

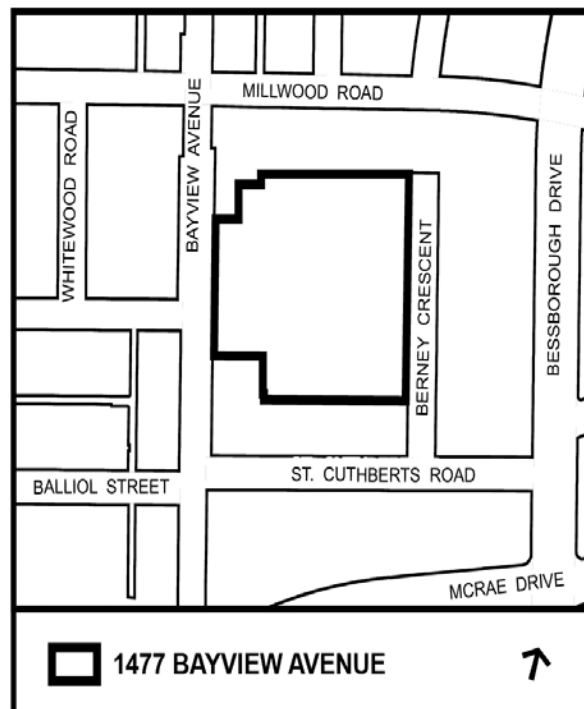
Amendment of Designating By-law – 1477 Bayview Avenue

Date:	August 10, 2016
To:	Toronto Preservation Board North York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2016\Cluster B\PLN\NYCC\NY16101

SUMMARY

This report recommends that City Council amend former Borough of East York By-law No. 6-87 designating the property at 1477 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act to revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act. The site contains the Garden Court Apartments (1939-46), a complex of 10 low-rise apartment buildings surrounding a central landscaped courtyard that is a local landmark in Toronto.

The property owners have applied to convert the existing apartment complex with 104 rental units into a residential condominium. To assist staff in assessing proposed changes to the site that may result from this application, it is important to update the existing designating by-law to reflect all of the property's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to amend former Borough of East York By-law No. 6-87 to revise the Reasons for Designation in accordance with the Statement of Significance: 1477 Bayview Avenue attached as Attachment No. 4 to the report (August 10, 2016) from the Chief Planner and Executive Director, City Planning Division to explain the cultural heritage value or interest of the property and describe its heritage attributes.
2. If there are no objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council amending designating By-law No. 6-87.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
4. If the proposed amendment is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.
5. City Council include the views identified in this report in an amendment to the Official Plan Public Realm Policy, Section 3.1.1., Schedule 4.

Financial Impact

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

DECISION HISTORY

The property at 1477 Bayview Avenue (Garden Court Apartments) was designated under Part IV, Section 29 of the Ontario Heritage Act by former Borough of East York By-law No. 6-87 on January 5, 1987. The original Reasons for Designation are attached as Attachment No. 3.

ISSUE BACKGROUND

The property at 1477 Bayview Avenue contains the Garden Court Apartments, a complex with 10 low-rise residential buildings containing 104 rental units. An application to convert the complex into a residential condominium has been appealed to the Ontario Municipal Board. No hearing date has been scheduled. To assist staff in assessing proposed changes to the site that may result from this application, it is important to update the existing designating by-law to reflect all of the property's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

COMMENTS

Staff's review of planning applications provides an opportunity to update designation by-laws passed pre-2006 to align with Ontario Regulation 9/06 and to clarify the descriptions of their values and attributes. As a local landmark in Leaside and Toronto, the value of the property at 1477 Bayview Avenue was determined in the 1987 designation of the property under Part IV, Section 29 of the Ontario Heritage Act by the former Borough of East York. The amending of the designating by-law in accordance with the 2005 amendments to the Ontario Heritage Act and Ontario Regulation 9/06 (the provincial criteria prescribed for municipal designation) will enhance the understanding of and clarify the heritage values and attributes of the property.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached, as well as the Heritage Property Research and Evaluation Report that identifies and evaluates the heritage resources on the property at 1477 Bayview Avenue containing the Garden Court Apartments (Attachment No. 5).

The Short Statement of Reasons for Designation from the former Borough of East York By-law No. 6-87 is found in Attachment No. 3, with the amended Statement of Significance (Reasons for Designation) as Attachment No. 4. The 2016 revisions contain the statement of cultural heritage value and the list of heritage attributes that relate to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act. In the Statement of Significance, the heritage attributes include the views from the west entrance on Bayview Avenue and the east entrance on Berney Crescent to and from the centre of the central interior courtyard, as well as the views in both directions along the north/south axis between the centre of the central interior courtyard and Building C and Building H at the north and south ends of the property, respectively (Attachment No. 6).

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 1477 Bayview Avenue meets the criteria for municipal designation for its design, associative and contextual values. The Garden Court Apartments (1939-46) are valued as an exemplary example of a style and type of apartment complex, which was designed by the notable Toronto architectural firm of Forsey Page and Steele in a landscaped setting by the famous Canadian landscape architects, Dunington-Grubb and Stensson. Linked historically to the development of Leaside as a planned community with desirable residential buildings, the Garden Court Apartments were commissioned and constructed by C. Blake Jackson and his son, Robert, who were important contractors associated with innumerable buildings of note in Toronto and beyond. The property at 1477 Bayview Avenue stands as a local landmark in Leaside and Toronto.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Short Statement of Reasons for Designation, 1987
Attachment No. 4 – Statement of Significance (Reasons for Designation), 2016
Attachment No. 5 – Heritage Property Research and Evaluation Report
Attachment No. 6 - Views