

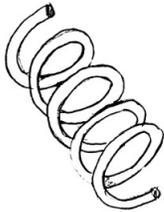
# Riverdale Heritage Conservation District

Volume 1

## The Newsletter

Issue 1

### Spring Issue



April 4, 2011

### Name the Newsletter!!!

*I do hope you didn't think I was as unimaginative as it seems when it came to a name for this little newsletter. Wait...don't answer that!*

*Anyhow, hopefully by the next issue we will have hundreds of names to choose from and be worn out discussing the pros and cons of each entry.*

*Did I say entry? Why yes I did!!*

*Does that mean this is a contest?*

*Well, I guess it does at that.*

*And what's better is*

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## Hello RHCD Neighbours!

Spring is in the air the snow is off the ground and it's time to believe that winter is really and truly over.

HOORAY!!!

Granted it may take a few more weeks before the shorts and Ts replace the scarves and mitts but we're almost there.

The members of your Riverdale Heritage Conservation District Advisory Committee (try saying that 10 times quickly) are taking this opportunity

to issue our very first RHCD Newsletter.

The purpose of the newsletter is to keep all of us neighbours 'in the loop' with regard to what's happening in the district and surrounding neighbourhood, heritage protocols and guidelines, available grants, questions and answers, and other newsy, neighbourly stuff.

We hope it will be fun, informative and something getting in the mailbox.

## Grant Deadline Approaching

As a reminder for those looking for financial assistance with restorations, the Toronto Heritage Grant Program provides restoration grants up to a maximum of \$10,000.00 for individual properties in a Heritage Conservation District! Applications are due by

Friday, April 22, 2011 at 1:00 p.m. For more information, visit:

[www.toronto.ca/heritage-preservation/grants/index.htm](http://www.toronto.ca/heritage-preservation/grants/index.htm)



## Before you call the Contractor!



Now that winter is on its way out and any spring or summer renovation/construction plans you may have are beginning to solidify, your Riverdale Heritage Conservation District Advisory Committee felt it timely to remind you about the protocols involved before you get your tools out of storage or pick up the phone to hire a contractor.

Please be reminded of the following:

1. Even if the exterior renovations or repairs you may be considering (replacing windows, doors, lighting, walkways, mailboxes, etc.) do not require a City of Toronto Building Permit, any work contemplated that will visually alter the front façade of your house (or any part of the building that can be seen from the street) does require a City Heritage Permit. The Heritage Permit does not cost anything; however, the importance of applying and allowing the City's Heritage Preservation Services staff to make sure the work is within the Heritage Guidelines for the

District is extremely important, and is also the law. Please remember to go through this process as early as you can!

2. Where a Building Permit is required and granted, a Heritage Permit will be granted at the same time and at no extra cost.

For more information, contact City of Toronto Heritage Preservation Services at:  
416-338-1077  
[heritagepreservation@toronto.ca](mailto:heritagepreservation@toronto.ca)

While this process may seem tedious and yet another bureaucratic step to overcome, our neighbourhood was designated as an HCD for reasons other than the amazing fact that our streetscape happens to retain much of its original Victorian flavour. More than this it is very much an insurance against owners or developers wanting to renovate or even tear down homes and erect something totally out of character with the streetscape. We have all seen the 'Lego' type houses that have been parachuted into neighbourhoods all over the city. Fortunately, with the Heritage Conservation Designation that will not be happening in our neighbourhood.

### Heritage Guidelines

For a reminder of the Riverdale Heritage Guidelines agreed to through public consultations held at three public meetings in 2006 and 2007, please click on "Riverdale Phase 1" at:  
[www.toronto.ca/heritage-ge-preservation/heritage\\_districts.htm](http://www.toronto.ca/heritage-ge-preservation/heritage_districts.htm)

## Dispelling the Myths

### Myth #1

*"Heritage Designation reduces a homes value and makes it harder to sell"*

Prof. Robert Shipley, (School of Planning University of Waterloo) investigated the sales of 2,707 properties designated under the Ontario Heritage Act over the past 20 years in 24 communities in Ontario. He found that: Some 74% of individually designated properties equaled or bettered the average property value trend in the community.

The rate of sales among individually designated

properties was equal to, or greater than, the general rate of sales of properties within their communities.

Designated properties tend to resist downturns in the ambient market.

Owners of designated buildings can benefit from expert advice from municipal heritage committees and preservation staff, and they may also be eligible for financial incentives such as grants, special loans and tax relief.

*Borrowed from the Harbord Village Heritage Conservation District Directory for Conservators and Restorers of Heritage Properties*

### E-mail List

If you would like to be on our e-mail list please let me know.

I promise your e-mail address will not be sold, borrowed, misplaced, misspelled or otherwise misused and will be used for the sole purpose of informing you about what's going on in the RHCD and surrounding neighbourhood. That might include emergency meetings, street parties, RHCD updates, reminders or other concerns or events in the neighbourhood.

If you'd like to be kept informed just let us know. It

will be a real bonus to the RHCD if everyone is on the list!

See 'Contact Us' on page 4.

### What's Up?

Congratulations to the Legris Family.

The tarps are off and the work on your wonderfully appropriate addition to 165/167 First Avenue appears to be nearing completion.

The work has been going on for some time now so we're pretty sure that

### Special Events

This area is set aside for any resident in the RHCD who has a special event or announcement they think the neighbourhood would be interested in.

It could be the famous and well-attended Tiverton Film Fest or an Easter Egg Hunt or something at the church or something you're doing somewhere else.

If you want to make use of this space just let us know. (See 'Contact Us' on the last page)

you'll be more than thrilled when it's just you in the house and that steady stream of 'visitors with tools' finally pack up and leave you to enjoy your new home. Once again congratulations and welcome to the neighbourhood!

## Contact us

If you have any questions you'd like to see answered in the next issue or something you think would interest the neighbourhood then let us know. Send me an e-mail or just drop it in my mailbox!

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*Name the Newsletter  
continued from page one*

*that you're all invited to  
play.*

*Send us a name you think  
best suits the  
Neighbourhood or the  
Victorian flavour of the  
streetscape or ...well,  
you'll think of something  
I'm sure.*

*Send your entries by e-  
mail or drop it in my  
mailbox. See 'Contact Us'  
on the last page  
...wait...this is the last  
page. Oh, there it is - on  
the other side of the  
picture of my house and  
that's my mailbox waiting  
for your entries.*

*Thanks!!*

Watch for our next issue in June/July