

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. 844-2000

**To amend further former City of Toronto By-law No. 71-93,
being a By-law to adopt a Community Improvement Plan for the
Parkdale Village Community Improvement Project Area.**

WHEREAS the Council of the former City of Toronto has, by By-law No. 539-92 passed August 10, 1992, designated the area known as the Parkdale Village Business Improvement Area as a Community Improvement Project Area; and

WHEREAS the Council of the former City of Toronto has, by By-law No. 71-93 passed January 11, 1993, adopted a community improvement plan for the Parkdale Village Community Improvement Project Area; and

WHEREAS the Council of the former City of Toronto has, by By-law No. 1997-0262 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 Parkdale Village Community Improvement Plan, as adopted by By-law No.71-93 of the former City of Toronto and as amended by By-law No. 1997-0262 of the former City is amended further by adopting the following:

The Parkdale Village Community Improvement Plan Amendment No. 2

1.0 Background:

On August 10, 1992, the former City of Toronto Council passed By-law No. 539-92 thereby designating the Parkdale Village Business Improvement 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 Queen Street West between Dufferin Street and Jameson Avenue, more specifically including all those properties comprising the Parkdale Business Improvement Area. The current Plan contains a map which defines the boundaries of the Parkdale Village Community Improvement Project Area, the area being consistent with the Project Area by-laws adopted by the former City of Toronto Council as By-law No. 71-93 as amended by By-law No. 1997-0262.

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 Parkdale 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 retail 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 Parkdale Village as a retail strip and to assist the Parkdale Village BIA in their efforts to revitalize the area. By 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 Parkdale Village Community Improvement Plan

The existing facade improvement program has been in place since 1997. In the last three years, twelve grant applications have been approved. \$61,000 in City funds has been allocated to the program with an additional \$10,000 for 2000. To date, the private sector investment spin-off related to these applications has been low to moderate: approximately \$60,000 has been spent on exterior renovations and \$40,000 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 10 years include the Parkdale Gardens, the Parkdale Fountain, street signs and the Parkdale Town Square. 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 between Queen Street West between Dufferin Street and Jameson Avenue, more specifically including all those properties comprising the Parkdale Business Improvement Area. The amended policies of the Plan apply throughout this entire Project Area.

(c) Implementation of proposed amendment

Consultations have been held with the Parkdale BIA, the Parkdale Liberty Economic Development Committee and area Councillors. The existing facade improvement program between Queen Street West between Dufferin Street and Jameson Avenue, more specifically including all those properties comprising the Parkdale Business Improvement Area. The amended policies of the Plan apply throughout the entire Project Area and 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)