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NOTICE OF ADOPTION OF BY-LAW NO. 951-2008
(Under the Ontario Heritage Act, R.S.O. 1990, c. O.18)

TAKE NOTICE that on September 25, 2008 Toronto City Council adopted By-law 951-2008, which designates the area shown on the attached map Riverdale Phase 1 Heritage Conservation District as a Heritage Conservation District under Part V of the Ontario Heritage Act. The by-law also adopts the Heritage Conservation District Plan for the Riverdale Phase 1 District dated May 2008.

Any person who objects to the By-law may appeal to the Ontario Municipal Board by filing a notice of appeal with the City Clerk, Attention Frances Pritchard, Acting Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, Toronto ON, M5H 2N2, no later than October 31, 2008.

A Notice of Appeal must:

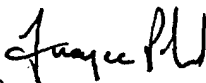
- (1) set out the objection and the reasons in support of the objection; and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by cheque to the Minister of Finance, Province of Ontario.

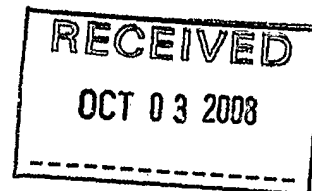
The By-law will come into force on November 1, 2008, if no notice of appeal is received on or before October 31, 2008.

Getting Additional Information:

Additional information is included in the Explanatory Note on the following page. Alternatively, contact Heritage Preservation Services, by telephone at 416-338-1077 or by e-mail at heritagepreservation@toronto.ca.

Dated at the City of Toronto this October 1, 2008.


Ulli S. Watkiss,
CITY CLERK.



EXPLANATORY NOTE

District Designation By-law

On September 25, 2008, Toronto City Council adopted By-law No. 951-2008, which designated the area shown on the map attached to this note as the Riverdale Phase 1 Heritage Conservation District (the District) under Part V of the Ontario Heritage Act (the Act). The By-law also adopts the Heritage Conservation District Plan and Guidelines, dated May 2008.

Alterations to Property

The purpose of By-law No. 951-2008, is to maintain the heritage character of the Riverdale Phase 1 Heritage Conservation District. This is accomplished by requiring certain alterations to buildings within the District to conform to Guidelines which are included in the District Plan. Typically, these alterations only relate to portions of the property that are visible from the street (ie the façade). For example, no heritage permit is required for exterior work that is not visible from the street, interior work, painting, and repairs using the same materials. If the proposal conforms to the Guidelines it can be approved by staff. Applications that do not conform to the Guidelines will be referred to City Council for consideration.

Demolition and Infill Development

Under By-law 951-2008, owners of property are required to apply for a heritage permit before demolishing any building in the District. Demolition applications are referred to City Council for consideration. If City Council refuses the permit, the applicant may appeal to the Ontario Municipal Board. New (infill) construction must contribute to the heritage character of the District, as per the District Guidelines.

Internet Resources

A copy of the District Plan, which includes the Guidelines, is available at http://www.toronto.ca/heritage-preservation/heritage_districts.htm.

Further information

Further information can be obtained by contacting Heritage Preservation Services, by telephone at (416) 338-1077 or by e-mail at heritagepreservation@toronto.ca.