Character Area D

Character Area D is immediately north of Character Area B on the east side of Broadview Avenue up to Bater Avenue. This area comprises properties from 1015 to 1129 Broadview Avenue. The majority of the lots are generally bigger, wider and deeper, with existing large one-storey developments or 3-4 storey residential buildings. Buildings in this area back onto residential properties.

Due to the existing character, mix of uses, and lot sizes of Character Area D, the potential for intensification exists. Opportunities to add green spaces through on-site parkland dedication are also very favourable. Two sites are identified for on-site parkland dedication if a development application comes forward: 1015 Broadview Avenue and 1099 Broadview Avenue. This will result in two new parks of up to approximately 850 to 950 m². The design and location of these new open spaces within their respective sites will be decided in conjunction with the community and other stakeholders during the development application approval process.

The massing of buildings on these two sites shall also be shaped in a way that provides gradual transition towards these open spaces and the Neighbourhood areas at the rear.

**Built Form Guidelines**

New development in this Character Area will conform to the Mid-rise Guidelines performance standards, including minimum setbacks and front and rear angular planes. Some properties may accommodate a slightly higher density due to the width and depth of the sites. However, the additional height can only be achieved provided that open spaces and the Neighbourhood areas at the rear are not impacted negatively. Additional guidance is provided further below.

**Maximum Building Height:** The maximum height of the buildings will be 20 metres or 6 storeys. This height should only be achieved if the required setbacks, stepbacks and angular planes are also complied with.

Mechanical penthouses, elevator runs, stair towers or other equipment or servicing may exceed the maximum height limit by up to 5 metres but may not penetrate any angular planes.

**Setback from the Street:** Wider sidewalk zones are needed in this area to complement the existing open feel created by the expansive front yard landscaping on the opposite side of the sidewalk and the Charles Sauriol Parkette. New developments will set back to provide a minimum dimension of 10 metres between the curb edge and the front building face. This distance will allow for a 2.1 metre pedestrian clearway and a deep front yard setback of approximately 8 metres for soft landscaping on the building’s side. The specific setback from the property line...
that will be required to achieve the minimum 10 metres varies throughout Broadview and will be determined on a site specific basis.

**Transition to Open Spaces:** The massing on the site should include appropriate transition in addition to a 7.5 metre setback from any open space areas or parks.

If low-rise development is proposed as part of a built form transition between the mid-rise building and open space areas, the low-rise portions of the development should be oriented towards the open space and set back a minimum of 3 metres from the open space. Having frontage on the open space will add safety and visibility onto the space. From there, a 45 degrees angular plane should be taken above the third floor of the low-rise development (approximately 10.5 metres).

**Height Above 20 metres or 6 storeys:** Sites over 5,000m² may support additional height in the range of 7-8 storeys; provided privacy, overlook, shadows, wind conditions and transportation impacts are adequately addressed. Height above 6 storeys would need to step back sufficiently from Broadview Avenue to minimize the visual impact at street level. 3-storey townhouses should also be used to create a gradual transition from open spaces and *Neighbourhoods* towards the higher mid-rise building. This increase in density can only be achieved through an Official Plan Amendment process.

Cross section of a development that conforms to the built form guidelines in Character Area D.

Rear view of new open space showing townhouses transitioning to a mid-rise building.

Bird eye view of new open space located at the rear of development.
Character Area E

Character Area E is the area north of Hillside Drive and Bater Avenue up to O’Connor Drive. This area comprises the following properties: 1102 to 1276 Broadview Avenue, 1135 to 1277 Broadview Avenue, 87 Don Valley Drive, 1 Fernwood Gardens, and 2 Gamble Avenue. This area can be characterized as stable residential, with single detached houses being the main built form. This area is a designated Neighbourhoods under Toronto’s Official Plan. Current zoning only allows residential uses with a maximum height limit of 8.5 metres (approximately 2-3 storeys). A small section within the area, between Gowan Avenue and few lots north Gamble Avenue, is zoned as Residential Apartment Neighbourhood. A higher density and height is allowed in this section, but existing lot sizes generally do not support such height and density.

Neither the Avenue and Mid-rise Study nor the Official Plan identify this area as an area for intensification. The majority of the lots are also small lots that cannot accommodate significant growth.

Built Form Guidelines

As this is an area where major intensification is not anticipated, any new development will respect and reinforce the existing physical character in the form of single-detached house of 2 to 3 storeys in height.

Deep front yard soft landscaping is also recommended to complement the existing context. Section 4.2.2 of this document (Public Realm) speaks to the setbacks and streetscape improvements required to reinforce this existing character.
4.3.3 DESIGN EXCELLENCE & SUSTAINABILITY

New development should be compatible with the existing character of the Study Area, as well as achieving design excellence. Design excellence means that buildings will be designed with architectural details and materials that enhance the public realm and fit harmoniously in the existing and planned context. New developments should also achieve a balance of unit types, including larger units for families.

As well as achieving design excellence, new development should be modern, energy efficient and sustainable. All applications will be reviewed for their conformity to the Toronto Green Standards, a two-tiered set of performance measures with supporting guidelines related to sustainable site and building design for new public and private developments. The standards are designed to work with the regular development approvals and inspections process. All new planning applications are required to document compliance with Tier 1 environmental performance measures outlined in the Toronto Green Standards. Applicants who also choose to meet Tier 2, a voluntary higher level of environmental performance, may be eligible for reduction in development charges.

4.3.4 WOOD FRAME CONSTRUCTION

On January 1, 2015, the Ontario Building Code was revised to allow wood-frame construction for residential and office buildings up to 6 storeys. This revision is relevant to this Study Area (and other locations in the City that allow buildings up to 6 storeys), because it presents an opportunity for the development industry to build 6 storey buildings with a construction method that was previously limited to low-rise buildings. Wood frame construction is also often less expensive to build than other construction methods and may therefore be of interest to developers.

Consideration for a nominal increase in height (above the 20 metre maximum), will be given to proposed buildings to be constructed with this method, because there is anecdotal evidence that the depth of the structural frame is deeper than other construction methods and may directly influence the overall height of a 6 storey building (up to 20.75 - 21.50 metres). The increase above the 20 metre height limit will only be considered to allow for buildings of wood frame construction. Shadow studies will be required to demonstrate that the additional height does not create negative impacts on surrounding Neighbourhoods and public streets.

It is important to reiterate that wood frame buildings above 6 storeys would not be permitted by the Ontario Building Code.
4.4 Heritage

Broadview Avenue is rich in history, which is still legible in its built form including the natural topography, street layout and historic buildings. As the area continues to evolve in the future there is an opportunity to enhance its sense of place by strengthening the relationship with the area’s heritage. There is opportunity to build greater awareness, commemorate the area’s heritage and integrate the area’s rich history into the design of new construction and streetscape improvements.

Based on the heritage analysis conducted as part of the Broadview Avenue Planning Study (see Appendix G for a detailed historic analysis of the evolution of the Study Area), urban design guidelines and the addition of individual properties to the City’s Heritage Register was determined to be the most appropriate policy framework for heritage conservation in the Study Area. The heritage analysis has also provided a foundation for the Vision of Broadview and has informed the recommendations for public realm and urban design guidelines contained in this document. The following recommendations are intended to further ensure that new development, as envisioned in this document, will respect the heritage context of the Study Area.

The objectives of these recommendations are to:
- Strengthen the relationship with the area’s history and reinforce a sense of place;
- Strengthen the Study Area’s relationship with its natural heritage;
- Conserve remaining heritage properties associated with Todmorden Village and Chester Village; and
- Ensure that future development responds to the area’s historic context.

Sisters of St. Joseph building at 2 O’Connor Drive, included on the Heritage Register in 2006
Massey Centre for Women at 1102 Broadview Avenue, included on the Heritage Register in 2006
4.4.1 OFFICIAL PLAN HERITAGE POLICIES

Heritage conservation policies within the Official Plan (Section 3.1.5) remain applicable in the Broadview Avenue Planning Study Area, with respect to properties that are included on the Heritage Register and the protection of areas of archaeological potential. As stated in the Official Plan’s heritage conservation policies, the City may request a Heritage Impact Assessment for development proposals on any property that is included on, or is adjacent to a property included on the City’s Heritage Register. A Heritage Impact Assessment is required for the proposed demolition of a property on the Heritage Register, and/or properties adjacent to a property on the Heritage Register. Archaeological Assessments are required prior to any soil disturbance activity in areas identified as having archaeological potential in the City’s Archaeological Management Plan. See Appendix E for a map of Areas with Archaeological Potential in the Study Area.

4.4.2 HERITAGE RECOMMENDATIONS

The further evaluation of remaining buildings associated with the historic Chester and Todmorden Villages for inclusion on the City of Toronto Heritage Register should be initiated by the City Planning Division. See Appendix F for the full list of recommended buildings and an enlarged map identifying these buildings.

Within the context of streetscape and public realm improvement initiatives or through the review of development applications, explore interpretation opportunities of the Study Area’s history in collaboration with appropriate City divisions and agencies and in consultation with First Nations and Métis.
4.5 Transportation

4.5.1 TRANSPORTATION IMPACT

The changes in built form, scale, and intensity of development anticipated by this Study will have a minimal influence on all modes of travel in the area. The land use and transportation relationship as well as the findings are documented in this section. The Study also looked beyond this scope to address a range of short, medium and long-term issues, some of which arose during the course of the Study.

Based on the vision and recommendations for the built form, it is estimated that less than 100 net new automobile trips (A.M. peak hour) could be added to the area as a result of the Study’s direction. These numbers are based on approximately 500 additional residential units related to the vision. These less than 100 trips would be spread over a distance of approximately one kilometre, and may gradually be built out over the next 10 to 20 years. This amount of traffic does not create a significant level of change to the Study Area.

The Study considered historical and current trends; automobile traffic on Broadview Avenue has been relatively stable for the past decade. Broadview Avenue is also typical of many main streets in Toronto which experience peak conditions during certain times of the day.

4.5.2 TRANSPORTATION IMPROVEMENTS

Transportation strategies that address all modes of mobility and congestion is a key issue that was identified by the community and the public. The City is continually investigating ways to address congestion through curbside management of illegal parking and loading activity, time-based strategies to better organize travel (e.g., turn restrictions and parking restrictions), improvements to traffic signal timing to accommodate peak flows and transit vehicle priority, and physical and regulatory changes to improve safety for all road users. These are all tools aimed at improving the efficiency of the existing road network given the right-of-way conditions.
It is recommended that a review be undertaken at Broadview and Chester Hill to determine the feasibility of introducing a pedestrian crossing on the north leg of the intersection. This will improve the wait time for pedestrians and improve the access to the TTC bus stop on the northeast corner, but will impact the eastbound flow of traffic to northbound Broadview Avenue.

Various cycling improvements have been identified during the Broadview Avenue Study, including on-street bicycle lanes, sharrows, separated bikeways within the street right-of-way and connections to adjacent streets such as Chester Hill Road. These potential improvements must all be considered within the broad network scope of the Cycling Plan.

Broadview is not scheduled for complete road reconstruction in the near future, but the study team presented a tool box of potential redesign including options for a mix of bus lanes, bike lanes, layby parking, on-street parking options, and sidewalk/boulevard widening.

This toolbox of options is based on the core principle of the City’s on-going work to develop a Complete Streets Guideline, which is to balance the essential needs of all road users, and includes potential directions 1, 2 and 3, ranging in short to long-term opportunities. These directions are general transportation ideas that, with consensus, can be implemented on Broadview when the opportunity is presented.

Potential Direction 1 maintains existing right-of-way and traffic configuration but proposes design and public realm improvements including pedestrian lighting and increase bicycling parking, and on-street off-peak parking may be considered.

Potential Direction 2 includes proposed options in direction 1, in addition to traffic configuration and operational changes through the use of signage or road paint while maintaining the existing curb of the sidewalk.

Similarly, Potential Direction 3 includes proposed options in Potential Direction 1, in addition to changes to sidewalk width and traffic configurations requiring major reconstruction of infrastructure.

Broadview Avenue is challenged, like many other streets, by the need to accommodate pedestrians, public realm space, cyclists, transit use and automobiles. The tool box of options is useful as a starting point for future discussions when Broadview Avenue is considered for reconstruction.
4.5.2 TRANSPORTATION IMPROVEMENTS (cont’d)

Potential Direction 2

- Sharrows
- Off Peak Direction Parking
- Bus Lanes with Sharrows
- Painted Bike Lane

Potential Direction 3

- Layby Parking with Sharrow
- Layby Parking, Wide Sidewalks
- Sharrow, Wide Sidewalks
- Wide Sidewalks

4.5.3 TRANSIT

City staff are working jointly with the TTC on a project assessment study to determine a preferred alignment for a subway relief line connecting Downtown Toronto and the Danforth Subway east of the Don River. The transit team has studied a number of corridor connections to Line 2, and has proposed a recommended preferred corridor connecting Pape Station to Downtown via Queen Street. Broadview Station is an important subway station and streetcar connection, and Broadview Avenue north of Danforth will continue to be an important bus corridor connection to the subway station. This will be a key consideration in any future plans for the redesign of the street.

4.5.4 PARKING

There are several types of parking in the Study Area serving the various land uses. In Character Area A (and parts of Character Area B and C) land use is mixed commercial-retail, and the on-street parking along Broadview Avenue in this area provides short term off-peak parking to those visiting its local restaurants, offices, and retail shops. Located immediately outside Character Area A, there is a Green P surface public parking lot containing 93 parking spaces at the corner of Erindale Avenue and Ellerbeck Street. Character Area B mainly consists of single family dwellings, with some properties having front-yard parking. Character Area C is predominantly multi-story residential buildings with parking available on-site to its residents and their visitors. Finally, Character Area D has a mix of residential and retail-commercial use, with some private parking and a few commercial properties providing customer parking on-site.
As redevelopment occurs along Broadview Avenue over time, demands for convenient public parking may increase to accommodate the increasing number of businesses, medical offices and retail spaces to the area. Partnerships with the Toronto Parking Authority (TPA) are encouraged to support integrating public parking in new buildings where needed.

The TPA has conducted studies which indicate that the Green P lot is well utilized. As demand for public parking increases, it is important to TPA that the current public parking supply is maintained, monitored and controlled such that the needs of short-term visitor parking are addressed.

Both on-street and off-street public parking supply and usage impact each other. In conjunction with any future street improvements and/or development applications, opportunities to improve public parking strategically (both on- and off-street) are necessary considerations as options are reviewed.

Existing surface lot owners are encouraged to apply the strategies and measures detailed in the Design Guidelines for “Greening Surface Parking Lots” to improve the design and reduce environmental impacts.

Opportunities for shared parking between various parking users are supported, with the appropriate mechanisms in place to facilitate each user.

The transportation challenges faced by Broadview Avenue demonstrate the need to better accommodate pedestrians, cyclists, transit use and automobiles in the public realm space. Though there has been growth along Broadview, automobile use has remained stable over the past decade. As people use other modes of transportation, including walking, cycling and public transit, improved infrastructure should be in place to create a safer mobility environment and allow opportunities for a variety of transportation choices for this community.
Appendices
Appendix A

SUMMARY OF PUBLIC REALM RECOMMENDATIONS

- Street trees in widen sidewalks
- Preserve existing views and viewpoints to the Don Valley and City’s skyline
- Hillside Drive Project
- Gamble Parkette

Seek opportunities to make lane more pedestrian-friendly
Expansive front yard landscaping in new developments
New Open Spaces through on-site Parkland Dedication
Residential front yards with soft landscaping
Appendix B

SUMMARY OF BUILT FORM RECOMMENDATIONS

Character Area A
6 storey (20m)
Mid-rise building

Character Area B
5 storey (17m)
Modified Mid-rise of 5-storeys at corners

Character Area C
6 storey (20m)
Mid-rise building with appropriate setbacks to TRCA ravine area

Character Area D
6 storey (20m)
Mid-rise building
Sites over 5,000m² may support additional density in the range of 7-8 storeys; provided conditions specified in the Built Form guidelines are adequately addressed.

Character Area E
No changes to existing built form character
Appendix C

DEMONSTRATION OF THE DESIGN GUIDELINES IN CHARACTER AREA "A"
Below is an illustration demonstrating how the proposed Urban Design Guidelines can guide a new development by complementing the existing character of Broadview Avenue.

1. **Break up** the buildings street wall both horizontally and vertically
2. **Transition the scale** of the street wall to transition down (to blend) with neighbouring buildings
3. **Vary the height** of the street wall
4. Use of **brick materials** fronting onto the street (street wall)
5. **Emphasize the ground floor** with retail signage, larger windows, canopies, and awnings
6. **Recessed storefront entrances** with bay windows or picture windows
Appendix E

MAP OF AREAS WITH ARCHAEOLOGICAL POTENTIAL IN THE STUDY AREA
Appendix F

HERITAGE INVENTORY FOR THE BROADVIEW AVENUE STUDY AREA

Properties Included on the Heritage Register (HR)
Properties with Heritage Potential (HP)
"Looking North on Broadview Avenue from Danforth Avenue," 1908
(City of Toronto Archives, Fonds 1244, Item 7272)

As part of the Broadview Avenue Study, a heritage built form survey has been undertaken to identify heritage properties as well as the heritage character of the Avenue as part of the general survey and study of the area so that heritage is a factor in the recommendations and principles being established for future development. This portion of the survey has identified individual properties and allocated them to two categories of heritage status and recommendation as indicated below.

The survey is divided into the east and west sides of Broadview Avenue and then by block, progressing numerically from south to north.

Unless otherwise indicated all photographs are by Heritage Preservation Services.

Two Categories:

HR - properties included on the Heritage Register or designated under Part IV of the Ontario Heritage Act
HP - Potential for Inclusion – these properties have not been previously included but from an initial survey have heritage value which would indicate they merit inclusion
<table>
<thead>
<tr>
<th>Photo</th>
<th>Status/Recommendation</th>
<th>Additional Information</th>
</tr>
</thead>
</table>
| **90 Danforth Avenue** Block 1: 769-775 Broadview Avenue (Danforth – Erindale Ave) | HR | Date: 1918  
*Included on the Heritage Register, 1976*  
Canadian Imperial Bank of Commerce, designed by the architect V. D Horsburgh, the property has cultural heritage value in the design, associative and contextual categories. |
| **811-813 Broadview Avenue** Block 2: 791-815 Broadview Avenue (Erindale – Pretoria Ave) | HP | Date: Pre-1890 (Goad's)  
This pair of semis appeared on the Goad's Atlas of 1890. They are located just south of the intersection of Broadview and Pretoria Ave (originally John St) the original intersection of Chester village (also known as Doncaster) Preliminary research and evaluation indicates that the pair of semis have design value as a rare example on Broadview Avenue of the 'Bay'n-Gable' house type. They have both associative and contextual value as they are two of the earliest surviving buildings within the study area and represent the 19th century history and building types of Broadview Avenue. Their contextual value is evident in their contribution to maintaining the historic character of the avenue and by being physically, functionally, visually and historically linked to its surroundings. |
| **817 Broadview Avenue** Block 3: 817-897 Broadview Ave (Pretoria – Browning Ave) | HP | Date: Prior to 1913 (Goad's)  
Located at the north-east corner of Broadview and Pretoria Avenues (originally John St) the intersection of the 19th century Chester Village. Preliminary research and evaluation indicates that this building has design value as an early 20th century example of the corner store building type which integrated residential accommodation. It has associative value as it yields information about the centre of the historic village. It has contextual value as the building is over 100 years old and has had a continuous presence contributing and maintaining the character of the area and is also physically, visually and historically linked to its surroundings. |
| **835 Broadview Avenue** Block 3: 817-897 Broadview Ave (Pretoria – Browning Ave) | **HP** | Date: c. 1890  
While this building lacks sufficient integrity to merit inclusion on the Heritage Register, it contributes to the character of Broadview Avenue as it dates from c. 1890, and is set back from the street in a pattern typical for residential dwellings on Broadview Avenue. Its residential scale and form are characteristic of the late 19th century. |
|---|---|---|
| **849 Broadview Avenue** Block 3: 817-897 Broadview Ave (Pretoria – Browning Ave) | **HP** | Date: c. 1930  
Known as the Bennett Apartments, this building has design value as a 3 ½ storey apartment building designed in a Neo-Classical Style. Preliminary research and evaluation indicates that it has associative value as it indicates the impact of the completion of the Bloor Danforth viaduct on the evolving social and built form history of Broadview Avenue. It has contextual value as its form, material, scale and building type contributes to the character of the Avenue where it is physically, visually, and historically linked to its surroundings. |
| **883 Broadview Avenue** Block 3: 817-897 Broadview Ave (Pretoria – Browning Ave) | **HP** | Date: c. 1950s  
Estonian Baptist Church  
Preliminary research and evaluation indicates this building has design value as an example of a mid-century Modern church, built after the Second World War, and merits further evaluation. |
| **895-897 Broadview Avenue** Block 3: 817-897 Broadview Ave (Pretoria – Browning Ave) | **HP** | Date: c. 1930  
Located at the south-east corner of Broadview and Browning Avenue, this building combining commercial and residential functions displays design value in its composition and details which have been well-maintained. Preliminary research and evaluation indicates that it has associative value as it is a distinctive building type which was part of the evolution and growth of Broadview Avenue. Its contextual value is evident as it is important in defining and maintaining the character of the area and it is physically, visually and historically linked with its surrounding. |
<table>
<thead>
<tr>
<th>Address</th>
<th>Block</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>905 Broadview Avenue</strong></td>
<td>4</td>
<td>Prior to 1916</td>
<td>Located at the corner of Broadview and Browning avenues, preliminary research and evaluation indicates that this property has potential for inclusion on the Heritage Inventory on the basis that it has associative value as a corner store, identified on Goads Atlas as early as 1916 as a grocery store. Its design value lies in its example as a variation of the corner store type with a chamfered corner creating an entrance which addresses both streets with fine brick and stone details. It has contextual value as contributing to the characteristic pattern of corner stores located on Broadview Avenue which maintain and enhance the character of the street.</td>
</tr>
<tr>
<td><strong>931 Broadview Avenue</strong></td>
<td>4</td>
<td>c. 1930</td>
<td>Located at the south-east corner of Broadview and Fulton Avenues, this building merits further investigation for inclusion on the inventory. Preliminary research and evaluation indicates that it has potential design value as an innovative type of semi-detached residence which maintains the integrity of its original features. It has contextual value as it contributes to the character of Broadview Avenue which is distinguished by a variety of building types responding to social change over more than 200 years.</td>
</tr>
<tr>
<td><strong>957 Broadview Avenue</strong></td>
<td>5</td>
<td>1921-1923</td>
<td>Designed by the architect George Martel Miller, this building was originally a community centre for Toronto's Finnish community and was known as 'Don Hall' as well as the Toronto Finnish Hall&quot; and the &quot;Finnish Club House.&quot; It originally contained a theater for the production of Finnish plays, as well as a library. According to Barbara Myrvold, who compiled this research on this property, the Finnish community continued to use the property until the 1980s. The style of the building is a stripped Classicism typical of Scandinavian work at this period which also foreshadows Art Deco, especially with its stepped parapet and decorative triangular brick pendants. With a dark brick base and lighter upper stories the building possessed and elegant monumental grandeur. Date: c 2010 – converted to condominiums</td>
</tr>
<tr>
<td><strong>981-983 Broadview Ave</strong> Block 6 965-985 Broadview Avenue (Nealon – Mortimer Ave)</td>
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| **HP** Date: c. 1930  
This property merits further evaluation  
As unique example of a quadriplex on Broadview Avenue, this property merits further evaluation for its potential design value as it has maintained the integrity of its original attributes, for its associative value as contributing to a history of residential accommodation and social evolution on the Avenue and for its contextual value as it maintains the character of the area, is integral to its history and its set-back on a diagonal to the street indicates the impact of the original historic lot ownerships and their particular development. |
| **1201 Broadview Avenue** Block 12 1201-1217 Broadview Ave (Gamble – Torrens Ave) |
| **HP** Date 1914-1916  
Preliminary research indicates that it has associative value as according to Goad's Atlas, this property was one of the earliest commercial properties to be developed on the east side of Don Mills Road as part of the Todmorden Village. This portion of Broadview Avenue was then known as Don Mills Road, it was numbered 315 and identified as a drugstore when it first appeared on Goads Atlas in 1916. It has contextual value as it supports and maintains the historic character of the village and is historically linked to its surroundings. |
Broadview Avenue, looking north from Danforth Avenue, 1923
(City of Toronto Archives, Series 71, Item2255)

(Broadview Avenue, looking north from Danforth Avenue, 1923
(City of Toronto Archives, Series 71, Item2255)

**BROADVIEW AVE – WEST SIDE**

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<th>Photo</th>
<th>Status / Recommendation</th>
<th>Additional Information</th>
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<tbody>
<tr>
<td>778 Broadview Avenue Block 1 778-828 Broadview Ave (Danforth – Pretoria Ave)</td>
<td>HP</td>
<td>Date: c. 1930 Located in the first block north of Danforth Avenue, and originally known as Green Gables, this property has potential for inclusion on the Heritage Inventory. Preliminary research and evaluation indicates that its design value is evident in it being a well-designed example of low-rise multiple residential accommodation with fine details exhibiting both Classical and Spanish influences popular at this time. It has associative value as its building reflects the demands of the increased population following the completion of the Viaduct in 1919. Its contextual value is evident as it supports the historic character of the area as well as providing quality in scale and materials and details.</td>
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*(Photo Source: Google Maps, 2015)*
### 782-792 Broadview Avenue

*Block 1 778-828 Broadview Ave (Danforth – Pretoria Ave)*

<table>
<thead>
<tr>
<th>HP</th>
<th>Date: c.1920</th>
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<tr>
<td></td>
<td>This commercial row of 6 properties with apartments above has potential for inclusion on the Heritage Inventory. Preliminary research and evaluation indicates that it has contextual value as it contributes to the character of the area and is physically and historically linked to its surroundings. It has associative value as it reflects the history of the development of the avenue in its built form. The design value is evident in the maintenance of original elements including the bay windows in four units and the brick details at the cornice.</td>
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### 812-814 Broadview Avenue

*Block 1 778-828 Broadview Ave (Danforth – Pretoria Ave)*

<table>
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<tr>
<th>HP</th>
<th>Date: c. 1930</th>
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<td></td>
<td>Located in the second block north of Danforth Avenue, and originally known as the Staveley Apartments, this property has potential for inclusion on the Heritage Inventory. Preliminary research and evaluation indicates that its design value is evident as it is a well-designed example of low-rise multiple residential accommodation with details reflecting a combination of the Gothic Revival and Streamlined Modern styles popular at this time. It has associative value as its reflects the demands for re-development on Broadview Avenue to accommodate the increased population following the completion of the Viaduct in 1919. Its contextual value is evident as it supports the historic character of the area as well as providing quality in scale and materials and details.</td>
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### 822-826 Broadview Avenue

*Block 1 778-828 Broadview Ave (Danforth – Pretoria Ave)*

<table>
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<tr>
<th>HP</th>
<th>Circa 1910 Stores with original storefronts</th>
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<tr>
<td></td>
<td>This commercial row of 3 properties with apartments above has potential for inclusion on the Heritage Inventory. Preliminary research and evaluation indicates that it has contextual value as it contributes to the character of the area and is physically and historically linked to its surroundings. It has associative value as it reflects the history of the avenue in their built form. Design value is inherent in its second story fenestration, the brick details at the cornice but especially in the two original storefronts with their leaded glass transom lights at 824 and 826 Broadview Avenue.</td>
</tr>
</tbody>
</table>
| **828 Broadview Avenue** Block 1  778-828 Broadview Ave  (Danforth – Pretoria Ave) | **HP** | Date: c. 1884  
Located at the intersection of the original Chester/Doncaster Village, this may be the original building indicated on Goad’s Atlas of 1884 which would make this building one of the earliest, if not the earliest building to survive on Broadview Avenue. Set back from the street it was originally built as a wood frame house but by 1916 was identified as a grocery store. The store front with the recessed entrance flanked by two large display windows may date from this time. It has associative and contextual value as it historically linked with the original village which occupied this intersection. Further evaluation is required to determine if it meets the criteria to merit inclusion on the Heritage Register. |
|---|---|---|
| **846-850 Broadview Avenue** Block 2  838-940 Broadview Ave  (Pretoria Ave – Chester Hill Road) | **HP** | Date: c. 1930  
Originally known as the Lenore Apartments, this building is identified as having potential for inclusion on the Heritage Register. Preliminary research and evaluation indicates that its design value includes an original roof garden, a carriage way entry which provided access and parking at the rear of the complex. It has associative value as part of the historic change brought to Broadview Avenue following the completion of the Bloor-Danforth viaduct. It contextual value is evident in its contribution to the historic character and scale of the neighbourhood and in its functional, visual and historic link to its surroundings. |
| **894 Broadview Avenue** Block 2  838-940 Broadview Ave  (Pretoria Ave – Chester Hill Road) | **HP** | Date: c. 1920  
Now known as the Richard Johnson Gallery, this building has potential for inclusion on the Heritage Registry as it is a typical example of a commercial building from this period set right at the edge of its lot frontage with residential accommodation above and including original storefront with a recessed entrance. Preliminary research and evaluation indicates that it has associative and contextual value as it is historically, physically and visually linked to its surroundings and contributes to the character of the Avenue. |
<table>
<thead>
<tr>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
</table>
| 958 Broadview Ave   | **Date:** 1890-1  
Included on the Heritage Register in 2006  
Formerly Chester School House from 1891-1959, the original building was designed by architects Gordon & Helliwell.  
**Date:** post-1960 Addition  
The property was sold to Estonian House Ltd in 1960 and after that date the four storey addition facing Broadview Avenue was done. The property is now known as Estonian House. The property is significant for its cultural heritage value in the architectural, associative and contextual categories. |
| 1102 Broadview Ave  | **Date:** 1919  
Included on the Heritage Register in 2006  
Originally the Wilfred Davies residence it now operates as the Massey Centre for Women. Although new buildings have been added to the property, the building retains its integrity and its view from the corner of Broadview Avenue and Hillside Drive remains intact. The property is significant for its cultural heritage value in the architectural, associative and contextual categories. |
| 1132 Broadview Ave  | **Date:** c. 1888 - Coach House  
Date: 1967 - Salvation Army Children's Home  
The Coach House, located at the rear of the property, was part of the original Chester Park estate built by Thomas Taylor and is included on the Heritage Register  
The brick buildings viewed from Broadview Avenue are part of the Children's Home built by the Salvation Army and are recommended for further evaluation for inclusion on the Heritage Inventory for their design, associative and contextual value. |
<table>
<thead>
<tr>
<th>Address</th>
<th>Block</th>
<th>Dates/Inclusion</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1216-1220 Broadview Avenue</td>
<td>6</td>
<td>Prior to 1913</td>
<td>These three properties have been identified as having potential for inclusion on the Heritage Register. Preliminary research and evaluation indicates that they have design value as they represent an unusual set of three semi-detached houses with a fine design whose integrity and details such as the verandahs, gables and dormers remain in good repair. They are associated with the original Todmorden village. Contextually they support and maintain the character of this former village area and are visually and historically linked with their surroundings.</td>
</tr>
<tr>
<td>1224-1228 Broadview Avenue</td>
<td>6</td>
<td>c.1900</td>
<td>Included on the Heritage Register in 2006. This property which is already included on the Heritage Register was originally owned by the Howarth Family. The original purpose of the building is thought to have been a hotel or a store. As part of the original Todmorden village, the property represents an unusual building design. It meets the criteria by having design, associative and contextual values.</td>
</tr>
<tr>
<td>1230 Broadview Avenue</td>
<td>6</td>
<td>1905</td>
<td>Included on the Heritage Register in 2006. This property which is included on the Heritage Register was built on land owned by the David Cramp family. The building is significant for its association with Todmorden Village and has contextual value as it maintains the character of the original village where it is visually and historically linked to its surroundings.</td>
</tr>
<tr>
<td>1232-1234 Broadview Avenue</td>
<td>6</td>
<td>1907</td>
<td>Included on the Heritage Register in 2006. Originally owned by Frederick Cramp, the son of David Cramp, the building is significant for its association with Todmorden Village and has contextual value as it maintains the character of the original village where it is visually and historically linked to its surroundings.</td>
</tr>
</tbody>
</table>
**2 O'Connor Drive** Block 8  (Fernwood Gardens – O'Connor Drive)

| Date: 1885  |
| Addition: 2010  |
| Included on the Heritage Register in 2006, Designated Part IV in 2010  |
| HEA 2010  |
| Dating from 1885, the house was built to the designs of the architect D. B. Dick for John Frederick Taylor, the son of the mill owner, George Taylor. The property was purchased by the Sisters of St. Joseph in 2010 and the extension, designed by the architects Shim Sutcliffe in 2010 was added. The property has significant architectural, associative and contextual value as it relates to the history of Broadview Avenue and the entire complex contributes significantly to maintaining the 19th century the character of the area by maintaining and supporting the historic qualities while introducing a contemporary structure which contributes to the design, associative and contextual values of the 21st century. |
Appendix G

HISTORY AND EVOLUTION OF STUDY AREA

This section provides a summary of the historic evolution of the area for the purposes of describing the existing historic character of the Broadview Planning Study area. The research and analysis presented informs the heritage recommendations contained in this document, as well as the recommendations related to the public realm and urban design guidelines.

The history of the study area is characterized by the evolution of the mid-19th century hamlets of Todmorden and Chester\(^1\) along a historic road on the high ground of the Don River Valley. Originally an aboriginal trail, it evolved to become the “Road to the Don Mills” in the late 18th century for its access to Toronto’s first industrial site and finally came to be known as “Broadview Avenue” in the early 20th century.

The study area spans four farm lots – Lot 11, Lot 12, Lot 13 and Lot 14 (see image 1); land that was subdivided under the direction of Lieutenant John Graves Simcoe in the 1790s.

Acknowledgements:

This historic overview relies greatly on primary research conducted by Barbara Myrvold, Senior Services Specialist, Local History, at Toronto Public Library. Barbara has written more than a dozen local histories include The Danforth in Pictures (1977), Historical Walking Tour of the Danforth (1992) and is presently working on a history of Broadview Avenue.

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\(^1\) Chester Village was sometimes called Doncaster, in reference to the Doncaster post office located within the village.
Early Aboriginal Use

The Don River Valley

The Don River Valley is an important component to the natural and cultural heritage character of the study area. Prior to being known as “Broadview Avenue”, named after the spectacular “broad view” that one has at the top of the ridge overlooking the valley, various sources acknowledge that the east side of the Don River was part of an ancient aboriginal trail. It could have been established as long as 4,000 years ago, contemporary to archaeological artifacts from the Archaic period (pre-3000 BC) found south of the study area at the present Withrow Junior Public School site in 1886. Early settlers recalled that Mississauga first nations encamped along the east side of the Don in what is now Riverdale Park and, near Pottery Road, up until the 1830s.

The aboriginal trail was a pre-cursor to Broadview Avenue. The road’s deviation from the prevailing Toronto street grid speaks to the influence of the Don River Valley and its natural topography and its significant role in shaping the development of the area.

Prior to being called the Don, the Anishnaabe first nation called the river Wonscoteonach, meaning “the river coming down from the back burnt country”. The river had once been deep and wide enough to accommodate boat travel all the way to Gerrard Street and abounded with wildlife and trout. The Don River was also an important source of water power to supply Toronto’s first industrial community, which gave rise to the early Euro-Canadian settlement of the study area described in the next section.

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2 Don Valley conservation report (Toronto: Ontario Department of Planning and Development, 1950), 13-14.; True Davidson, The golden years of East York (East York, Ont.: Centennial College, 1976), 11.
4 Charles Sauviol, Pioneers of the Don (Toronto: Charles Sauviol, 1995), 15.
5 Henry Scadding, Toronto of old, (Toronto: Adam Stevenson & Co., 1873), 233.
7 Elizabeth Muir, Riverdale: East of the Don (Toronto: Dundurn, 2014), 62.
Early Euro-Canadian Settlement (1790-1850)

The study area and surrounding lands were subdivided into approximately 200-acre farm lots in the 1790s as land grants for United Empire Loyalists, government officials and other landed settlers in the lands surrounding the Town of York (now Toronto). The study area spans four historic farm lots – Lot 11, Lot 12, Lot 13 and Lot 14, Concession 2 from the Bay. Lieutenant Governor John Graves Simcoe prioritized Lot 13, with the Don River flowing through it, for industrial use from the beginning of the city’s history.

Todmorden Village

Lot 13, Concession 2 from the Bay included lands bounded by today’s Westwood Avenue, Donlands Avenue, Gowan Avenue and the historic route of the Don River. In 1795, Simcoe wrote to Christopher Robinson, a Loyalist, government official and original grantee of Lot 13, requesting Robinson to relinquish his land for the construction of a mill. To address the lumber shortage as the Town of York was growing, Simcoe stated that, “it is necessary that a mill should be built thereon. It is therefore I directed Skinners to build a mill”.

Brothers Isaiah and Aaron Skinner were thus granted Lot 13 and built the first mill on the Don in 1795. In 1798, the Skinners were permitted to erect a second mill, a grist mill, with the condition that they construct a road from today’s Queen Street, on the east side of the river, to the mill site, turning left at Pottery Road. This road was initially called Mill Road, then Don Mills Road and eventually Broadview Avenue.

Thomas Helliwell purchased the Skinner’s mills in 1829 and took over their operation with John Eastwood. The Helliwells also built a distillery, a brewery, a malt house, and their home. The Helliwells would eventually own Lots 12, 13 and 14, Concession 2 from the Bay, comprising the study area from approximately Browning Avenue to O’Connor Drive. In 1855, the Helliwells sold their mill property.

2 Elizabeth Muir, Riverdale: East of the Don (Toronto: Dundurn, 2014), 38.
to the Taylor brothers and subdivided portions of their land into village lots of one to five acres.

Industrial activity along the river would expand throughout the 19th century to include paper mills, distilleries, brick works and breweries — there were at least 22 mills on the Don River. Today, the Todmorden Mill site, serves as a reminder of the study area’s early beginnings. As the city grows around it, the Todmorden Mill site still retains a remarkable collection of intact, early 19th century structures from the industrial complex.

Although the industrial site lies outside of the study area, it is closely related to its early settlement. As industry expanded along the river, the adjacent land on the high ground of the Don Valley was populated by workers and development along the “Mill Road” expanded to include residences, hotels and shops. This budding community was called Todmorden Village, named in honour of the Helliwells who had emigrated from Todmorden, England.

In 1851, W.H Smith writes; “…the village of Todmorden. There are but a few houses on the upper bank, but on descending by a steep and circuitous road to the valley below, you reach a paper mill, grist mill and starch factory; with the residences of the owners and work-people employed". Five years later, Todmorden Village had grown slightly, with 20 names listed at Todmorden on “Don Road” in the 1856 Brown’s Toronto city directory. Village residents included labourers, carpenters, butchers, a shoe maker, a millwright, a paper maker and a shingle maker, a bricklayer, and a farmer.

3 Elizabeth Muir, Riverdale: East of the Don (Toronto: Dundurn, 2014), 47.
4 W. H. Smith, Canada past, present and future (Toronto, 1851), 1: 19-20.
5 1856 Brown’s Toronto city directory information taken from Barbara Myrvold’s research summarized in “Broadview Avenue – Danforth Avenue to Bater Avenue: An Historical Overview”, August 6, 2015.
The intersection of Pottery Road and Mill Road (now Broadview Avenue) was once the heart of the historic Todmorden community. Pottery Road was the main path to the mill site from Mill Road. The Todmorden “Meeting House”, Todmorden House Hotel, Central Hotel, and Reid’s blacksmith shop, are known historic structures that stood near the four corners of this intersection in the 1850s. Pottery Road originally connected to Broadview Avenue slightly north of Westwood Avenue. Pottery Road was re-aligned to its current location in the late 1960s.


7 Initial streetscape changes to Pottery Road occurred in the early 1950s, establishing the Charles Sauriol Parkette at the southwest corner of Helliwell Drive and Broadview Avenue. Evolution of major realignment of Pottery Road is visible in aerial photos of the area from 1966, 1967 and 1968 from the City of Toronto Archives.
Pottery Road Realignment

1950 aerial photograph of Pottery Road and Broadview Avenue intersection. Red arrow indicates the alignment of Pottery Road in the image (City of Toronto Archives).

1953 aerial photograph of Pottery Road and Broadview Avenue intersection. Red arrow indicates the alignment of Pottery Road in the image (City of Toronto Archives).

1966 aerial photograph of Pottery Road and Broadview Avenue intersection. Red arrow indicates the alignment of Pottery Road in the image (City of Toronto Archives).

1968 aerial photograph of Pottery Road and Broadview Avenue intersection. Red arrow indicates the alignment of Pottery Road in the image (City of Toronto Archives).

Location of the historic alignment of Pottery Road was just south of today’s Hillside Drive.

Current alignment of Pottery Road was constructed in the 1960s.
A Tale of Two Villages (1850-1900)

The study area comprises two historic villages: Todmorden and Chester. The Doncaster Postal Office, which opened in 1869, served both communities and was sometimes used interchangeably with the village names. Todmorden expanded from the early industrial complex in the Don Valley to the road on the high ground above.

Chester Village was established in the late 1850s after the Playter family subdivided Lot 11, Concession 2 from the Bay. Today, more original buildings from Chester Village remain along Broadview Avenue than from Todmorden Village.

In 1855, the Playters made a plan subdivision of forty-five acres in the western part of their property in Lot 11. In 1859, the Playters commissioned architect John Tully to prepare a plan of subdivision for all 200 acres of Lot 11. The land was divided into village lots between five to fifteen acres. This plan established the existing street layout of the study area between Danforth and Browning avenues, although some of the original street names have changed. The smaller five acre village lots were aligned along Don Mills Road (now Broadview Avenue). An 1878 map of the area indicates that the majority of development in the subdivision occurred along Broadview Avenue (see image to the right).

In the mid 19th century, the villages of Todmorden and Chester were still small rural settlements outside the city limits. A description of the area in 1885 illustrates a picturesque rural river valley:

The villages of Doncaster and Todmorden lie within a short distance of each other on the east bank of the Don; the former being about half a mile lower down. The scenery of the Don, in this neighbourhood and for miles further up, is extremely picturesque. The Don winds through a broad valley, the bottom lands immediately adjoining the river, which are usually flooded in the spring time, yielding rich pasturage. The banks, which are thickly wooded, rise abruptly, sometimes from the water, but more often at a considerable distance... The wildness and beauty of the ravines, glens, and stretches of woodland, present attractions for the lover of nature.

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The 1880s marked a decade of economic prosperity and building development in the environs of the study area. In 1884, the City of Toronto annexed land east of the Don River bounded by Kingston Road (now Queen Street East), Greenwood Road, Danforth Avenue and the river. A few years after, the Don River was straightened in 1888 and a streetcar line opened along Broadview Avenue to downtown. As the City of Toronto expanded east of the Don River and infrastructure improvements were made, enterprising landowners in north of Danforth road subdivided their lands in anticipation of development. In 1887, William P. Helliwell subdivided 120 acres of the eastern part of Lot 12, Concession 2 from the Bay. Churches and the Chester Public School (now Estonian House, constructed 1891) were planned for at this time in anticipation of a growing community.

At this time, residents of Todmorden and Chester unsuccessfully petitioned York Township in 1889 and 1890 to be incorporated in to a single village, Chester. They were seeking access to taxing powers to fund infrastructure improvements and other essential public services. However, each time they were unsuccessful because they failed to meet the minimum population of 750 to qualify for incorporation. Despite the growth occurring east of the Don River, south of Danforth, the population in Chester and Todmorden remained relatively stable between the 1870s and 1890s with city directories indicating approximately 100 people living in Chester and 150 in Todmorden.

**Early 20th Century & Annexation (1900-1940)**

Todmorden Village remained closely associated with Don River industry in the early 20th century. Historical accounts describe how, on pay day, the wives of workers in the Don Valley Brick

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9 History of Toronto, County of York (Toronto: Blackett-Robinson, 1885), 1: 94.
10 Barbara Myrvold, The Danforth in Pictures (Toronto: Toronto Public Library, 1979), 3.
11 Directory information provided by Barbara Myrvold in “Broadview Avenue – Danforth to Bater Avenue: An Historical Overview”, August 6 2014. In 1871, Chester (Doncaster) contained about 100 people and Todmorden about 150, according to Nason’s directory of York County (James Randle Nason, Nason’s East and West Ridings of the County of York, or Townships of Etobicoke, Markham, Scarboro’, Vaughan & York Directory (Toronto, 1871), 96.) In 1893, the Toronto city directory provided 81 listings for Chester and 156 listings for Todmorden.
Works would wait at the top of the hill at Broadview Avenue and Pottery Road to intercept husbands before they spent their wage at the Todmorden Hotel, owned by Robert Davies in the early 20th century and located at Broadview and Pottery Road.

At the beginning of the 20th century, Todmorden and Chester villages were still regarded as suburbs on the outskirts of the city limits. Chester (Doncaster) Village was annexed by the City of Toronto in 1909. The southern half of the Helliwell Estate (Lot 12, Concession 2 from the Bay) was annexed in 1912.

The opening of the Prince Edward Viaduct in 1918 finally unlocked the study area for growth as landowners subdivided and sold their lands. The 1924 fire insurance plan for the area illustrates the extent of growth that occurred in comparison to the 1913 fire insurance plan. Ongoing growth in the 1920s resulted in the introduction of apartment buildings in the study area.

By 1924, Todmorden Village became a part of East York when it incorporated as a separate township.

Growth continued into the inter-war period, with the introduction of residential properties in Lot 14, the northern section of the study area, in the inter-war period.
Broadview Avenue north of Gamble Avenue, 1930 (Todmorden Mills Heritage Museum and Arts Centre).

Broadview Avenue north of Gamble Avenue, 2015.

1913 Goads Fire Insurance Plan

1924 Goads Fire Insurance Plan
1940 - Present

In the 1940s, Toronto entrepreneur Rand Freeland purchased what was left of the original mill property, granted to the Skinners in the 1790s. The $500 that Freeland paid for the property indicates the decline of the mill industry after the Great Depression and World War I and II. The area had become the location of a municipal dump and garbage was used to fill in the quarries of the nearby brickworks. In Tales of the Don, local conservationist Charles Sauriol describes the state of the area at the time:

…threats against the natural beauty of the Valley were multiplying on every side. Pocket sewage disposal plants were so overloaded that raw effluent was being dumped into the Don River and Taylor Creek. There was a threat of factory development where Todmorden Mills now stands. Wooded slopes and wetlands disappeared under heaps of garbage when they were used as municipal dumps. Trees were felled to provide space for service lines spanning the Valley12.

In response to these environmental threats, Charles Sauriol and Rand Freeland co-founded the Don Valley Conservation Authority (DVCA) to protect the Don Valley from further degradation. Freeland converted the Skinner property into his “Fantasy Farm” where he often hosted DVCA events and celebrations. The DVCA was successful in that many of its recommendations and objectives, including the protection of the floodplains from further misuse and the redirection of raw effluent to a central point in Lake Ontario were implemented13.

Sauriol and Freeland were trailblazers, with the DVCA pre-dating the Toronto and Region Conservation Authority (TRCA), which was established in 1954 after the devastation of Hurricane Hazel made the value of Toronto’s ravines and the importance of protecting flood plains an obvious necessity.

In 1954, the TRCA declared that the Todmorden Mills site formed part of the flood plain. This put a stop to redevelopment plans of the site for new industrial and residential development, and conserved the four original mill buildings14. The Todmorden Mills

14 Ibid.
Museum opened in 1967. The prominent role Charles Sauriol had in conserving the Don Valley is recognized in the Study Area through the naming of Charles Sauriol Parkette at Hillside Drive.

Several historic buildings were demolished in the 1950s and 1960s. Todmorden Village in particular suffered major losses with many of its original buildings demolished during this period. Because original lot sizes in Todmorden Village tended to be larger than village lots in Chester Village, many of the replacement buildings were out of scale to the original historic buildings.

The realignment of Pottery Road was another major change that further altered the historic pattern of development in Todmorden Village. Pottery Road went through a slight realignment between 1950-1953, resulting in the Charles Sauriol Parkette on the southwest corner of Hillside Drive and Broadview Avenue. Major realignment of Pottery Road between 1966 to 1968 altered the road to its current location today.

Other significant changes in the study area in the post-war period included the introduction of the high-rise apartments in the 1960s and 1970s.

Changes in Chester Village evolved in a manner that was more consistent with the historic pattern of evolution of this portion of the study area. Mid-rise apartment buildings built in this period evolved from their 1920s equivalents with variances in architectural treatment, yet similar in form and massing.