

Authority: MM23.41, by Councillor Joe Cressy, seconded by Councillor David Shiner, as adopted by City of Toronto Council on December 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 1186-2016

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*.

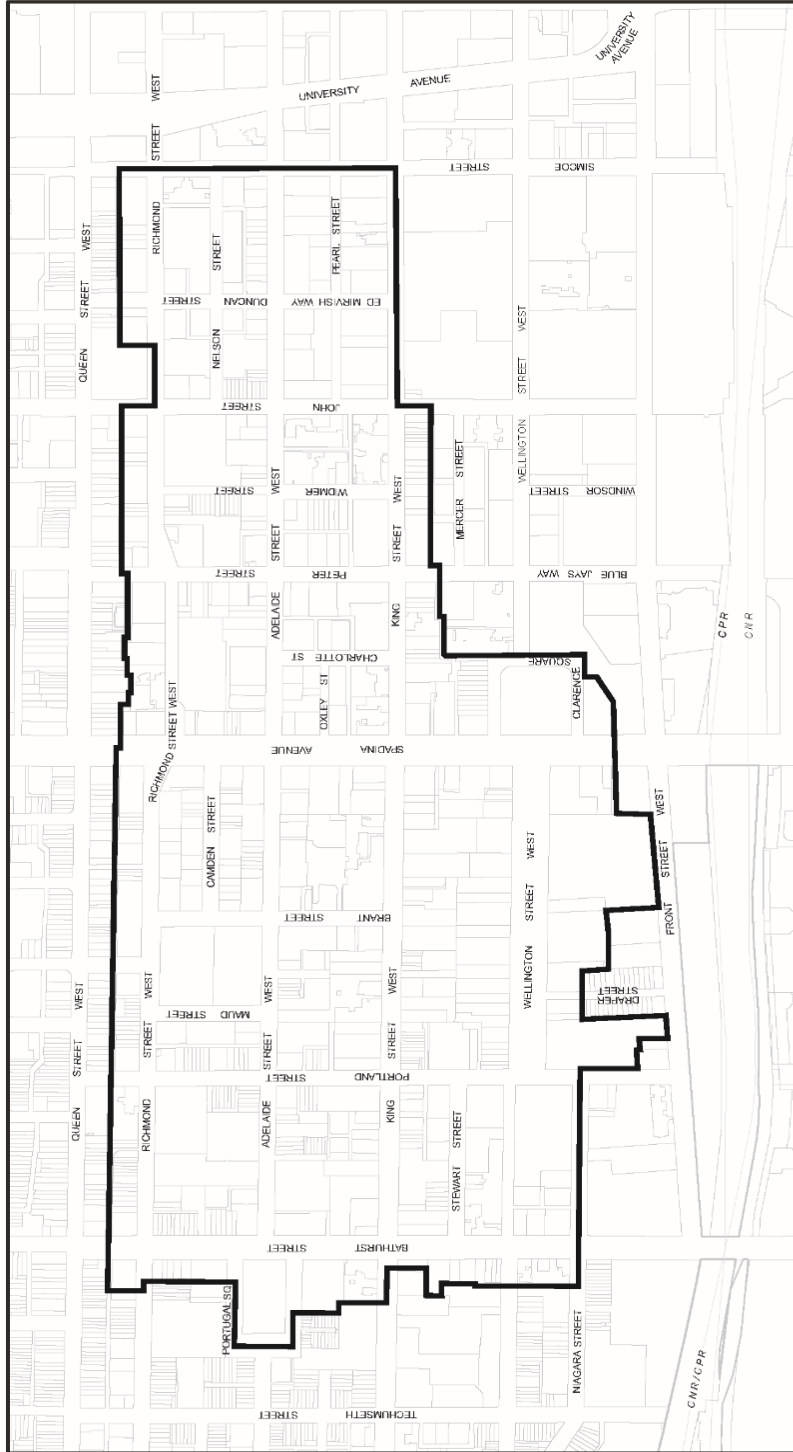
Enacted and passed on December 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A" KING-SPADINA HERITAGE CONSERVATION DISTRICT STUDY AREA



King-Spadina
Heritage Conservation District Study Area



SCHEDULE "B"
**LIST OF POTENTIALLY CONTRIBUTING PROPERTIES WITHIN A KING-
SPADINA HERITAGE CONSERVATION DISTRICT**

1 Adelaide Place
3 Adelaide Place
5 Adelaide Place
7 Adelaide Place
9 Adelaide Place
11 Adelaide Place
200 Adelaide Street West
208 Adelaide Street West
212 Adelaide Street West
224 Adelaide Street West
244 Adelaide Street West
257 Adelaide Street West
263 Adelaide Street West
266 Adelaide Street West
268 Adelaide Street West
270 Adelaide Street West
295 Adelaide Street West
302 Adelaide Street West
304 Adelaide Street West
306 Adelaide Street West
308 Adelaide Street West
312 Adelaide Street West
317 Adelaide Street West
331 Adelaide Street West
342 Adelaide Street West
345 Adelaide Street West
350 Adelaide Street West
352 Adelaide Street West
355 Adelaide Street West
358 Adelaide Street West
366 Adelaide Street West
379 Adelaide Street West
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47 Bathurst Street
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64 Bathurst Street
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131 Bathurst Street
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137 Bathurst Street
139 Bathurst Street
141 Bathurst Street
159 Bathurst Street
161 Bathurst Street
162 Bathurst Street
164 Bathurst Street
20 Brant Street
25 Brant Street
8 Camden Street
12 Camden Street
18 Camden Street
20 Camden Street
35 Camden Street
38 Camden Street
45 Camden Street
47 Camden Street
19 Charlotte Street
5 Clarence Square
6 Clarence Square
7 Clarence Square
8 Clarence Square
9 Clarence Square
10 Clarence Square
11 Clarence Square
12 Clarence Square
13 Clarence Square
14 Clarence Square
15 Clarence Square

16 Clarence Square
11 Duncan Street
14 Duncan Street
15 Duncan Street
19 Duncan Street
20 Duncan Street
30 Duncan Street
109 John Street
111 John Street
113 John Street
115 John Street
117 John Street
119 John Street
121 John Street
122 John Street
123 John Street
125 John Street
127 John Street
129 John Street
133 John Street
212 King Street West
214 King Street West
220 King Street West
260 King Street West
266 King Street West
276 King Street West
284 King Street West
287 King Street West
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619 King Street West
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642 King Street West
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663 King Street West
667 King Street West
668 King Street West
20 Maud Street

29 Nelson Street
10 Niagara Street
158 Pearl Street
77 Peter Street
82 Peter Street
118 Peter Street
120 Peter Street
122 Peter Street
124 Peter Street
134 Peter Street
67 Portland Street
98 Portland Street
102 Portland Street
105 Portland Street
107 Portland Street
124 Portland Street
126 Portland Street
127 Portland Street
128 Portland Street
130 Portland Street
135 Portland Street
139 Portland Street
141 Portland Street
143 Portland Street
145 Portland Street
9 Portugal Square
205 Richmond Street West
221 Richmond Street West
240 Richmond Street West
241 Richmond Street West
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269 Richmond Street West
275 Richmond Street West
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296 Richmond Street West
304 Richmond Street West
340 Richmond Street West
357 Richmond Street West
359 Richmond Street West
364 Richmond Street West
372 Richmond Street West
401 Richmond Street West
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579 Richmond Street West
600 Richmond Street West
602 Richmond Street West
620 Richmond Street West
100 Simcoe Street
24 Spadina Avenue
25 Spadina Avenue
46 Spadina Avenue
49 Spadina Avenue
57 Spadina Avenue
82 Spadina Avenue
96 Spadina Avenue
99 Spadina Avenue
110 Spadina Avenue
116 Spadina Avenue
117 Spadina Avenue
126 Spadina Avenue
129 Spadina Avenue
147 Spadina Avenue
46 Stewart Street
48 Stewart Street
50 Stewart Street
52 Stewart Street
54 Stewart Street
56 Stewart Street
60 Stewart Street
374 Wellington Street West
376 Wellington Street West
420 Wellington Street West
422 Wellington Street West
424 Wellington Street West
436 Wellington Street West
440 Wellington Street West
462 Wellington Street West
467 Wellington Street West
468 Wellington Street West
482 Wellington Street West

488 Wellington Street West
517 Wellington Street West
518 Wellington Street West
520 Wellington Street West
10 Widmer Street
12 Widmer Street
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