvement Project Area as a Community Improvement Project Area for the purpose of implementing a range of public and private property improvement projects. The boundaries include the five and a half blocks of commercial frontage along Parliament Street between Wellesley Street and a half block south of Gerrard Street as well as Carlton and Gerrard Streets between Sherbourne and Parliament and a small shopping plaza within the St. James Town apartment complex.

On June 2, 1997, the former City of Toronto Council passed By-law No. 70-93 thereby adopting a Community Improvement Plan for the Old Cabbagetown Community Improvement Project Area for the purpose of participating in the City's Commercial Façade Improvement Grant Program. The Commercial Façade Improvement Grant Program has been in operation for three years in the Old Cabbagetown Community Improvement Project Area and will continue into 2001 and could be extended on a year by year basis, at the discretion of the Commissioner of Economic Development, Culture and Tourism.

2.0 Authority provided by Section 28 of the Planning Act and the former City of Toronto Official Plan

(a) Section 28 of the Planning Act

The intent of Section 28 of the Planning Act is to provide jurisdiction for municipalities to undertake a broad range of community improvement initiatives which address the economic and social well-being of the community and may have regard for area specific concerns such as deficiencies in public amenities or the poor condition of buildings.

The Old Cabbagetown area has prominence with both the local downtown community and visitors and tourists. While this area does not suffer from blight, it has experienced retail changes which include a change in the retailing mix, turnover and vacancy, deterioration of building facades, including many historic buildings and changes in rent and tax structures.

(b) Section 15 of the former City of Toronto Official Plan

Section 15 of the former City of Toronto Official Plan contains community improvement policies, which include the broad goal of economic and social well being, objectives of community improvement programs and activities, measures to be used by Council and objectives with respect to commercial area improvement. In selecting areas for community improvement, considerations which need to be taken into account include the need for improved appearance or increased public amenities, the efforts of local business associations to promote their area, opportunities to co-ordinate improvements with other public works and the priority given to retail strips.

Planning policy reflects a desire to support the Old Cabbagetown Community as a retail strip and to assist the Old Cabbagetown Business Improvement Area in their efforts to revitalize the area. Adding the option of allowing payments of cash to property owners as outlined in this amendment is consistent with these policies and approaches and meets the selection criteria set out in the Official Plan.

3.0 Review of implementation within the existing Old Cabbagetown Community Improvement Plan

The existing facade improvement program has been in place since 1997. In the last three years, fifteen grant applications with the Cabbagetown neighbourhood have been approved. \$200,000.00 in City funds has been allocated to the program. To date, the private sector investment spin-off related to these applications has been substantial: approximately \$185,000 has been spent on exterior renovations and \$360,000 has been spent on interior work.

4.0 Other Community Improvement Initiatives in the area

Community improvement through facade renovations is the purpose of this amendment to the existing Community Improvement Plan. Facade improvements in the area should be considered as part of a comprehensive strategy to improve the quality of life in this very urban and dense community.

5.0 Nature and Implementation of the Community Improvement Plan Amendment

(a) Nature of amendment

The Community Improvement Plan as it existed before this amendment provided only one option for funding façade improvement, grants that are provided as tax credits on the tax bill. These provisions are amended to also allow the payment of the grant made in cash to the property owner following satisfactory inspection of the approved improvement by City staff.

(b) Applicability of the Community Improvement Plan

The Community Improvement Plan includes a map containing the existing Community Improvement Project Area that includes the five and a half blocks of commercial frontage along Parliament Street between Wellesley Street and a half block south of Gerrard Street as well as Carlton and Gerrard Streets between Sherbourne and Parliament and a small shopping plaza within the St. James Town apartment complex. The amended policies of the Plan apply throughout the entire Project Area.

(c) Implementation of proposed amendment

Consultations have been held with the Old Cabbagetown BIA and area Councillors. The existing facade improvement program has been implemented with the co-operation of a community-based committee, which reviews facade improvement applications.

On June 2, 1997, the former City of Toronto Council authorized the Director of Economic Development to approve commercial facade grants in accordance with the Community Improvement Plan. This process has worked well and will be continued within this community improvement area. The process will continue to include liaison with Heritage Preservation Services as appropriate, given the large number of historic buildings. The Managing Director of Economic Development will undertake implementation of the program. Economic Development staff have been consulted and concur with the contents of this report.

Other than the amendments set out above, the program details, eligibility and application process are unchanged from the initial Plan approved by the former City of Toronto Council and as amended by By-law No. 1997-0263 of the former City.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)