

Authority: Ontario Land Tribunal Memorandum of Oral Decision delivered on January 30, 2024, and Order issued on February 28, 2024, and Amending Order issued on August 20, 2024 in Tribunal File OLT-22-002749

## CITY OF TORONTO

### BY-LAW 1120-2024(OLT)

**To amend By-law 1111-2017 as amended by By-law 1241-2017 designating the King-Spadina Heritage Conservation District by adopting the revised King-Spadina Heritage Conservation District Plan.**

Whereas By-law 1111-2017 as amended by By-law 1241-2017 designating the King-Spadina Heritage Conservation District and adopting the King-Spadina Heritage Conservation District Plan was enacted by City Council at its meeting of October 2, 3 and 4, 2017, pursuant to Part V of the Ontario Heritage Act; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the property located in the King-Spadina Heritage Conservation District and listed in Schedule B to By-law 1111-2017 as amended by By-law 1241-2017 and on the Ontario Heritage Trust, and has caused the notice to be posted on the City's website 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; and

Whereas there was an objection to By-law 1111-2017 as amended by By-law 1241-2017 and an appeal of By-law 1111-2017 as amended by By-law 1241-2017 to the Ontario Municipal Board (and continued under the names of the Local Planning Appeal Tribunal and the Ontario Land Tribunal, respectively); and

Whereas the Ontario Land Tribunal Memorandum of Oral Decision and Order issued February 28, 2024, has allowed the appeal in part, and amended the by-law to adopt a revised King-Spadina Heritage Conservation District Plan as set out in the decision and order; and

Whereas the Ontario Land Tribunal Order issued on August 20, 2024 (the "Amending Order") to make an administrative amendment to update the approved development applications identified in Appendix "F" contained in Attachment C, replacing it with an consolidated Appendix "F" as appended in Attachment "A" to the Amending Order and attached as Schedule A to this By-Law, and to correct a technical or typographical error by deleting the Attachment "B" to the Order and replacing it with a revised Attachment "B", as appended to the Amending Order and attached as Schedule B in this By-Law;

The Ontario Land Tribunal orders:

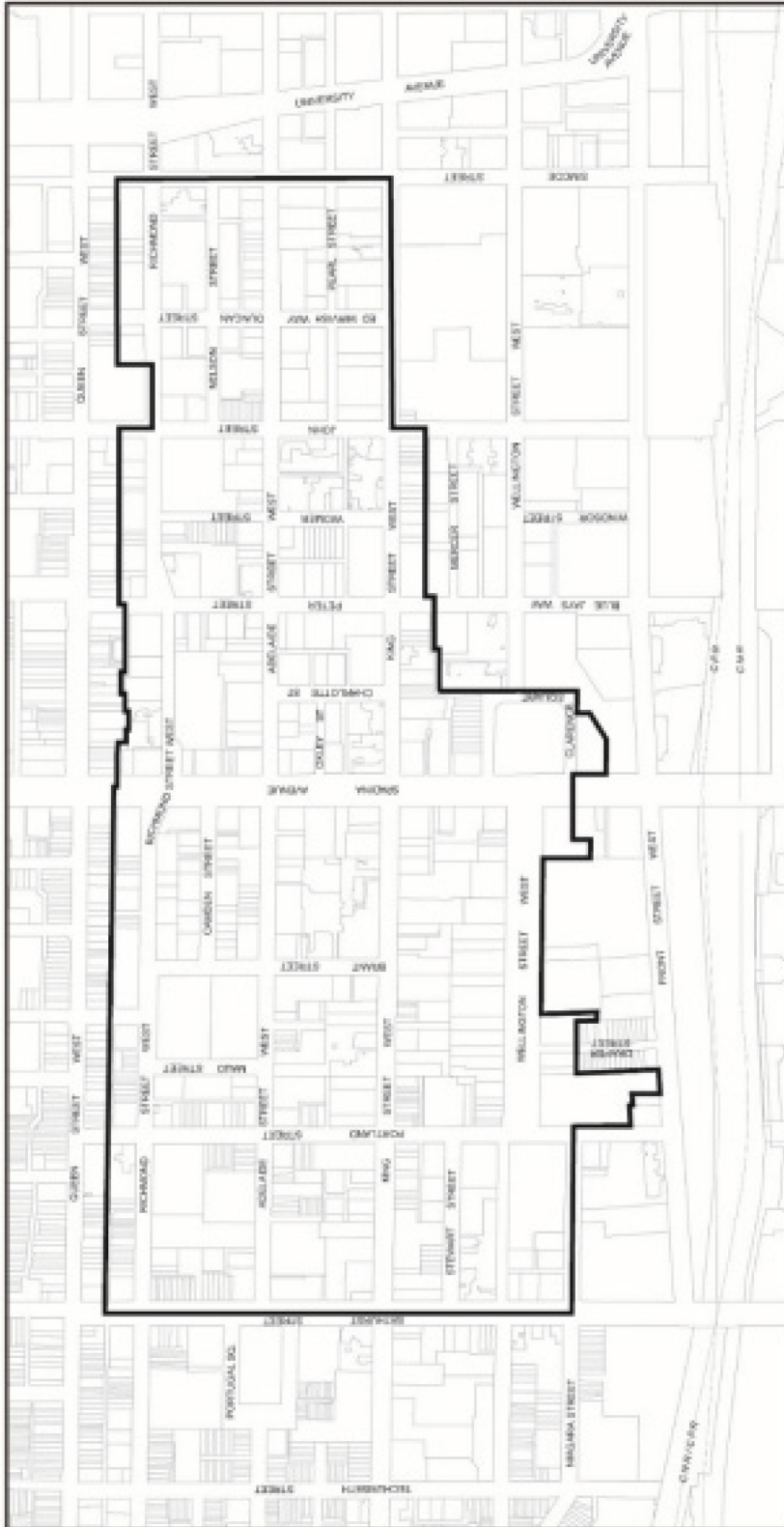
1. By-law 1111-2017 as amended by By-law 1241-2017 is amended by deleting paragraph 2 and replacing it with the following:

"The King-Spadina Heritage Conservation District Plan, revised February 2024 by the Order and August 2024 by the Amending Order is adopted as the district plan for the King-Spadina Heritage Conservation District."

2. A copy of the King-Spadina Heritage Conservation District Plan is available for inspection at the offices of the City of Toronto Planning Division, Heritage Planning, City Hall, 100 Queen Street West, Toronto, Ontario and on the City's website.
3. The City Clerk and the City Solicitor are authorized to cause a copy of the approval of By-law 1111-2017, as amended by By-law 1241-2017 and by the Order dated February 28, 2024 amended by the Ontario Land Tribunal Amending Order dated August 20, 2024, to be registered against title to the properties listed in Schedule B in the proper Land Registry Office and the City Clerk is authorized to cause notice of the approval of By-law 1111-2017, as amended by By-law 1241-2017 and by the Order dated February 28, 2024 and amended by Ontario Land Tribunal Amending Order dated August 20, 2024 to be served upon the Ontario Heritage Trust.
4. The City Clerk is authorized to serve a registered copy of this by-law to the Ontario Heritage Trust.

Ontario Land Tribunal Memorandum of Oral Decision delivered on January 30, 2024, and Order issued on February 28, 2024 and Amending Order issued on August 20, 2024, in Tribunal File OLT-22-002749.

SCHEDULE A



**Toronto**  
Plan Area

King Spadina  
Heritage Conservation District



Not to Scale  
June 2017

**SCHEDULE B****LIST OF PROPERTIES IN THE KING-SPADINA HERITAGE CONSERVATION DISTRICT**

1 Adelaide Place  
3 Adelaide Place  
5 Adelaide Place  
7 Adelaide Place  
9 Adelaide Place  
11 Adelaide Place  
20 Adelaide Place  
200 Adelaide Street West  
208 Adelaide Street West  
211 Adelaide Street West  
212 Adelaide Street West  
214 Adelaide Street West  
216 Adelaide Street West  
217 Adelaide Street West  
218 Adelaide Street West  
220 Adelaide Street West  
224 Adelaide Street West  
230 Adelaide Street West  
236 Adelaide Street West  
240 Adelaide Street West  
244 Adelaide Street West  
250 Adelaide Street West  
254 Adelaide Street West  
257 Adelaide Street West  
260 Adelaide Street West  
263 Adelaide Street West  
266 Adelaide Street West  
268 Adelaide Street West  
270 Adelaide Street West  
280 Adelaide Street West  
283 Adelaide Street West  
290 Adelaide Street West  
295 Adelaide Street West  
302 Adelaide Street West  
303 Adelaide Street West  
304 Adelaide Street West  
306 Adelaide Street West  
308 Adelaide Street West  
312 Adelaide Street West  
313 Adelaide Street West  
317 Adelaide Street West  
322 Adelaide Street West  
326 Adelaide Street West

328 Adelaide Street West  
330 Adelaide Street West  
331 Adelaide Street West  
342 Adelaide Street West  
345 Adelaide Street West  
348 Adelaide Street West  
350 Adelaide Street West  
352 Adelaide Street West  
353 Adelaide Street West  
354 Adelaide Street West  
355 Adelaide Street West  
358 Adelaide Street West  
363 Adelaide Street West  
364 Adelaide Street West  
366 Adelaide Street West  
379 Adelaide Street West  
380 Adelaide Street West  
383 Adelaide Street West  
384 Adelaide Street West  
387 Adelaide Street West  
393 Adelaide Street West  
399 Adelaide Street West  
410 Adelaide Street West  
422 Adelaide Street West  
424 Adelaide Street West  
425 Adelaide Street West  
426 Adelaide Street West  
428 Adelaide Street West  
430 Adelaide Street West  
432 Adelaide Street West  
434 Adelaide Street West  
438 Adelaide Street West  
440 Adelaide Street West  
443 Adelaide Street West  
444 Adelaide Street West  
445 Adelaide Street West  
447 Adelaide Street West  
449 Adelaide Street West  
450 Adelaide Street West  
451 Adelaide Street West  
453 Adelaide Street West  
461 Adelaide Street West  
480 Adelaide Street West  
487 Adelaide Street West  
490 Adelaide Street West  
495 Adelaide Street West  
497 Adelaide Street West  
499 Adelaide Street West

501 Adelaide Street West  
502 Adelaide Street West  
504 Adelaide Street West  
505 Adelaide Street West  
506 Adelaide Street West  
507 Adelaide Street West  
508 Adelaide Street West  
509 Adelaide Street West  
510 Adelaide Street West  
511 Adelaide Street West  
512 Adelaide Street West  
514 Adelaide Street West  
525 Adelaide Street West  
530 Adelaide Street West  
552 Adelaide Street West  
37 Bathurst Street  
47 Bathurst Street  
51 Bathurst Street  
103 Bathurst Street  
125 Bathurst Street  
129 Bathurst Street  
131 Bathurst Street  
133 Bathurst Street  
135 Bathurst Street  
137 Bathurst Street  
139 Bathurst Street  
141 Bathurst Street  
143 Bathurst Street  
145 Bathurst Street  
147 Bathurst Street  
149 Bathurst Street  
151 Bathurst Street  
153 Bathurst Street  
155 Bathurst Street  
157 Bathurst Street  
159 Bathurst Street  
161 Bathurst Street  
12 Brant Street  
19 Brant Street  
20 Brant Street  
23 Brant Street  
25 Brant Street  
39 Brant Street  
5 Camden Street  
8 Camden Street  
11 Camden Street  
12 Camden Street  
15 Camden Street

16 Camden Street  
18 Camden Street  
20 Camden Street  
21 Camden Street  
23 Camden Street  
23 ½ Camden Street  
29 Camden Street  
32 Camden Street  
35 Camden Street  
38 Camden Street  
39 Camden Street  
42 Camden Street  
45 Camden Street  
47 Camden Street  
49 Camden Street  
50 Camden Street  
51 Camden Street  
8 Charlotte Street  
11 Charlotte Street  
19 Charlotte Street  
36 Charlotte Street  
46 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  
25 Clarence Square  
14 Duncan Street  
15 Duncan Street  
19 Duncan Street  
20 Duncan Street  
26 Duncan Street  
30 Duncan Street  
11 Ed Mirvish Way  
86 John 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  
150 John Street  
212 King Street West  
214 King Street West  
220 King Street West  
224 King Street West  
260 King Street West  
266 King Street West  
276 King Street West  
284 King Street West  
287 King Street West  
291 King Street West  
293 King Street West  
295 King Street West  
297 King Street West  
299 King Street West  
300 King Street West  
301 King Street West  
305 King Street West  
315 King Street West  
317 King Street West  
319 King Street West  
321 King Street West  
322 King Street West  
325 King Street West  
327 King Street West  
335 King Street West  
343 King Street West  
350 King Street West  
355 King Street West  
357 King Street West  
365 King Street West  
367 King Street West  
369 King Street West  
370 King Street West  
373 King Street West  
383 King Street West  
387 King Street West  
388 King Street West  
389 King Street West  
391 King Street West

393 King Street West  
400 King Street West  
401 King Street West  
401R King Street West  
415 King Street West  
431 King Street West  
438 King Street West  
441 King Street West  
445 King Street West  
455 King Street West  
460 King Street West  
461 King Street West  
464 King Street West  
468 King Street West  
469 King Street West  
478 King Street West  
485 King Street West  
489 King Street West  
495 King Street West  
499 King Street West  
500 King Street West  
511 King Street West  
519 King Street West  
521 King Street West  
523 King Street West  
527 King Street West  
529 King Street West  
533 King Street West  
539 King Street West  
540 King Street West  
544 King Street West  
545 King Street West  
548 King Street West  
555 King Street West  
557 King Street West  
560 King Street West  
565 King Street West  
567 King Street West  
569 King Street West  
570 King Street West  
571 King Street West  
573 King Street West  
577 King Street West  
578 King Street West  
579 King Street West  
581 King Street West  
582 King Street West  
583 King Street West

587 King Street West  
589 King Street West  
595 King Street West  
600 King Street West  
602 King Street West  
603 King Street West  
609 King Street West  
613 King Street West  
615 King Street West  
617 King Street West  
619 King Street West  
620 King Street West  
621 King Street West  
622A King Street West  
624 King Street West  
626 King Street West  
629 King Street West  
636 King Street West  
642 King Street West  
645 King Street West  
650 King Street West  
662 King Street West  
663 King Street West  
668 King Street West  
20 Maud Street  
30 Maud Street  
1 Morrison Street  
7 Morrison Street  
10 Morrison Street  
10 Nelson Street  
21 Nelson Street  
29 Nelson Street  
10 Niagara Street  
20 Niagara Street  
30 Niagara Street  
38 Niagara Street  
16 Oxley Street  
25 Oxley Street  
150 Pearl Street  
158 Pearl Street  
77 Peter Street  
81 Peter Street  
82 Peter Street  
87 Peter Street  
92 Peter Street  
102 Peter Street  
108 Peter Street  
111 Peter Street

118 Peter Street  
120 Peter Street  
122 Peter Street  
124 Peter Street  
125 Peter Street  
126 Peter Street  
128 Peter Street  
129 Peter Street  
134 Peter Street  
137 Peter Street  
50 Portland Street  
66 Portland Street  
67 Portland Street  
75 Portland Street  
83 Portland Street  
85 Portland Street  
98 Portland Street  
100 Portland Street  
101 Portland Street  
102 Portland Street  
104 Portland Street  
105 Portland Street  
106 Portland Street  
107 Portland Street  
109 Portland Street  
115 Portland Street  
119 Portland Street  
120 Portland Street  
121 Portland Street  
122 Portland Street  
123 Portland Street  
124 Portland Street  
125 Portland Street  
126 Portland Street  
127 Portland Street  
128 Portland Street  
130 Portland Street  
132 Portland Street  
135 Portland Street  
137 Portland Street  
139 Portland Street  
141 Portland Street  
143 Portland Street  
145 Portland Street  
147 Portland Street  
156 Portland Street  
163 Portland Street  
199 Richmond Street West

205 Richmond Street West  
218 Richmond Street West  
221 Richmond Street West  
222 Richmond Street West  
224 Richmond Street West  
229 Richmond Street West  
230 Richmond Street West  
240 Richmond Street West  
241 Richmond Street West  
250 Richmond Street West  
259 Richmond Street West  
260 Richmond Street West  
269 Richmond Street West  
275 Richmond Street West  
277 Richmond Street West  
296 Richmond Street West  
300 Richmond Street West  
304 Richmond Street West  
318 Richmond Street West  
330 Richmond Street West  
340 Richmond Street West  
357 Richmond Street West  
359 Richmond Street West  
364 Richmond Street West  
372 Richmond Street West  
388 Richmond Street West  
401 Richmond Street West  
435 Richmond Street West  
444 Richmond Street West  
445 Richmond Street West  
446 Richmond Street West  
448 Richmond Street West  
450 Richmond Street West  
451 Richmond Street West  
452 Richmond Street West  
457 Richmond Street West  
460 Richmond Street West  
465 Richmond Street West  
471 Richmond Street West  
474 Richmond Street West  
476 Richmond Street West  
477 Richmond Street West  
478 Richmond Street West  
497 Richmond Street West  
500 Richmond Street West  
520 Richmond Street West  
525 Richmond Street West  
529 Richmond Street West

530 Richmond Street West  
530R Richmond Street West  
532 Richmond Street West  
533 Richmond Street West  
534 Richmond Street West  
536 Richmond Street West  
538 Richmond Street West  
540 Richmond Street West  
542 Richmond Street West  
543 Richmond Street West  
544 Richmond Street West  
546 Richmond Street West  
548 Richmond Street West  
548A Richmond Street West  
550R Richmond Street West  
552 Richmond Street West  
555 Richmond Street West  
556 Richmond Street West  
579 Richmond Street West  
582 Richmond Street West  
586 Richmond Street West  
589 Richmond Street West  
590 Richmond Street West  
591 Richmond Street West  
592 Richmond Street West  
594 Richmond Street West  
596 Richmond Street West  
598 Richmond Street West  
600 Richmond Street West  
602 Richmond Street West  
604 Richmond Street West  
604R Richmond Street West  
608 Richmond Street West  
610 Richmond Street West  
612 Richmond Street West  
614 Richmond Street West  
616 Richmond Street West  
618 Richmond Street West  
620 Richmond Street West  
100 Simcoe Street  
116 Simcoe Street  
126 Simcoe Street  
140 Simcoe Street  
168 Simcoe Street  
24 Spadina Avenue  
38 Spadina Avenue  
46 Spadina Avenue  
49 Spadina Avenue

55 Spadina Avenue  
57 Spadina Avenue  
58 Spadina Avenue  
62 Spadina Avenue  
64 Spadina Avenue  
78 Spadina Avenue  
82 Spadina Avenue  
96 Spadina Avenue  
99 Spadina Avenue  
101 Spadina Avenue  
105 Spadina Avenue  
110 Spadina Avenue  
116 Spadina Avenue  
117 Spadina Avenue  
123 Spadina Avenue  
125 Spadina Avenue  
126 Spadina Avenue  
127 Spadina Avenue  
129 Spadina Avenue  
139A Spadina Avenue  
141 Spadina Avenue  
147 Spadina Avenue  
150 Spadina Avenue  
161 Spadina Avenue  
7 Stewart Street  
20 Stewart Street  
32 Stewart Street  
46 Stewart Street  
48 Stewart Street  
50 Stewart Street  
52 Stewart Street  
54 Stewart Street  
56 Stewart Street  
60 Stewart Street  
2 Waterloo Terrace  
8 Waterloo Terrace  
374 Wellington Street West  
376 Wellington Street West  
378 Wellington Street West  
380 Wellington Street West  
400 Wellington Street West  
420 Wellington Street West  
422 Wellington Street West  
424 Wellington Street West  
432 Wellington Street West  
436 Wellington Street West  
456 Wellington Street West  
462 Wellington Street West

467 Wellington Street West  
468 Wellington Street West  
474 Wellington Street West  
482 Wellington Street West  
485 Wellington Street West  
488 Wellington Street West  
489 Wellington Street West  
496 Wellington Street West  
500 Wellington Street West  
504 Wellington Street West  
508 Wellington Street West  
517 Wellington Street West  
518 Wellington Street West  
520 Wellington Street West  
535 Wellington Street West  
8 Widmer Street  
10 Widmer Street  
11 Widmer Street  
12 Widmer Street  
14 Widmer Street  
16 Widmer Street  
18 Widmer Street  
20 Widmer Street  
21 Widmer Street  
30 Widmer Street  
40 Widmer Street  
42 Widmer Street  
44 Widmer Street  
46 Widmer Street  
48 Widmer Street  
50 Widmer Street  
52 Widmer Street  
54 Widmer Street  
56 Widmer Street