



STAFF REPORT ACTION REQUIRED

569 Broadview Avenue and 9 Tennis Crescent – Inclusion on Heritage Inventory

Date:	March 27, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto-Danforth - Ward 30
Reference Number:	

SUMMARY

This report recommends that City Council include the properties at 569 Broadview Avenue and 9 Tennis Crescent on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the neighbouring properties at 569 Broadview Avenue and 9 Tennis Crescent, which contain apartment buildings known as Broadview Mansions, have cultural heritage value and merit inclusion on the City's heritage inventory. The inclusion of the properties on the heritage inventory would enable staff to monitor any applications affecting the sites and encourage the retention of their heritage values and attributes.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the property at 569 Broadview Avenue (Broadview Mansions, 1927) on the City of Toronto Inventory of Heritage Properties; and
2. City Council include the property at 9 Tennis Crescent (Broadview Mansions, 1928) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of November 27, 2007, the Toronto and East York Community Council considered separate reports concerning sign variances for the properties at 569 Broadview Avenue (TE11.33) and 9 Tennis Crescent (TE11.34). In deferring the reports to the next meeting on January 15, 2008, the Toronto and East York Community Council requested the Director, Policy and Research, City Planning Division to meet with the applicant regarding the appropriate signage for the buildings, and to report to the Community Council on including the properties on the City's Inventory of Heritage Properties.

ISSUE BACKGROUND

This report deals with the proposed inclusion of the properties at 569 Broadview Avenue and 9 Tennis Crescent on the City of Toronto Inventory of Heritage Properties. By including the properties on the City's heritage inventory, City Council would allow Planning Division staff to review applications affecting the property, including applications for sign variances, and to comment on appropriate signage that complements the heritage attributes of the sites.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Listing for 569 Broadview Avenue (Attachment No. 3) and 9 Tennis Crescent (Attachment No. 4) include statements of the cultural heritage value of the properties with descriptions of their heritage attributes.

The properties at 569 Broadview Avenue and 9 Tennis Crescent are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the southeast corner of Broadview Avenue and Tennis Crescent, the properties contain two neighbouring apartment buildings dating to the 1920s that are both known as Broadview Mansions. The complexes are well-designed examples of Edwardian Classicism that contribute to the character of the neighbourhood along Broadview Avenue opposite Riverdale Park.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs – 569 Broadview Avenue
Attachment No. 3: Photographs – 9 Tennis Crescent
Attachment No. 4: Reasons for Listing - 569 Broadview Avenue
Attachment No. 5: Reasons for Listing - 9 Tennis Crescent