

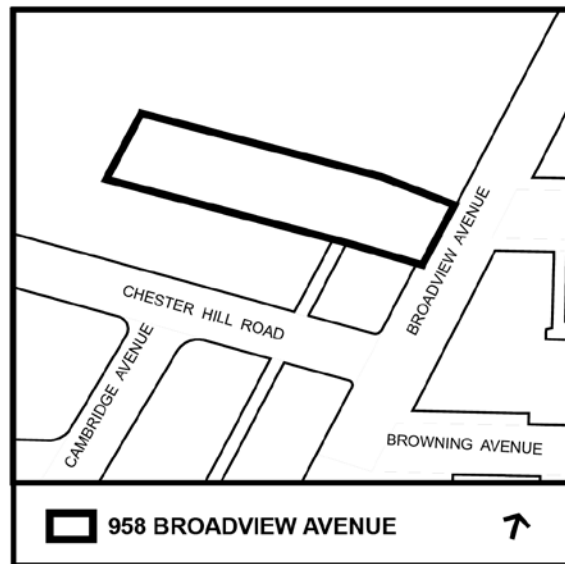
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 958 Broadview Avenue

Date:	August 10, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Toronto Danforth – Ward 29
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16107

SUMMARY

This report recommends that City Council state its intention to designate the property at 958 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The property contains the original Chester Public School (now known as Estonian House), a two-and-a-half storey, brick-clad building, built in 1891, and located on the west side of Broadview Avenue between Chester Hill Road and Pottery Road. The property was included on the City of Toronto's Heritage Register in 2006.

Following research and evaluation, staff have determined that the property at 958 Broadview Avenue meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would identify the property's cultural heritage values and heritage attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 958 Broadview Avenue (Chester Public School) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 958 Broadview Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (August 10, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation 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 on the designation of the property.

Financial Impact

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

DECISION HISTORY

At its meeting of September 27, 2006, City Council adopted Clause 3 of the Planning and Transportation Committee Report 6 confirming the listed status of properties included on the Heritage Register which included inventories of former municipalities. The property at 958 Broadview Avenue had been included on the 1982 Inventory of Historic Buildings in East York.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl003.pdf>

At its meeting of February 18, 2015, the Toronto and East York Community Council requested the Director of Urban Design to report to the Toronto and East York Community Council on the potential designation of the property at 958 Broadview Avenue under Part IV of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.77>

At its meeting of June 7, 2016, City Council adopted Item TE16.5 Final Report – Broadview Avenue Planning Study – City-Initiated Official Plan Amendment, Urban Design Guidelines and Heritage Inventory adopting the following: "City Council amend the Official Plan, for lands fronting on Broadview Avenue between Danforth Avenue and O'Connor Drive substantially in accordance with the Draft Official Plan Amendment attached as Attachment 7 to the report (April 22, 2016) from the Director, Community Planning, Toronto and East York District, with Attachment 7 amended by: Item 1.c "deleting and replacing Policy 5.3 under Site and Area Specific Policy No. 509, with the following: Conserve the integrity of the property's cultural heritage values and attributes, including the 19th century Chester Public School."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.5>

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4).

Staff have determined that the property at 958 Broadview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets 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.

As the oldest surviving East York school, the former Chester Public School/Estonian House is valued for its 135 year associations with the historic villages of Chester and Todmorden, the Estonian community and the Toronto architects, Gordon & Helliwell. Its design values are evident in the form, materials and details of the building which make it a fine representative of a hybrid of the American Richardsonian Romanesque and British Queen Anne styles. Located on the west side of Broadview Avenue, it has been a longstanding community landmark and an integral part of the Broadview neighbourhood whose history and development has been determined by its unique location, on the edge of the Don River Valley.

The school closed in 1959 and was purchased by Estonian House who adaptively re-used the building for a variety of community functions, undertaking a series of additions in 1962-63, 1975 and 1995. The original school building retains its integrity and the original exterior east elevation of the school is partially concealed and contained within the 1975 addition facing Broadview Avenue. The later additions, are not identified as heritage attributes.

The Statement of Significance (Reasons for Designation) (Attachment No. 3) are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

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