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APR 11 2017

ONTARIO HERITAGE ACT

NOTICE OF PASSING OF BY-LAW NO. 232-2017
(Under the Ontario Heritage Act)

TAKE NOTICE that the City of Toronto passed By-law No. 232-2017 on the 9th day of March, 2017, to designate the Garden District Heritage Conservation District under Part V of the Ontario Heritage Act. The by-law also adopts the '*Garden District Heritage Conservation District Plan*', dated November 2016 as the district plan.

A copy of the By-law, an explanation of the purpose and effect of the By-law, and a map showing the location of the lands to which the By-law applies, are attached. In lieu of a key map, a map of the subject lands is reproduced in this notice as Schedule "A" to the By-law.

Take notice that an appeal to the Ontario Municipal Board in respect to all or part of this By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Ellen Devlin**, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor West, Toronto, ON M5H 2N2, no later than **May 8, 2017**.

A Notice of Appeal will:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal:

Any person who objects to By-law No. 232-2017 may appeal this By-law to the Ontario Municipal Board.

Getting Additional Information:

A copy of the By-law and background information is available for public inspection during regular office hours at the Toronto and East York Community Council, City Clerk's Office, Toronto City Hall, 2nd Floor West.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 7th day of April, 2017.

Ulli S. Watkiss,
CITY CLERK

Owner: Various
Authority: Item TE21.12 - Toronto and East York Community Council

**PURPOSE AND EFFECT OF
BY-LAW NO. 232-2017**

The purpose and effect of By-law No. 232-2017 is to conserve and enhance the heritage character of the Garden District Heritage Conservation District. This is accomplished by requiring heritage permit applications for certain types of alterations visible from the street to buildings and structures within the District. If the proposed alteration conforms to the District Policies and Guidelines it can be approved by staff. Applications that do not conform to the District Policies and Guidelines will be referred to City Council for consideration. No heritage permit is required for painting, repair, maintenance, weatherproofing, exterior lights, landscaping, and seasonal installations.

Under By-law 232-2017, owners of property are required to apply for a heritage permit before demolishing or removing any building in the District, or erecting any new building in the District. Applications are referred to City Council for consideration. If City Council refuses the permit, the applicant may appeal to the Ontario Municipal Board.

Further information may be obtained by contacting Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services at 416-338-1083 at the Toronto and East York District Office.

A copy of the District Plan, which includes the District Policies and Guidelines
Link: <http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-99124.pdf>

Authority: Toronto and East York Community Council Item TE21.12, adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW No. 232-2017

To designate the Garden District Heritage Conservation District and adopt the Garden District Heritage Conservation District Plan.

Whereas City Council has authorized the establishment of the Garden District Heritage Conservation District and the adoption of the Garden District Heritage Conservation District Plan;

The Council of the City of Toronto enacts:

1. The area outlined by the heavy lines shown on the map attached as Schedule A and comprising the properties listed in Schedule B to this by-law is designated as a heritage conservation district under Part V of the *Ontario Heritage Act*, to be known as the Garden District Heritage Conservation District.
2. The Garden District Heritage Conservation District Plan, dated November, 2016, is adopted as the district plan for the Garden District Heritage Conservation District.

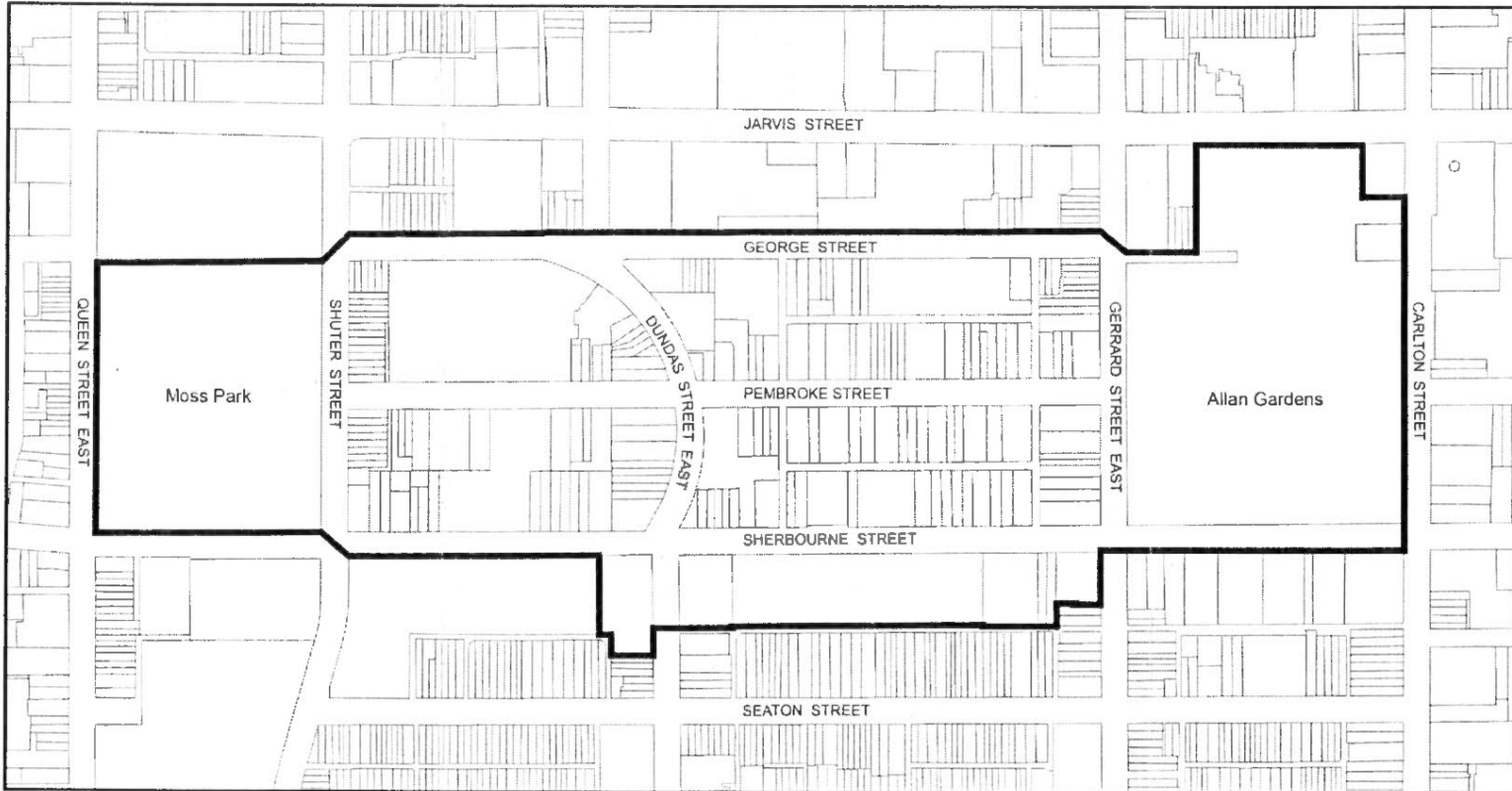
3. A copy of the Garden District Heritage Conservation District Plan is available for inspection at the offices of the City of Toronto Planning Division, Heritage Preservation Services, City Hall, 100 Queen Street West, Toronto, Ontario and on the City's web site at: www.toronto.ca/heritage-preservation/heritage_districts.htm.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of property located in the Garden District Heritage Conservation District and listed in Schedule B to this by-law and on 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*.
5. The City Solicitor is authorized to cause a copy of this by-law to be registered against title to the properties listed in Schedule B to this by-law in the proper Land Registry Office upon the coming into force of this by-law.

Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



SCHEDULE "A"



**Garden District
Heritage Conservation District**

 District Boundary


Not to Scale
November 2016

SCHEDULE "B"

LIST OF PROPERTIES IN THE GARDEN DISTRICT HERITAGE CONSERVATION DISTRICT

212	Dundas Street East	301A	George Street	45	Pembroke Street
218	Dundas Street East	303	George Street	46	Pembroke Street
219	Dundas Street East	305	George Street	46A	Pembroke Street
231	Dundas Street East	309	George Street	48	Pembroke Street
235	Dundas Street East	311	George Street	50	Pembroke Street
237	Dundas Street East	319	George Street	64	Pembroke Street
239	Dundas Street East	349	George Street	66	Pembroke Street
241	Dundas Street East	351	George Street	67	Pembroke Street
247	Dundas Street East	353	George Street	69	Pembroke Street
252	Dundas Street East	355	George Street	70	Pembroke Street
255	Dundas Street East	147	Gerrard Street East	71	Pembroke Street
257	Dundas Street East	149	Gerrard Street East	72	Pembroke Street
263	Dundas Street East	151	Gerrard Street East	72A	Pembroke Street
271	Dundas Street East	153	Gerrard Street East	73	Pembroke Street
273	Dundas Street East	155	Gerrard Street East	74	Pembroke Street
275	Dundas Street East	157	Gerrard Street East	76	Pembroke Street
277	Dundas Street East	159	Gerrard Street East	77	Pembroke Street
280	Dundas Street East	160	Gerrard Street East	78	Pembroke Street
281	Dundas Street East	161	Gerrard Street East	80	Pembroke Street
283	Dundas Street East	163	Gerrard Street East	81	Pembroke Street
310	Dundas Street East	169	Gerrard Street East	84	Pembroke Street
207	George Street	179	Gerrard Street East	86	Pembroke Street
209	George Street	181	Gerrard Street East	87	Pembroke Street
211	George Street	185	Gerrard Street East	88	Pembroke Street
213	George Street	185A	Gerrard Street East	90	Pembroke Street
215	George Street	187	Gerrard Street East	91	Pembroke Street
217	George Street	189	Gerrard Street East	92	Pembroke Street
279	George Street	191	Gerrard Street East	93	Pembroke Street
279.5	George Street	3	Pembroke Street	94	Pembroke Street
281	George Street	5	Pembroke Street	95	Pembroke Street
281.5	George Street	7	Pembroke Street	96	Pembroke Street
283	George Street	9	Pembroke Street	97	Pembroke Street
283.5	George Street	14	Pembroke Street	98	Pembroke Street
291	George Street	23	Pembroke Street	99	Pembroke Street
295	George Street	39	Pembroke Street	100	Pembroke Street
297	George Street	41	Pembroke Street	101	Pembroke Street
299	George Street	43	Pembroke Street	103	Pembroke Street
299R	George Street	44	Pembroke Street	104	Pembroke Street

105	Pembroke Street	223	Sherbourne Street	300	Sherbourne Street
106	Pembroke Street	224	Sherbourne Street	306	Sherbourne Street
106A	Pembroke Street	226	Sherbourne Street	307	Sherbourne Street
107	Pembroke Street	230	Sherbourne Street	200	Sherbourne Street
108A	Pembroke Street	236	Sherbourne Street	251	Sherbourne Street
109	Pembroke Street	240	Sherbourne Street	112	Shuter Street
110	Pembroke Street	244	Sherbourne Street	114	Shuter Street
112	Pembroke Street	246	Sherbourne Street	116	Shuter Street
114	Pembroke Street	248	Sherbourne Street	118	Shuter Street
115	Pembroke Street	250	Sherbourne Street	120	Shuter Street
116	Pembroke Street	252	Sherbourne Street	122	Shuter Street
117	Pembroke Street	256	Sherbourne Street	124	Shuter Street
118	Pembroke Street	260	Sherbourne Street	126	Shuter Street
120	Pembroke Street	262	Sherbourne Street	128	Shuter Street
122	Pembroke Street	266	Sherbourne Street	130	Shuter Street
124	Pembroke Street	272	Sherbourne Street	132	Shuter Street
150	Sherbourne Street	280	Sherbourne Street	134	Shuter Street
180	Sherbourne Street	284	Sherbourne Street	136	Shuter Street
184	Sherbourne Street	286	Sherbourne Street	138	Shuter Street
188	Sherbourne Street	288	Sherbourne Street	140	Shuter Street
188R	Sherbourne Street	290	Sherbourne Street	142	Shuter Street
190	Sherbourne Street	291	Sherbourne Street	144	Shuter Street
192	Sherbourne Street	292	Sherbourne Street	146	Shuter Street
194	Sherbourne Street	294	Sherbourne Street	148	Shuter Street
214	Sherbourne Street	296	Sherbourne Street	150	Shuter Street
218	Sherbourne Street	297	Sherbourne Street	152	Shuter Street
220	Sherbourne Street	298	Sherbourne Street	154	Shuter Street
222	Sherbourne Street	299	Sherbourne Street		