Bill No. 1281

BY-LAW No. -2016

To designate the King-Spadina area between Simcoe Street to the east, Bathurst Street to the west, Richmond Street West to the north and Wellington Street and King Street West to the south as a Heritage Conservation District Study Area.

Whereas the area known locally as King-Spadina, between Simcoe Street to the east, Bathurst Street to the west, Richmond Street West to the north and Wellington Street and King Street West, to the south, shown outlined in bold on Schedule "A" attached to this by-law includes a concentration of residential/mixed use/commercial/park properties that represent a key period in the City of Toronto's development and which may have cultural heritage value; 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 district 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 "King-Spadina 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 of the King-Spadina 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 demolish or remove or permit the demolition or removal of any buildings or structures on those properties identified in Schedule "B" to this by-law as having the potential to be contributing properties within a King-Spadina Heritage Conservation District.
4. Despite section 3 of this by-law:

A. Any properties listed in Schedule "B" that have prior to the date of enactment of this by-law, obtained approval to demolish or remove buildings or structures located thereon, in accordance with a final zoning by-law amendment approval, shall be permitted to proceed with any such demolition or removal in accordance with the approval granted.

B. Any properties listed in Schedule "B" that during the one year term of this by-law, obtain final approval for a zoning by-law amendment, such amendments to have come into full force and effect, which amendment permits the demolition or removal of buildings or structures located on those properties, shall be permitted to proceed with any such demolition or removal in accordance with the approval granted.

5. The City Clerk shall cause a copy of this by-law to be served upon the owners of all of the properties within the King-Spadina Heritage Conservation District Study Area and upon the Ontario Heritage Trust within 30 days of the passage of this by-law and shall 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 December , 2016.

Frances Nunziata, Ulli S. Watkiss, Speaker City Clerk
(Seal of the City)
SCHEDULE "A"
KING-SPADINA HERITAGE CONSERVATION DISTRICT STUDY AREA
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