

Authority: MM3.38, moved by Councillor Kristyn Wong-Tam, seconded by Councillor Pam McConnell, adopted as amended, by City of Toronto Council on February 10 and 11, 2015

CITY OF TORONTO

BY-LAW No. 277-2015

To designate Historic Yonge Street between Davenport Road and College Street as a Heritage Conservation District Study Area.

Whereas the area known locally as Historic Yonge Street between Davenport Road and College Street and shown outlined in bold on Schedule "A" attached to this by-law includes a concentration of residential/mixed use/commercial/main street properties that represent a key period in the City of Toronto's development and which may have cultural heritage significance; and

Whereas the purpose of a heritage conservation district study is to examine the character and appearance of an area to determine if the area should be preserved as a heritage conservation district and to consider and make recommendations with regard to the establishment of a district plan to guide changes to properties located within the district; and

Whereas the *Ontario Heritage Act* provides that if the council of a municipality undertakes a study of a heritage conservation district, the council may, by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year; and

Whereas the *Ontario Heritage Act* provides that a heritage conservation district study area by-law may prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures within the heritage conservation district study area;

The Council of the City of Toronto enacts:

1. The area shown outlined in bold on Schedule "A" attached this by-law (the "Historic Yonge Street Heritage Conservation District Study Area") is designated as a heritage conservation district study area for a period of one year from the date of enactment of this by-law.
2. The City shall undertake a heritage conservation district study in the Historic Yonge Street Heritage Conservation District Study Area in accordance with the requirements of the *Ontario Heritage Act*, for the purpose of examining the character and appearance of the area to determine if the area, or any part of the area should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.
3. During the period of one year from the date of enactment of this by-law (the "Study Period"), no person shall:
 - (a) alter or permit the alteration of any property situated in the Historic Yonge Street Heritage Conservation District Study Area, save and except for routine maintenance and repairs and the minor alterations not materially affecting the

property or any building or structure located on the property more particularly set out in Schedule "B" attached to this by-law; or

- (b) erect, demolish or remove or permit the erection, demolition or removal of any buildings or structures within the Historic Yonge Street Heritage Conservation District Study Area;
 - (c) despite subsection 3(a) above, where a property within the Historic Yonge Street Conservation District Study Area has been designated by by-law under Part IV of the *Ontario Heritage Act*, the Owner may apply to Council or the Minister of Tourism, Culture and Sport, as applicable, for consent to alter the property in accordance with section 33 or 34.5 (4) of the *Ontario Heritage Act*.
4. During the Study Period, Council may continue to designate properties in the Study Area under section 29 of the *Ontario Heritage Act*. Once designated, subsection 3(c) shall apply to the designated property.
 5. That portion of the property known municipally as 2 Bloor Street West located west of Mayfair Mews and within the Study Area boundary is not subject to this by-law.
 6. The City Clerk shall cause a copy of this by-law to be served upon the owners of all of the properties within the Historic Yonge Street Conservation District Study Area within 30 days of the passage of this by-law and upon 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*.

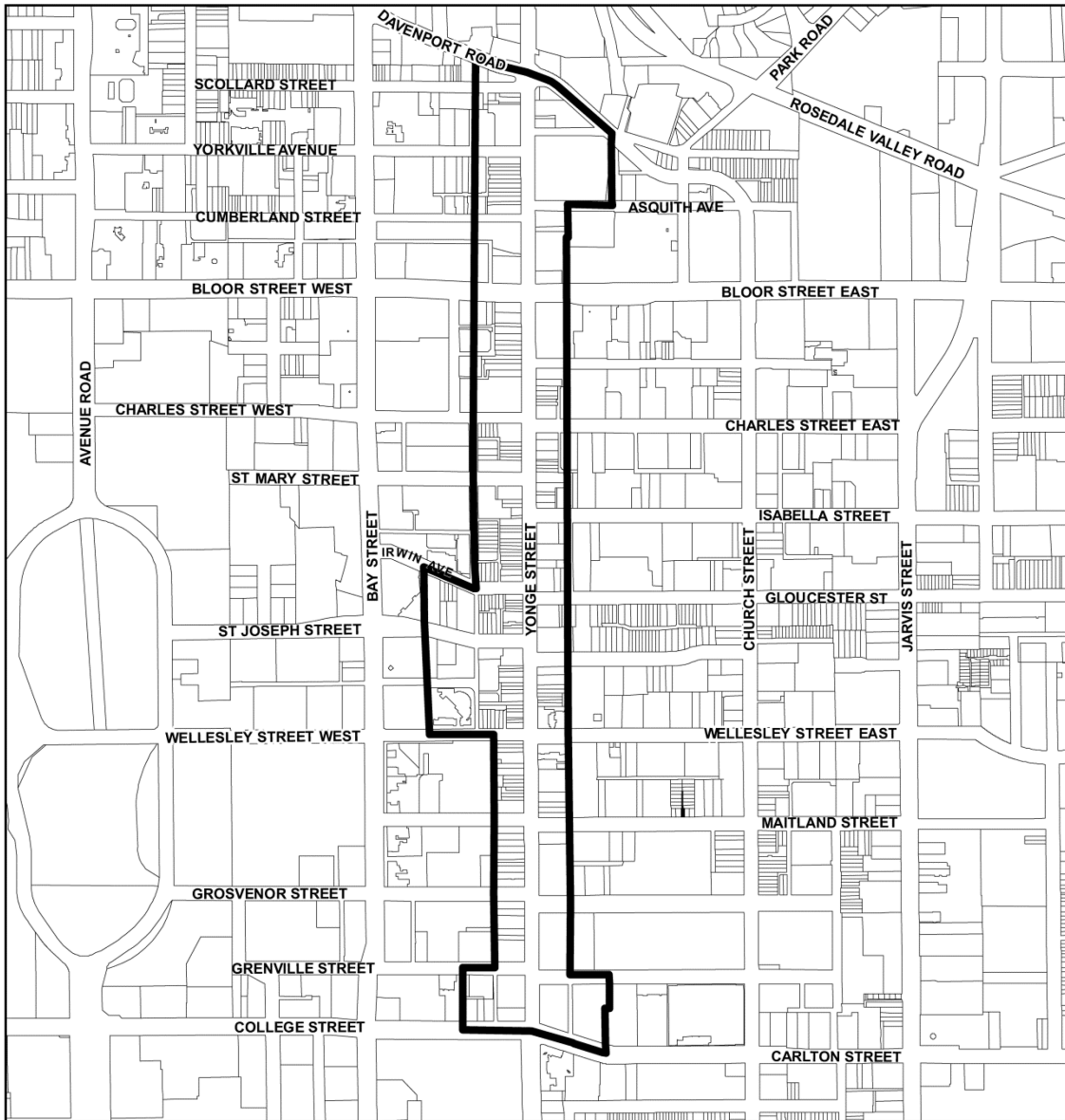
Enacted and passed on February 11, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
HISTORIC YONGE STREET HERITAGE CONSERVATION DISTRICT STUDY AREA



Study Area

**Historic Yonge Street
Heritage Conservation District**



Not to Scale
12/2/2014

SCHEDULE "B"
ROUTINE WORKS AND MINOR ALTERATIONS PERMITTED
DURING THE STUDY PERIOD

In accordance with subsection 3(a) of this by-law, the following shall be considered minor alterations not materially affecting the property or any building or structure located on the property that the owner of a property may carry out or permit to be carried out during the Study Period:

- Works on the interior of a building or structure that have no impact on the exterior of the building or structure;
- Installation, removal or alteration of signage, in accordance with Municipal Code Chapter 694, Signs, General.