



STAFF REPORT ACTION REQUIRED

1325, 1351 and 1365 Bayview Avenue – Inclusion on Heritage Inventory

Date:	June 13, 2007
To:	Toronto Preservation Board North York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	

SUMMARY

This report recommends that City Council include the properties at 1325, 1351 and 1365 Bayview Avenue on the City of Toronto Inventory of Heritage Properties, and state its intention to designate the property at 1325 Bayview Avenue under Part IV of the *Ontario Heritage Act*.

Heritage Preservation Services staff has assessed the sites and determined that they have cultural heritage value. The inclusion of the three properties on the City's heritage inventory would enable staff to monitor the sites and encourage the preservation of their heritage attributes.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the property at 1325 Bayview Avenue (Glen-Leven Apartments) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 1351 Bayview Avenue (Strathavon Apartments) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 1365 Bayview Avenue (Kelvingrove Apartments) on the City of Toronto Inventory of Heritage Properties;
4. City Council state its intention to designate the property at 1325 Bayview Avenue (Glen-Leven Apartments) under Part IV of the *Ontario Heritage Act*;

5. If there are no objections to the designation of the property at 1325 Bayview Avenue (Glen-Leven Apartments) in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property;
6. If there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation of the property at 1325 Bayview Avenue (Glen-Leven Apartments) to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The publication of the Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

ISSUE BACKGROUND

The properties with the confirmed municipal addresses of 1325, 1351 and 1365 Bayview Avenue are located on the east side of Bayview Avenue between Sutherland Drive and McRae Drive. Heritage Preservation Services staff were requested to assess the properties to determine their heritage value.

Following research and evaluation, staff have determined that the properties, containing three apartment complexes dating to the late 1930s, are visually prominent in Leaside and warrant listing on the City's heritage inventory. The inclusion of the properties on the heritage inventory would enable staff to monitor any changes to the buildings and encourage the retention of their heritage attributes. The Glen-Leven Apartments at 1325 Bayview Avenue are of special interest because of the complex's layout and detailing, and the property meets the criteria for designation under Part IV of the *Ontario Heritage Act*.

COMMENTS

The properties at 1325, 1351 and 1365 Bayview Avenue are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value and interest. The property at 1325 Bayview Avenue meets the criteria for municipal designation prescribed by the Province of Ontario. Located on the east side of Bayview Avenue between Sutherland Drive (south) and McRae Drive (north), the three neighbouring apartment complexes date to the late 1930s and have design, historical and contextual value. The Glen-Leven Apartments (#1325 Bayview), Strathavon Apartments (#1351 Bayview), and Kelvingrove Apartments (#1365 Bayview Avenue) are good examples of apartment houses from the World War II era that are distinguished by their low scale, red brick cladding, Classical features inspired by Georgian Revival styling, and orientation on the east side of Bayview Avenue. The apartment houses were built by the construction company headed by Howard Talbot, a well-known local contractor who is historically significant as the Mayor of Leaside from 1938 to 1947. Contextually, the

three adjoining apartment complexes have an important visual presence on Bayview Avenue in Leaside.

A location map (Attachment No. 1), photographs (Attachment No. 2), and Reasons for Listing (Attachment No. 3) are attached. The Reasons for Designation for 1325 Bayview Avenue (Attachment No. 4) are intended to be posted on the City of Toronto's web site and served on the owner of the property and the Ontario Heritage Trust according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

This report recommends that City Council include the properties at 1325, 1351 and 1365 Bayview Avenue on the City's heritage inventory, and state its intention to designate the property at 1325 Bayview Avenue (Glen-Leven Apartments) under Part IV of the *Ontario Heritage Act*.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs
Attachment No. 3: Reasons for Listing (1325, 1351 and 1365 Bayview Avenue)
Attachment No. 4: Reasons for Designation (1325 Bayview Avenue)