



STAFF REPORT ACTION REQUIRED

670, 672 and 674 Broadview Avenue – Intention to Designate, Part IV, Section 29, Ontario Heritage Act

Date:	December 20, 2007
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 state its intention to designate the three properties at 670, 672 and 674 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act. The properties were listed on the City of Toronto Inventory of Heritage Properties in 2006.

At its meeting of November 27, 2007, the Toronto and East York Community Council referred a motion regarding the proposed designation of the properties at 670, 672 and 674 Broadview Avenue to the Toronto Preservation Board.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 670 Broadview Avenue (John Treloar House) under Part IV, Section 29 of the Ontario Heritage Act;
2. City Council state its intention to designate the property at 672 Broadview Avenue (Frederick Booz House) under Part IV, Section 29 of the Ontario Heritage Act;
3. City Council state its intention to designate the property at 674 Broadview Avenue (Robert Fair House) under Part IV, Section 29 of the Ontario Heritage Act;

4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act; and
5. If there are objections in accordance with Section 29(7) of the Ontario heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board.

Financial Impact

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

DECISION HISTORY

At its meeting of November 27, 2007, the Toronto and East York Community Council referred the member motion (November 12, 2007) from Councillor Fletcher to the Toronto Preservation Board. The intention of the motion was to designate the three properties at 670, 672 and 674 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act because of the immediate threat to the buildings due to development in the area.

According to Section 29(2) of the Ontario Heritage Act, City Council must consult with its municipal heritage committee (Toronto Preservation Board) before it may state its intention to designate properties under Part IV, Section 29 of the Act.

ISSUE BACKGROUND

The properties at 670, 672 and 674 Broadview Avenue are listed on the City of Toronto Inventory of Heritage Properties. Staff have evaluated the properties and determined that they meet the prescribed provincial criteria for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

The three properties are part of a group of 11 recognized heritage properties on the west side of Broadview Avenue, north of Montclair Avenue. In order to allow City Council to control the demolition of these buildings and the potential redevelopment of the sites, City Council must state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act and give notice of its intention to the property owners.

COMMENTS

The properties at 670, 672 and 674 Broadview Avenue are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario. The three house form buildings are well-designed examples of World War I era residential architecture that contribute to the local community and the residential character of Broadview Avenue north of Riverdale Park.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation for 670 Broadview Avenue (Attachment No. 3), 672 Broadview Avenue (Attachment No. 4) and 674 Broadview Avenue (Attachment No. 5) are intended to be posted on the City of Toronto's web site and served on the owners of the properties and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include statements of the cultural heritage value of the three properties with descriptions of their heritage attributes.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs
Attachment No. 3: Reasons for Designation, 670 Broadview Avenue
Attachment No. 4: Reasons for Designation, 672 Broadview Avenue
Attachment No. 5: Reasons for Designation, 674 Broadview Avenue