

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. 843-2000

**To amend former City of Toronto By-law No. 1997-0264, being a By-law to adopt a
Community Improvement Plan for the Dundas Street West Junction/Malta Village
Community Improvement Project Area.**

WHEREAS the Council of the former City of Toronto has, by By-law No. 1997-0055 passed January 13, 1997, designated lands in the Dundas Street West Junction/Malta Village as a Community Improvement Project Area; and

WHEREAS the Council of the former City of Toronto has, by By-law No. 1997-0264 passed June 2, 1997, adopted a community improvement plan for the Dundas Street West Junction/Malta Village Community Improvement Project Area;

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

1. The Dundas Street West Junction/Malta Village Community Improvement Plan, as adopted by By-law No. 1997-0264 of the former City of Toronto is amended by adopting the following:

The Dundas Street West Junction/Malta Village Community Improvement Plan Amendment No. 1

1.0 Background:

On January 13, 1997, the former City of Toronto Council passed By-law No. 1997-0055 thereby designating the Dundas Street West Junction/Malta Village 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 are generally along Dundas Street West, from Annette Street to Runnymede Road.

On June 2, 1997, the former City of Toronto Council passed By-law No. 1997-0264 thereby adopting a Community Improvement Plan for the Dundas Street West Junction/Malta Village Community Improvement Project Area. A number of community improvement initiatives have been undertaken in this area including a Commercial Facade Improvement Grant Program. The Commercial Façade Improvement Grant Program has been in operation for a number of years in the Dundas Street West Junction/Malta Village Community Improvement Project Area. Further, the Program has been approved for an extension which will continue the Program until the end of 2001.

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.

This area of Dundas Street West has prominence with both the local 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 Dundas Street West Junction/Malta Village as a retail strip and to assist the Junction Gardens Business Improvement Area and the Malta Village Business Association 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 Dundas Street West Junction/Malta Village Community Improvement Plan

The existing facade improvement program has been in place since September 4, 1997. In the last 3 years, 27 grant applications have been approved. \$200,000 in City funds has been allocated to the program with an additional \$155,000 for 2000. To date, the private sector investment spin-off related to these applications has been substantial: approximately \$440,000 has been spent on exterior renovations and \$1,175,000 has been spent on interior work.

4.0 Other Community Improvement Initiatives in the area

Community improvement through facade renovations is the principal purpose of this amendment to the existing Community Improvement Plan. Other community improvement initiatives in this area which the City has been working on over the past four years include the provision of open space, the provision of parking and streetscape improvements. Facade improvement 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 facade 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 generally along Dundas Street West between Annette Street and Runnymede Road. The amended policies of the Plan apply throughout the entire Project Area.

(c) Implementation of proposed amendment

Consultations have been held with the West Toronto Junction Team, including representatives of the Junction Gardens Business Improvement Area and the Malta Village Business Association, and area Councillors. The existing facade improvement program along Dundas Street West between Annette Street and Runnymede Road has been implemented with the co-operation of a community-based committee which reviews facade improvement applications. Improvement design guidelines for modern or older buildings with modern facades and for older buildings which retain all or portions of their original character are set out in the original Plan.

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. Implementation of the program will be undertaken by the Managing Director of Economic Development. 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.

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

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)