



**STAFF REPORT
ACTION REQUIRED**

**Inclusion on the City of Toronto's Heritage Register –
811 and 813 Broadview Avenue**

Date:	October 21, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Danforth – Ward 29
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15118

SUMMARY

This report recommends that City Council include the properties at 811 and 813 Broadview Avenue on the City of Toronto's Heritage Register. The properties contain a pair of two-storey, brick-clad, semi-detached house-form buildings, dating from 1885-1890, and located on the east side of Broadview Avenue, south of Pretoria Avenue.

Following research and evaluation, staff have determined that the properties at 811 and 813 Broadview Avenue meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also used by the City when evaluating properties for inclusion on the Heritage Register. The proposed inclusion of the properties on the Register would enable City Council to monitor the properties and encourage the preservation of the heritage values and attributes of the buildings at 811 and 813 Broadview Avenue.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 811 Broadview Avenue on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion) 811 and 813 Broadview Avenue attached as Attachment 3

- to the report (October 21, 2015) from the Director, Urban Design, City Planning Division.
2. City Council include the property at 813 Broadview Avenue on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion) 811 and 813 Broadview Avenue attached as Attachment 3 to the report (October 21, 2015) from the Director, Urban Design, City Planning Division.

Financial Impact

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

DECISION HISTORY

At its meeting of June 16, 2015, Toronto and East York Community Council requested that the Director of Urban Design evaluate the properties' potential for inclusion on the Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.124>

ISSUE BACKGROUND

The properties at 811 and 813 Broadview Avenue contain two-storey, semi-detached, brick-clad, house-form buildings, dating to 1885-1890.

The properties were identified in the heritage evaluation survey undertaken as part of the current Broadview Avenue Planning Study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE27.67>

The Toronto Parking Authority is proposing to purchase the properties and create six parking spaces at the rear of the properties for short-term paid parking. If acquired, future development of the properties may be proposed.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) and the Research and Evaluation Summary (Attachment No. 4) are attached.

Staff have examined the properties and determined that they have cultural heritage value and merit inclusion on the City of Toronto's Heritage Register. Inclusion on the register will help to ensure that the cultural heritage value and heritage attributes of the properties are identified and protected.

The Reasons for Inclusion are found in Attachment No. 3. The properties at 811 and 813 Broadview Avenue are worthy of inclusion on the City of Toronto Heritage Register for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

811 and 813 Broadview Avenue have design value as the rare examples of Victorian-style, gable-fronted, semi-detached house-form buildings on Broadview Avenue. They have associative value as the only surviving pair of 1880s semi-detached houses in the former village of Chester, established by the Playter family, in 1855, at the intersection of Broadview and Pretoria avenues. Further they have associative value as they are linked with the history and development of Broadview Avenue from an ancient Aboriginal trail to a 1790s road, connecting the original Don mills with the town of York, to the main street of the Victorian village of Chester, to the modern city artery known as Broadview Avenue. Contextually, these two properties assist in defining, maintaining and supporting the historic character of Broadview Avenue. The front-yard set-back from the street continues the typical pattern for domestic properties on the avenue. Unique amongst the later commercial blocks surrounding them and dating from 130 years ago, these Victorian-style, semi-detached houses are important landmarks within the constantly evolving context of Broadview Avenue.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Inclusion)
Attachment No. 4 – Heritage Property Research and Evaluation Report