

Inclusion on the City of Toronto's Heritage Register – 778, 782-792, 812-814, 817, 822-826, 846-850, 849, 883, 895-97, 907, 929-931, 1216-1220 Broadview Avenue

Date: March 15, 2018
To: Toronto Preservation Board
Toronto and East York Community Council
From: Acting Chief Planner and Executive Director
Wards: Ward 29 -Toronto-Danforth

SUMMARY

This report recommends that City Council include 21 properties identified in Recommendations 1 and 2 of this report on the City of Toronto's Heritage Register. The Broadview Avenue properties are found on both sides of the street between Danforth Avenue and O'Connor Drive and include commercial, low-rise apartment blocks and residential buildings and a place of worship which define, support and maintain the early historical character and scale of this section of Broadview Avenue. All of the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

The Broadview Avenue properties were previously identified in the Broadview Avenue Planning Study, which was undertaken by the City's Planning Division beginning in 2014 and involved three Community Consultation meetings and four Stakeholder Advisory Committee meetings. Part of this study included the creation of a heritage inventory which identified buildings with heritage potential for inclusion on the City of Toronto's Heritage Register.

At its meeting of June 7, 2016, City Council adopted the Final Report - Broadview Avenue Planning Study - City Initiated Official Plan Amendment, Broadview Avenue Urban Design Guidelines that includes a Heritage Inventory. In Recommendation 4 of the decision to adopt the report, City Council directed the Chief Planner and Executive Director, City Planning, to report to the Toronto Preservation Board and the Toronto and East York Community Council by the end of 2016 on the heritage potential of properties identified for inclusion on the City of Toronto's Heritage Register in Urban Design Guidelines attached to the report.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies.

RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the following 8 properties on east side of Broadview Avenue on the City of Toronto's Heritage Register:

817 Broadview Avenue
849 Broadview Avenue
883 Broadview Avenue
895-897 Broadview Avenue
907 Broadview Avenue
927 Broadview Avenue
929 Broadview Avenue
931 Broadview Avenue

2. City Council include the following 13 properties on west side of Broadview Avenue on the City of Toronto's Heritage Register:

778 Broadview Avenue
782 Broadview Avenue
784 Broadview Avenue
786 Broadview Avenue
788 Broadview Avenue
790 Broadview Avenue
792 Broadview Avenue
812-814 Broadview Avenue
822-826 Broadview Avenue
846-50 Broadview Avenue
1216 Broadview Avenue
1218 Broadview Avenue
1220 Broadview Avenue

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of June 7, 2016, City Council adopted Official Plan Amendment 343 (OPA 343) and the Site and Area Specific Policy 509 (SASP 509) relating to Broadview

Avenue between Danforth Avenue and O'Connor Drive. SASP 509 was subsequently appealed to the Ontario Municipal Board (OMB). A hearing is scheduled for April 9, 2018.

City Council also adopted the Final Report - Broadview Avenue Planning Study - City Initiated Official Plan Amendment, Urban Design Guidelines, and Heritage Inventory. In recommendation 4 of the decision to adopt the report, City Council directed the Chief Planner and Executive Director, City Planning, to report to the Toronto Preservation Board and the Toronto and East York Community Council by the end of 2016 on the heritage potential properties identified for inclusion on the City of Toronto's Heritage Register in Urban Design Guidelines attached to the report (April 22, 2016) from the Director, Community Planning, Toronto and East York.

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

At its meeting of October 5, 2016 City Council stated its intention to designate the property at 958 Broadview Avenue under Part IV Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.15>

At its meeting of December 9, 2015 City Council included the properties at 811-813 Broadview Avenue on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.14>

COMMENTS

The 21 properties listed in Recommendations 1 and 2 of this report are identified as having heritage potential in the Broadview Avenue Official Plan Amendment 343 (OPA 343) and the Site and Area Specific Policy 509 (SASP 509) relating to Broadview Avenue between Danforth Avenue and O'Connor Drive. SASP 509 was subsequently appealed to the Ontario Municipal Board (OMB). A hearing is scheduled for April 9, 2018.

A map showing the properties with potential cultural heritage value in the Broadview Avenue Study area is appended as Attachment 1. Separate attachments provide the Statements of Significance (Reasons for Inclusion), identifying the cultural heritage values and attributes, along with location maps and photographs for the 21 properties, including 8 on the east side of Broadview Avenue (Attachment 2) and 13 on the west side of the side of the avenue (Attachment 3). An overview of the Broadview North neighbourhood and its building typologies is provided in Attachment 4. The six properties previously included in the Broadview Avenue Urban Design Guidelines were further reviewed and evaluated and determined not to meet the provincial criteria Ontario Regulation 9/06 and not recommended for inclusion on the Heritage Register are listed with photographs in Attachment 5.

This collection of properties relates to the history of Broadview Avenue which originated as an Indigenous Peoples' route and was developed in the late 18th century as a road connecting the Don Mills with the town of York. Two villages emerged in the mid-19th century at Todmorden, situated at the intersection of Pottery Road and Broadview

Avenue, and at the village of Doncaster, also known as Chester, located north of Danforth Avenue at the intersection of Broadview and Pretoria avenues. While buildings at Todmorden reflect the historic rural village setting, those in Doncaster indicate the impact on development of access to better roads, transportation and the 1918 completion of the Bloor Viaduct and feature typical "main street" rows of commercial buildings with accommodation above, and 3-4 storey apartment blocks. To the north of Doncaster, corner stores mark the intersections of the main thorough fare with quiet treed residential side streets.

Two of the 30 properties identified in the study, 811-813 Broadview Avenue, were included on the City's Register in October 2015.

The Salvation Army Village property located at 1132 Broadview Avenue is being recommended for designation under Part IV of the Ontario Heritage Act.

Listing on the Heritage Register and Area Studies

Official Plan Policy 3.1.5.14 directs that potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

Pro-active listing of properties is intended to give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies. The primary aim will be to achieve an informed, timely listing of properties in tandem with local area studies. In order to shorten the time it takes to research and evaluate multiple properties for listing, the City's abbreviated approach, one that still applies provincial criteria as required in the Official Plan, sets out a preliminary, not exhaustive, set of unique values. An understanding and articulation of contextual value will be prioritized and, where information is readily available, additional values may be identified. The multiple-listing process is an efficient and effective practice that balances the need to respond to unprecedented growth within Toronto with the need to account for the cultural heritage value that adds character to our neighbourhoods.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property. Listing does not trigger maintenance requirements over and above existing property standards, it does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation or development. It is also important to note that when a property is listed it does not necessarily mean that it will be subsequently "designated".

Properties identified as having heritage potential within the Broadview Avenue Urban Design Guidelines which do not meet the criteria for listing as set out above, (Attachment 5) will not be subject to any heritage protections or conservation requirements. Staff will update the Broadview Avenue Urban Design Guidelines once the OMB appeals have been resolved.

The 21 properties in Recommendations 1 and 2 have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for Part IV designation under the Ontario Heritage Act, which the City also applies when considering properties for its Heritage Register. All of the properties meet the criteria under contextual and design value. Detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Broadview Avenue Study Area Map with Heritage Properties
Attachment No. 2 – Broadview Avenue, East Side - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment No. 3 – Broadview Avenue, West Side - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment No. 4 – Historical Overview
Attachment No. 5 – Broadview Avenue - Properties not Recommended for Inclusion on the City of Toronto Register



Properties recommended for inclusion on the City of Toronto's Heritage Register:

East Side

- 817 Broadview Avenue
- 849 Broadview Avenue
- 883 Broadview Avenue
- 895-897 Broadview Avenue
- 907 Broadview Avenue
- 927 Broadview Avenue
- 929 Broadview Avenue
- 931 Broadview Avenue

West Side

- 778 Broadview Avenue
- 782 Broadview Avenue
- 784 Broadview Avenue
- 786 Broadview Avenue
- 788 Broadview Avenue
- 790 Broadview Avenue
- 792 Broadview Avenue
- 812-814 Broadview Avenue
- 822-826 Broadview Avenue
- 846-850 Broadview Avenue
- 1216 Broadview Avenue
- 1218 Broadview Avenue
- 1220 Broadview Avenue

LEGEND

- Properties already included on the Heritage Register
- Properties recommended for inclusion on the Heritage Register

LOCATION MAPS, PHOTOGRAPHS AND STATEMENTS OF SIGNIFICANCE
(REASONS FOR INCLUSION) FOR BROADVIEW AVENUE PROPERTIES,
EAST SIDE

817 Broadview Avenue
849 Broadview Avenue
883 Broadview Avenue
895-897 Broadview Avenue
907 Broadview Avenue
927 Broadview Avenue
929 Broadview Avenue
931 Broadview Avenue

The following location maps are for information purposes only; the exact boundaries of the properties are not shown. On each map, the arrow marks the location of the subject property.

Attached photographs, Heritage Preservation Services, 2018.

LOCATION MAP AND PHOTOGRAPH: 817 BROADVIEW AVENUE – EAST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 817 Broadview Avenue.



817 Broadview Avenue

STATEMENT OF SIGNIFIANCE: 817 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 817 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located at the north-east corner of Broadview and Pretoria avenues, the property at 817 Broadview Avenue contains a two-storey commercial building clad in brown brick and constructed between 1903 and 1913 according to Goad's Atlas. The 1914 directories record occupation of the property by Crockford & Son, grocers. City Building Records (Permit 79906) indicate that the building was extended with a rear addition facing Pretoria Avenue in 1925. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 817 Broadview Avenue has cultural heritage value as a representative example of a "corner store" commercial building type identified by the two-storey scale, the glazed shop front on two elevations with a corner entrance, residential accommodation on the upper floor, and early 20th-century detailing which included wood and glass shop fronts, classically-inspired projecting cornices at the first floor level and bay windows at the upper level.

Contextually, the property at 817 Broadview Avenue is valued for the role of commercial "corner store" buildings in defining, supporting and maintaining the historical early twentieth century character and two-three storey scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road. The building at 817 Broadview Avenue is historically, visually and physically linked to its setting on the east side of the street where it marks the intersection of a main thoroughfare with residential side streets.

Heritage Attributes

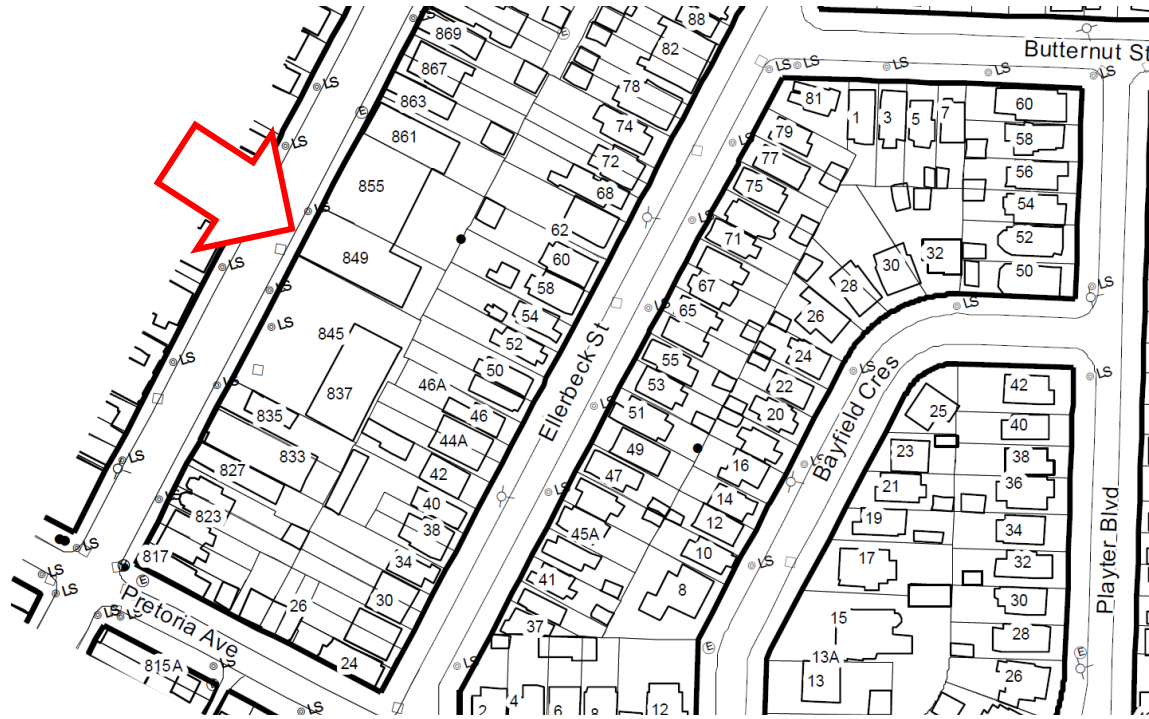
The heritage attributes of the building at 817 Broadview Avenue are:

- The setback, placement and orientation of the building on the east side of the avenue at the north-east corner with Pretoria Avenue
- The scale, form and massing of the two-storey, rectangular-plan building with a flat roof and projecting shop front on the principal (west) elevation
- The materials with brick cladding and wood in the shop front

- On the principal (west) elevation, the glazed shop front with wood framing and panels, recessed entrance and overhanging eaves and the projecting bay window at the second floor level and adjacent single window
- On the side (south) elevation, the glazed shop front with wood-framing and panels and the paired, single and triple windows with segmental arched openings or stone lintels.

Note: the side (north) elevation which adjoins the neighbouring buildings and the rear (east) elevation are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 849 BROADVIEW AVENUE – EAST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 849 Broadview Avenue.



849 Broadview Avenue

STATEMENT OF SIGNIFIANCE: 849 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 849 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the east side of Broadview Avenue between Pretoria Avenue and Browning Avenue, the property at 849 Broadview Avenue, originally known as the Barrett Apartments, later as the Bennett Apartments and now as the Upper Broadview Suites, contains a three-and-a-half-storey apartment building constructed in 1927 according to city directories. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 849 Broadview Avenue has cultural heritage value as a representative example of a c.1920-1930 low-rise apartment block type which was typically three-four storeys in height. The style of the yellow-brick clad apartment block is Neo-Baroque Classicism with a symmetrical principal (west) elevation featuring projecting side bays, a dramatically over-scaled cornice and projecting entrance portal with fluted piers and console brackets supporting an overhanging moulded cornice. Other fine details include the arrangement of the windows in the bays to have a large central window flanked by two narrower windows, the inclusion of stone in the voussoirs of the central window heads, the upper storey central arched window frame, the recessed brick panels on the bays, vertical brick soldier coursing and stone window sills.

Contextually, the property at 849 Broadview Avenue is valued for its role as one of the low-rise apartment block buildings on Broadview Avenue which define, support and maintain the historical early twentieth century character and scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct in 1918. The building at 849 Broadview Avenue is historically, visually and physically linked to its setting on the east side of the street.

Heritage Attributes

The heritage attributes of the building at 849 Broadview Avenue are:

- The setback, placement and orientation of the building on the east side of the avenue between Pretoria and Browning avenues

- The scale, form and massing of the four-storey, rectangular-plan apartment block with a flat roof and the projecting side bays and entrance door case on the principal (west) elevation
- The materials with yellow brick cladding on the principal (west) elevation and side (north and south) elevations as they can be viewed from Broadview Avenue and on the west elevation, the brick details including soldier course bands above the window heads, relief panels under the third and fourth floor windows, recessed semi-circular arch over the top central window and the stone details in the window heads and sills
- On the principal (west) elevation, the projecting door case with its fluted piers, console brackets and overhanging moulded cornice
- On the principal (west) elevation and side elevations (north and south), the great cornice and entablature at the top of the building

Note: The rear (east) elevation is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH: 883 BROADVIEW AVENUE – EAST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 883 Broadview Avenue.



883 Broadview Avenue

STATEMENT OF SIGNIFICANCE: 883 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 883 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community and individuals.

Description

Located on the east side of Broadview Avenue between Pretoria and Browning Avenue, the property contains the Estonian Baptist Church which City Building Records (Permit 71378) indicate was designed by Hurlburt Associates in 1962. Designed on an L-shaped plan the building is two-and-a-half stories (including a raised basement) with intersecting gable roofs, stone and brick cladding and stained glass. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 883 Broadview Avenue has cultural heritage value as a representative example of a Post-War Modernist church building. The style of the church represents a balance of traditional church forms - a steeply pitched gable-roofed hall with coloured glass given a modernist interpretation through the absence of historical stylistic elements and a front elevation clad in field stone, a favourite Modernist material, plain un-fielded wood doors, three vertical panels of rectangular sheets of coloured glass with the central panel a setting for a minimal crucifix with tapering arms. The rear wing containing the church hall, part of the adjacent L-shape of the building features more Modernist elements with the asymmetrical location of the wood door set within a screen of glass below a gable dormer echoing the pitch of the church building, an unrelieved plain brick wall and the windows of the hall with their asymmetrical glazing panels matching those of the coloured glass windows in the main elevation. The church and rear hall are set back substantially from the street allowing for a long walkway with landscape on the south and large tree marks the north corner of the property.

Contextually, the property at 883 Broadview Avenue is valued for its contribution as a cultural institution on this section of Broadview Avenue which is primarily characterized by two-storey residential buildings and two-three storey commercial/residential blocks all dating to pre-1940. Situated to the south of Estonian House at 958 Broadview Avenue, it is the second building to represent the Estonian community in the Broadview North neighbourhood.

Heritage Attributes

The heritage attributes of the building at 883 Broadview Avenue are:

- The setback, placement and orientation of the building on the east side of the avenue between Pretoria and Browning avenues with a long walkway and landscaped setting on the south side of the front set back
- The scale, form and massing of the two-and-a-half-storey, L-shaped-plan place of worship with steeply pitched roofs and gable dormers
- The materials including fieldstone cladding on the principal (west) elevation, brick, wood siding panels and coloured glass.
- On the principal (west) elevation, the plain, un-fielded, wood doors of the main entrance and the hall entrance
- On the principal (west) elevation and side elevation (north), the pattern of glazing bars with alternating rectangles and the inclusion of coloured glass in the window on the principal (west) elevation of the church wing

LOCATION MAP AND PHOTOGRAPH: 895-897 BROADVIEW AVENUE – EAST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 895 Broadview Avenue.



895-897 Broadview Avenue

STATEMENT OF SIGNIFIANCE: 895-897 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 895-897 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located at the south-east corner of Broadview Avenue and Browning Avenue, the property at 895-897 Broadview Avenue contains a three-storey, flat-roofed building clad in brown brick with stone trim with a rear one storey wing and three garages facing Browning Avenue. According to City Directories, the building was constructed in 1927 and combines commercial use with two stores facing Broadview and residential use with an entrance identifying the building as "Browning" to the apartment block from Browning Avenue. In 1928, the directories recorded occupants, J. J. Ferguson, butcher and Dominion Stores Ltd., grocers. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 895-897 Broadview Avenue has cultural heritage value as a representative example of an expansion of the "corner store" commercial building type from a single unit with residential accommodation above to a more substantial building which integrated three commercial units with an apartment block, taking advantage of its corner location. The building is also valued for its fine architectural design which exhibits a classical style with the square brick piers of the shop front supporting a molded cornice at the ground floor level, the classical cornice with moulded bands and mutules at the roof line which also features a stepped parapet. The upper levels feature composite stone lintels over the windows and three decorative stone bands connecting the windows. The windows feature leaded glass in the transoms of the shop fronts and at the upper levels of the apartments, double-hung, six-over-one sash windows which are combined on both the west and north elevations in various groupings of single, double and triple windows. The entry to the apartment features a projecting hood with a truncated hipped roof supported on long stepped brackets.

Contextually, the property at 895-897 Broadview Avenue is valued for the role of commercial "corner store" buildings in defining, supporting and maintaining the historical early twentieth century character and two-three storey scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in

1918. The building at 895-897 Broadview Avenue is historically, visually and physically linked to its setting on the east side of the street where it marks the intersection of a main thoroughfare with residential side streets. The building is set back on Browning maintaining the open landscaped space and set back of the adjacent houses.

Heritage Attributes

The heritage attributes of the building at 895-897 Broadview Avenue are:

- The setback, placement and orientation of the building at the south-east corner of Broadview and Browning Avenue
- The scale, form and massing of the three-storey, rectangular-plan block with a rear one storey wing and three garages all with a flat roof
- The materials with brick cladding and composite stone details in the window lintels, sills and in the horizontal bands at the third storey
- At the roofline on the principal (west) elevation and returning a short distance on the side (north) elevation, the cornice with entablature and mutules and above the stepped brick parapet
- On the principal (west) elevation, the glazed shop fronts with their recessed entrances, brick piers supporting an entablature and cornice
- On the side elevation (north), the glazed shop front at the corner with the brick pier And, at the apartment entrance, the projecting canopy supported on corbel brackets
- The windows which are double hung sash with six-over-one glazed sash in combinations of single, double and triple units on the west and north elevations

Note: The side (south) and rear (east) elevations are not included as attributes.

LOCATION MAP AND PHOTOGRAPH: 907 BROADVIEW AVENUE – EAST SIDE

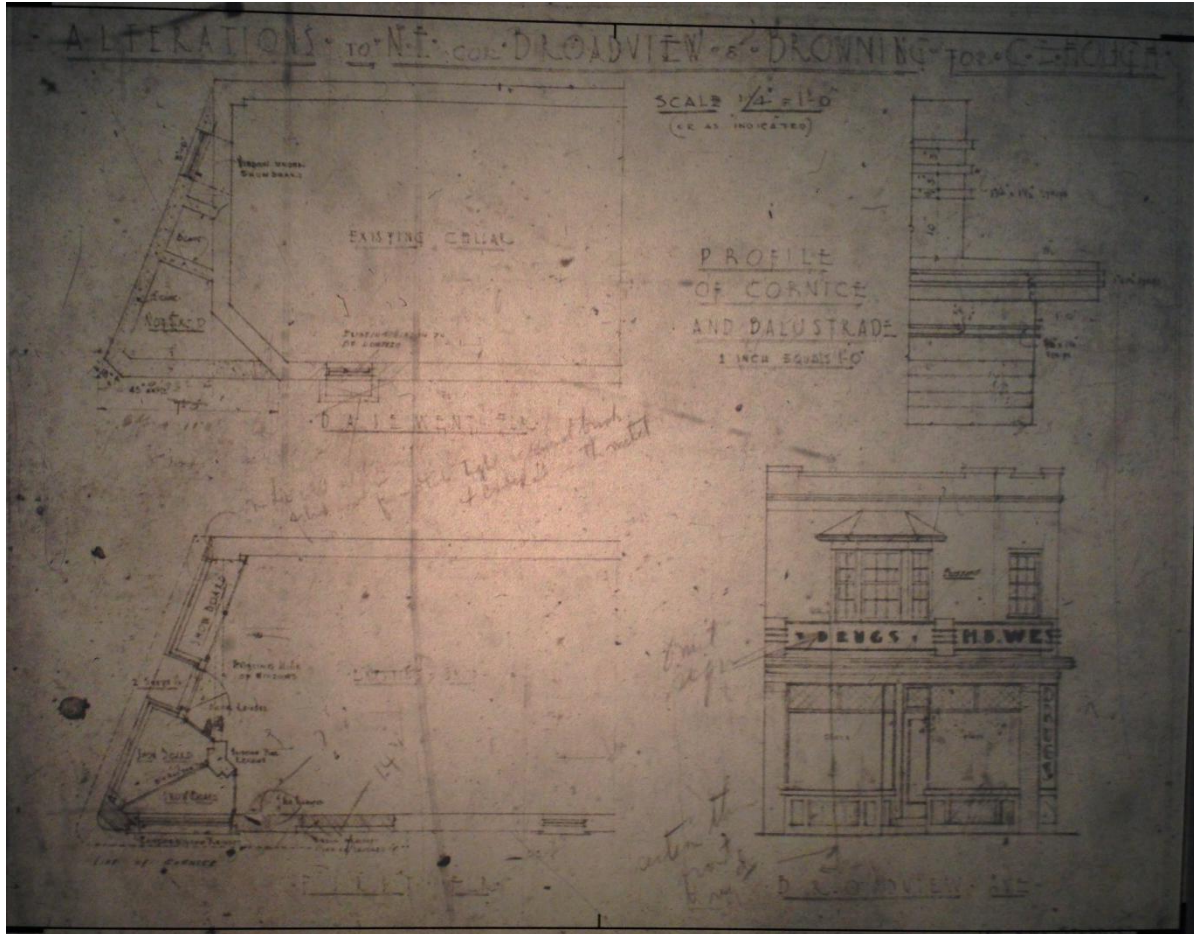


This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 907 Broadview Avenue.



907 Broadview Avenue

BUILDING RECORD DRAWING: 907 BROADVIEW AVENUE



"Alterations to N. E. cor. Broadview at Browning for G. E. Hough, Esq.," drawing by Leo Hunt Stanford, Architect, 1935 showing the triangular addition to the first floor of the shop to bring the building in line with the angle of Broadview Avenue (City Building Records, Permit 43667)

STATEMENT OF SIGNIFIANCE: 907 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 907 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and the original architects.

Description

Located at the north-east corner of Broadview and Browning avenues, the property at 907 Broadview Avenue contains a two-storey commercial building clad in brown brick and constructed between 1913 and 1916 according to Goad's Atlas. In 1919, the city directories recorded Chris Hough, groceries at the property. Originally the plan of the corner store featured a diagonal cut across the corner still evident at the upper storey so that the shop entrance addressed both streets simultaneously. City Building Records (Permit 43667) indicate that the building was modified in 1935 by the architect Leo Hunt Stanford aligning the ground floor store front with the angle of Broadview Avenue and creating a Style-Moderne style addition and signage for G. E. Hough's drug store. Currently the addition is clad over with a vertical blue metal siding. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 907 Broadview Avenue has cultural heritage value as a representative example of a "corner store" commercial building type identified by the two-storey scale, the glazed shop front on two elevations with a corner entrance and residential accommodation on the upper floor. The building retains elements of the 1910s architectural style evident in the raised piers at the parapet level which highlight the original diagonal cut of the building's corner, the decorative stone crosses and saw-tooth brick detailing at the parapet as well as the bay window characteristic of this period. The first-floor metal canopy retains the intentions of the stylish 1935 Style-Moderne addition to the shop front.

Contextually, the property at 907 Broadview Avenue is valued for the role of commercial "corner store" buildings in defining, supporting and maintaining the historical early twentieth century character and two-three storey scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in 1918. The building at 907 Broadview Avenue is historically, visually and physically linked to its setting on the east side of the street where it marks the intersection of a main thoroughfare with residential side streets.

Heritage Attributes

The heritage attributes of the building at 907 Broadview Avenue are:

- The setback, placement and orientation of the building at the north-east corner of Broadview and Browning Avenue
- The scale, form and massing of the two-storey, rectangular-plan block with a projecting first storey shop front on the principal (west) elevation and a truncated rectangular plan at the second floor level facing the corner and a rear wing with a sloping roof and a canted second floor wall on the south and east elevations
- The materials with brick cladding, including the raised brick piers above the parapet, the saw-tooth course just below the parapet and the decorative stone crosses on the three elevations - west, south-west and south of the upper level, the shingles on the second floor level of the rear wing
- The bay window on the principal (west) elevation, the long narrow window with brick headers on the south-west elevation, the pattern of long narrow windows on the south elevation

LOCATION MAP AND PHOTOGRAPH: 927-931 BROADVIEW AVENUE – EAST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 927-931 Broadview Avenue.



927-931 Broadview Avenue

STATEMENT OF SIGNIFIANCE: 927, 929, 931 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 927-931 Broadview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the south-east corner of Broadview and Fulton Avenue, the three properties at 927, 929 and 931 Broadview Avenue contain a two-storey, house-form building clad in brown brick and stucco with a truncated hipped roof constructed in 1928 according to the City Directories which recorded the following occupants in 1929, John Hollinger, Alex Steiner and William A. O'Connor. The properties were included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The properties at 927-931 Broadview Avenue have cultural heritage value as a representative example of a rare residential house-type combining three separate units and taking advantage of the corner location to have entrances on two adjacent streets in the Arts and Crafts style. The house form building exhibits the complexity and picturesque elements of the Arts and Crafts style with the various roof types including a truncated hipped roof, punctuated by a gable with half-timbering on the north elevation and an elongated gable on a projecting bay on the west elevation which also features a smaller gable on the entry porch. The brown brick cladding on the first floor, combined with the upper storey cladding of stucco with brick quoins and siding on the west elevation bay along with the combination of single and double-bay window openings add to the visual richness associated with the style.

Contextually, the properties at 927-931 Broadview Avenue, located at the intersection of this historic main thoroughfare and the adjacent residential side street, are valued for their role in maintaining the mid-twentieth century, low-rise residential scale of the two-three storey scale of Broadview Avenue and the adjacent neighbourhood. These properties are historically, visually and physically linked to their setting on the west side of the street where the corner building marks the transition between the avenue and the residential side streets.

Heritage Attributes

The heritage attributes of the building at 927-931 Broadview Avenue are:

- The setback, placement and orientation of the building at the south-east corner of Broadview and Fulton avenues
- The scale, form and massing of the two-and-a-half-storey, rectangular-plan, house-form building with a truncated hipped roof and a dormer gable, a projecting entry porch with a gable roof, and a two-and-a-half storey, projecting gable-roofed bay
- The materials on the principal (west), side (north) and rear (east) elevations with brick cladding, brick string course at the first floor level, brick quoins and stucco at the second floor level and siding on the projecting gable roofed bay and half-timbering and stucco in the gable dormer
- The openings on the first floor level which feature shallow segmental-arched openings with brick headers
- On the side elevation (north), an entry flanked by two sidelights and windows with double-hung sash featuring six-over-one glazed sash

Note: The side (south) elevation is not included as an attribute.

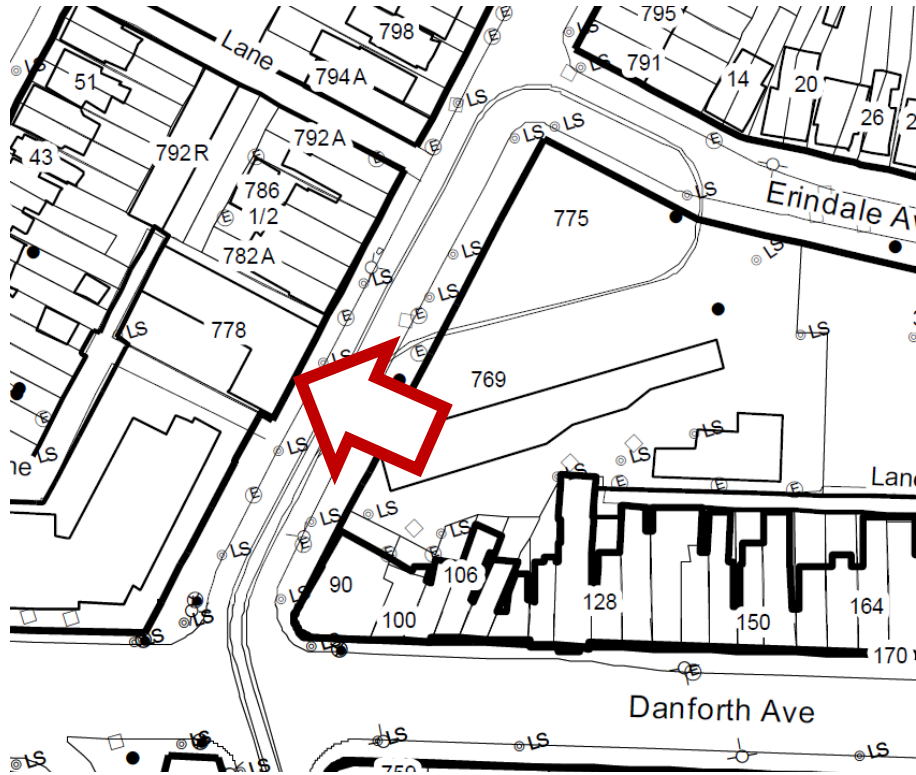
LOCATION MAPS, PHOTOGRAPHS AND STATEMENTS OF SIGNIFICANCE
(REASONS FOR INCLUSION) FOR BROADVIEW AVENUE PROPERTIES,
WEST SIDE

778 Broadview Avenue
782 Broadview Avenue
784 Broadview Avenue
786 Broadview Avenue
788 Broadview Avenue
790 Broadview Avenue
792 Broadview Avenue
812-814 Broadview Avenue
822-826 Broadview Avenue
846-850 Broadview Avenue
1216 Broadview Avenue
1218 Broadview Avenue
1220 Broadview Avenue

The following location maps are for information purposes only; the exact boundaries of the properties are not shown. On each map, the arrow marks the location of the subject property.

Attached photographs, Heritage Preservation Services, 2018.

LOCATION MAP AND PHOTOGRAPH: 778 BROADVIEW AVENUE – WEST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 778 Broadview Avenue.



778 Broadview Avenue

STATEMENT OF SIGNIFICANCE: 778 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 778 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community and individuals

Description

Located on the west side of Broadview Avenue between Danforth Avenue and Pretoria Avenue, the property at 778 Broadview Avenue contains a two-and-a-half storey apartment block, with a stone base, multi-coloured brick upper stories and a decorative tile roof. According to City Building Records (Permit B2019) it was designed in 1928 by W. C. Charters & Sons, Architects for G. A. Newman and was originally known as Green Gables apartments. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 778 Broadview Avenue has cultural heritage value as a representative example of a c.1920-1930 low-rise apartment block type which was typically three-four storeys in height. It is valued for its design which displays a high-degree of craftsmanship in the articulation of the massing of the building which has recessed bays which are capped with tile roofs in contrast with the flat parapet of the adjacent bays. The building is primarily clad in a mottled brick of red, orange and black tones. Stone provides association with the classical style and is employed as large stone blocks for the base of the building and in the main entry portico with a stone surround featuring piers set on bases and a cornice with a dentil course. Above the entrance is a circular headed window with a stone surround and keystone and stone is also used in the window sills contrasting with the brick. Further variation is created through the rhythm of the window sections which are combined in singles and triplets.

Contextually, the property at 778 Broadview Avenue is valued for its role as one of the low-rise apartment block buildings on Broadview Avenue which define, support and maintain the historical early twentieth century character and scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in 1918. The building at 778 Broadview Avenue is historically, visually and physically linked to its setting on the west side of the street.

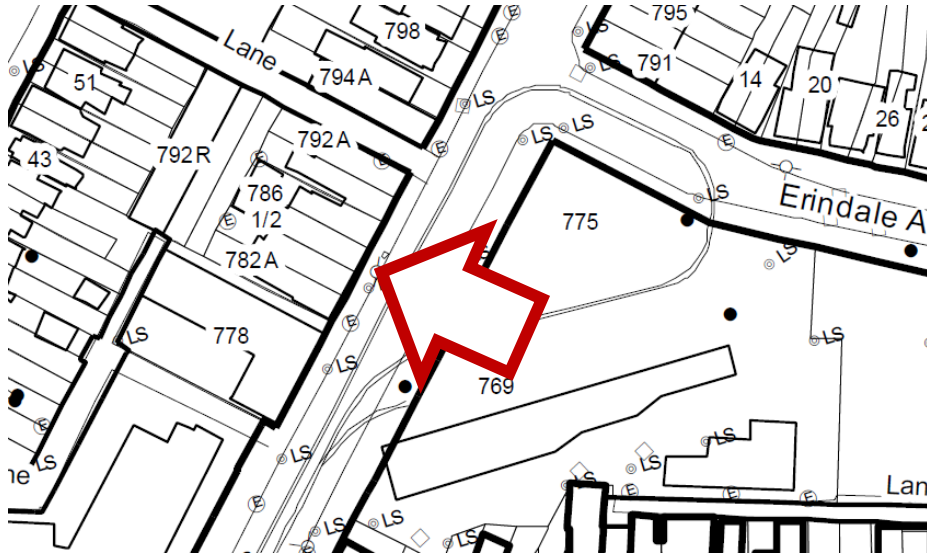
Heritage Attributes

The heritage attributes of the building at 778 Broadview Avenue are:

- The setback, placement and orientation of the building on the west side of Broadview Avenue between Danforth and Pretoria avenues
- The scale, form and massing of the three-storey, L-shape-plan apartment block with a rear wing and with two projecting bays with a flat roof and parapet combined with two recessed bays with a decorative tile roof
- The materials, including a stone base, entry door case with piers and a cornice, stone sills and a circular-arched header on the window over the entrance and brick cladding with brick headers over the windows
- On the principal (east) elevation, the arrangement of the double-hung sash windows in groups of triplets and singles.
- On the side (north) elevation the brick cladding and tile roof and return of the stone string course and stone quoins
- On the side (south) elevation, the brick cladding, the stone quoins and the double-hung sash windows matching those at the principal (east) elevation

Note: The rear (west) and rear (south) elevations are not included as attributes.

LOCATION MAP AND PHOTOGRAPH: 782-792 BROADVIEW AVENUE – WEST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 782-792 Broadview Avenue.



782-788 Broadview Avenue (top) and 788-792 Broadview Avenue (bottom)

STATEMENT OF SIGNIFICANCE:
782, 784, 786, 788, 790, 792 BROADVIEW AVENUE
(REASONS FOR INCLUSION)

The properties at 782, 784, 786, 788, 790, 792 Broadview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the west side of Broadview Avenue, between Danforth and Pretoria avenues, the six properties at 782-792 Broadview Avenue contain a row of six two-storey, flat-roofed buildings clad in brown brick with commercial use at the ground floor and residential accommodation above. The building at 792 Broadview Avenue has been re-clad in stucco obscuring the brick details. According to City Directories the buildings were completed between 1920 and 1922. Permit drawings for "a pair of stores and dwellings at Nos. 790-792 Broadview Avenue for Mr. J. Barrett" dated 1921 are located at City Building Records (Permit 36739), but no architect was identified. In 1922 the city directory indicates that 782 was occupied by Addie and Emma Lipsett, milliners, and 784 was occupied by John D. Woltz, real estate. The remaining properties, 786-792 were listed in 1923 when Joseph Couse, vulcanizer occupied 786, 788 and 790 remained vacant and 792 was occupied by Louis Trech, confectioner. The six properties were included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The properties at 782-792 Broadview Avenue have cultural heritage value as representative examples of a main street commercial building type identified by the two-storey scale, the glazed shop front, residential accommodation on the upper floor and the recessed entries to both units. The design of the row is distinguished by the brick detailing at the cornice including a dentil and saw-tooth course and the corbelled square finials which mark the separation between each unit adding interest to the parapet's silhouette. At the upper storey, four units (782-788) feature bay windows typical of the early 20th-century period and type and two units (790-792) feature a pair of windows with originally with segmental-arched brick headers. The storefronts have all been modified, but retain the original pattern of large glazed shop fronts and recessed entries, except for 786 which no longer retains this pattern.

Contextually, the buildings located at 782-792 Broadview Avenue are valued for their role in defining, supporting and maintaining the early twentieth century character and two-three storey scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the

construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in 1918. The buildings are historically, visually and physically linked to their setting.

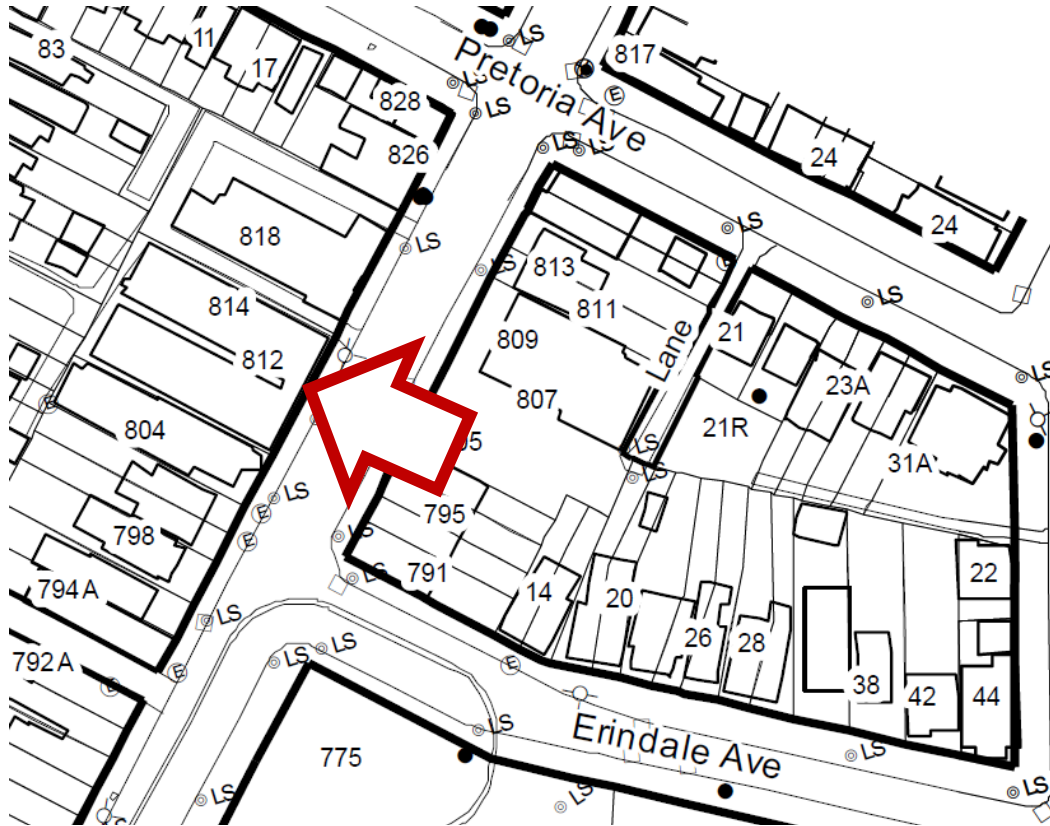
Heritage Attributes

The heritage attributes of the buildings at 782-792 Broadview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Broadview Avenue between Danforth and Pretoria avenues
- The scale, form and massing of the two-storey, rectangular block
- The brick material with its decorative saw-tooth and dentil course at the cornice and the corbelled piers rising above the parapet (except for 792 Broadview Avenue)
- On the principal (east) elevation, the bay windows at 782-788 Broadview and the pairs of windows at 790-792 Broadview at the second floor level
- On the principal (east) elevation, the pattern of glazed shop fronts with their recessed entrances

Note: The rear (west) and side (north and south) elevations are not included as attributes and the shop front at 786 Broadview Avenue is not included as an attribute

LOCATION MAP AND PHOTOGRAPH: 812-814 BROADVIEW AVENUE – WEST SIDE

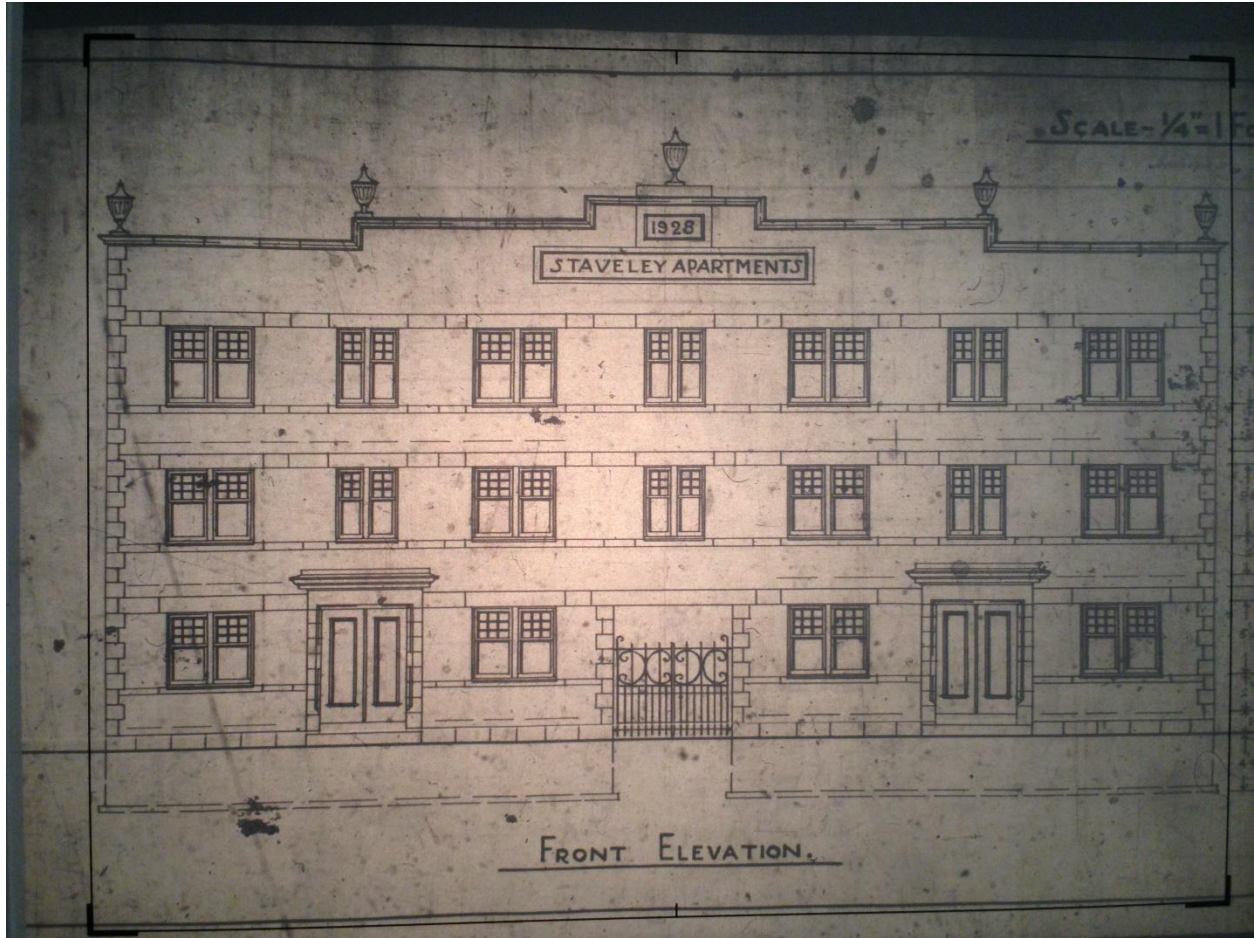


This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 812-814 Broadview Avenue.



812-814 Broadview Avenue

BUILDING RECORD DRAWING: 812 - 814 BROADVIEW AVENUE – WEST SIDE



Principal Elevation drawing submitted for building permit 98537, 1927 for the Staveley Apartment Block at 812-814 Broadview Avenue. (City Building Records)

STATEMENT OF SIGNIFICANCE: 812 - 814 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 812-814 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the west side of Broadview Avenue between Danforth Avenue and Pretoria Avenue, the property at 812-814 Broadview Avenue contains a three-storey apartment block, clad in red brick with stone trim with two separate entrances and a central carriage way. The building has a stone plaque at the centre of its parapet indicating the name Staveley Apartments and the date of 1927 both of which were indicated on permit drawings (Permit 98537) in City Building Records which do not indicate the name of the architect or the owner. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 812-814 Broadview Avenue has cultural heritage value as a representative example of a c.1920-1930 low-rise apartment block type which was typically three-four storeys in height. The building has design value which is expressed in its principal east elevation which features a symmetrical arrangement of entrances and windows centred beneath a brick stepped parapet with red brick cladding and stone quoins. As seen in the original permit drawings (above) these details and the original windows which featured double-hung sash windows with six panes over a single pane and urns on the parapet would indicate a late Neo-Georgian style, but the built quality of the horizontal stone bands, alternating in thickness and the stepped parapet introduce an Art Deco quality that tempers the Neo-Georgian with an innovative flavour. Eight stone rectangular plaques with a Gothic style "S" on shields flanked by sea monsters, not shown on the drawings adds to the eclectic spirit.

Contextually, the property at 812-814 Broadview Avenue is valued for its role as one of the low-rise apartment block buildings on Broadview Avenue which define, support and maintain the historical early twentieth century character and scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in 1918. The building at 812-814 Broadview Avenue is historically, visually and physically linked to its setting on the west side of the street.

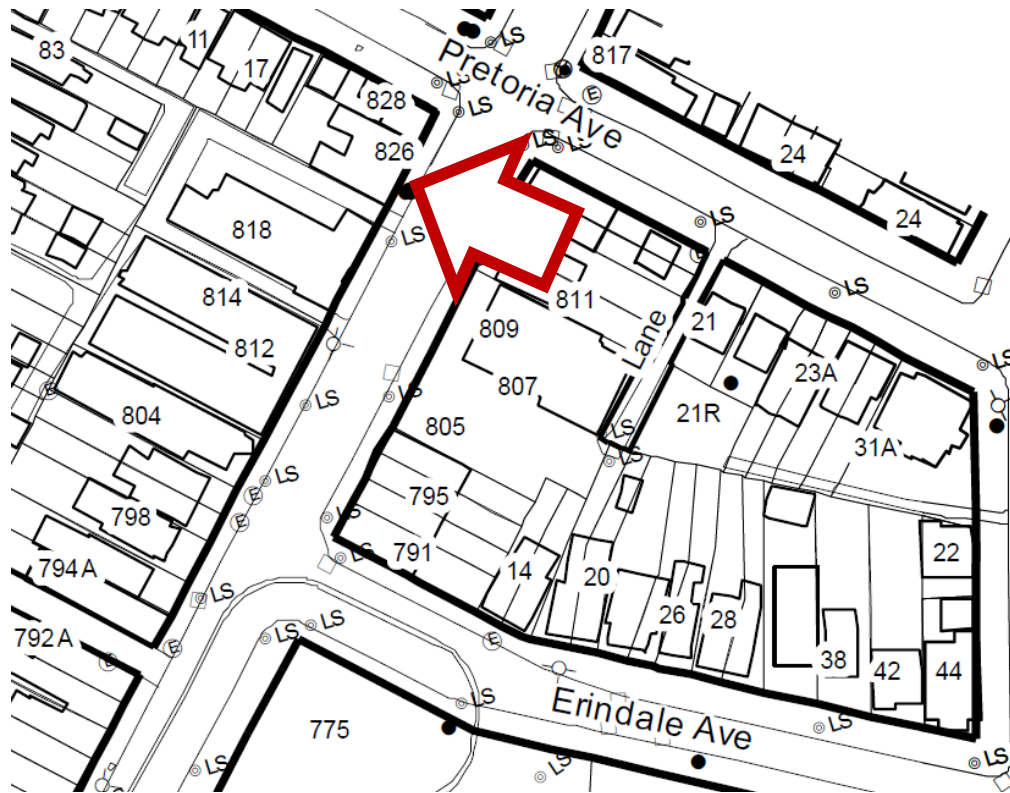
Heritage Attributes

The heritage attributes of the building at 812-814 Broadview Avenue are:

- The setback, placement and orientation of the building on the west side of Broadview Avenue between Danforth and Pretoria avenues
- The scale, form and massing of the three-storey, U-shape-plan apartment block with a central carriage way
- The materials, with red brick cladding and stone details in the quoins, and belt courses which link the window lintels and sills and the stone trim on the stepped parapet, the stone plaques with the words "Staveley" and "1927" and the eight decorative stone panels with shield and sea monster motifs and the two entry door cases which have been painted
- The regular arrangement of window openings on the principal (east) elevation
- The red brick returns as visible from the street on the side (north and south) elevations.

Note: The rear (west and south) elevations are not included as attributes.

LOCATION MAP AND PHOTOGRAPH: 822-826 BROADVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 822-826 Broadview Avenue.



822-826 Broadview Avenue

STATEMENT OF SIGNIFICANCE: 822-826 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 822-826 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the west side of Broadview Avenue between Danforth Avenue and Pretoria Avenue, the property at 822-826 Broadview Avenue contains a two-storey, flat-roofed building comprising three units with commercial use at the ground floor and residential accommodation above. According to city directories, the buildings were constructed in 1914 and in 1915 were recorded as vacant (822), occupied by Hodgens & Roberts, cigars (824) and by John Barnes, confectionary (826). The building has recently been over-clad, but the original form of the three shop fronts and materials of two have been preserved. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 822-826 Broadview Avenue has cultural heritage value as a representative example of an early 20th-century main street commercial building type identified by the two-storey scale, the glazed shop front, residential accommodation on the upper floor and the recessed entries. Although the upper story and the piers on the lower story have been recently over-clad, the original form including the two, outer bay windows and pair of windows at the centre has been retained. All of the shop fronts retain the original pattern of the type with their canted bay window. Two of the units retain the original leaded glass featuring a diamond pattern.

Contextually, the building located at 822-826 Broadview Avenue is valued for its role in defining, supporting and maintaining the early twentieth century character and two-three storey scale of this section of Broadview between Danforth Avenue and Chester Hill Road which is identified with the late 19th century village of Doncaster, later known as Chester, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in 1918. The building is historically, visually and physically linked to its setting.

Heritage Attributes

The heritage attributes of the buildings at 822-826 Broadview Avenue are:

- The setback, placement and orientation of the building on the west side of Broadview Avenue between Danforth and Pretoria avenues
- The scale, form and massing of the two-storey, rectangular block
- On the principal (east) elevation, the bay windows at 822 and 826 Broadview Avenue and the pairs of windows at 824 Broadview Avenue at the second floor level
- On the principal (east) elevation, the glazed shop fronts with their recessed entrances and at 824 and 826 Broadview the original shop fronts with leaded glass transoms

Note: The side (north and south) and rear (west) elevations are not included as attributes.

LOCATION MAP AND PHOTOGRAPH: 846-850 BROADVIEW AVENUE – WEST SIDE



This location map is for information purposes only; the exact boundaries of the property is not shown. The arrow marks the location of 846-850 Broadview Avenue.



846-850 Broadview Avenue

STATEMENT OF SIGNIFICANCE: 846-850 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The property at 846-850 Broadview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the west side of Broadview Avenue between Pretoria Avenue and Chester Hill Road, the property at 846-850 Broadview Avenue contains a three-storey apartment block, clad in yellow brick with stone trim with two separate entrances and a carriage way. Originally known as Lenore Apartments, the building was completed in 1927 according to City Directories. The property was included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The property at 846-850 Broadview Avenue has cultural heritage value as a representative example of a c.1920-1930 low-rise apartment block type which was typically three-four storeys in height. The building has design value which is expressed in its principal west elevation which features three hexagonal bays with the principal entrance and a carriage way set in-between the bays. Additional designed elements include the entry door case which has a modified classical form featuring a pediment and decorative banding, the lintel over the carriage way with a keystone and stepped corbel brackets, horizontal stone bands which run at sill and window head height. Further detailing is evident on the drop stone panels beneath and moulded stone arches above the windows on the flat bays and diamond motifs at the top of the hexagonal bays. Of special interest are the down spouts which feature lead hoppers with a diamond motif. Similar to the Staveley Apartments, stylistically the building is eclectic and in transition with persistent classical elements combined with forms associated with Tudor architecture as well as innovative early twentieth century styles such as the Viennese *Jugendstil* seen in the banding of the door case.

Contextually, the property at 846-850 Broadview Avenue is valued for its role as one of the low-rise apartment block buildings on Broadview Avenue which define, support and maintain the historical early twentieth century character and scale of this section of Broadview Avenue between Danforth and Chester Hill Road which is identified with the late 19th century village of Chester also known as Doncaster, and was a part of the development of Broadview Avenue from its earliest origins as an Indigenous Peoples' trail and late 18th-century mill road to the construction boom that followed with the completion of the Bloor Viaduct (originally known as the Prince Edward Viaduct) in 1918. The apartment block is historically, visually and physically linked to its setting.

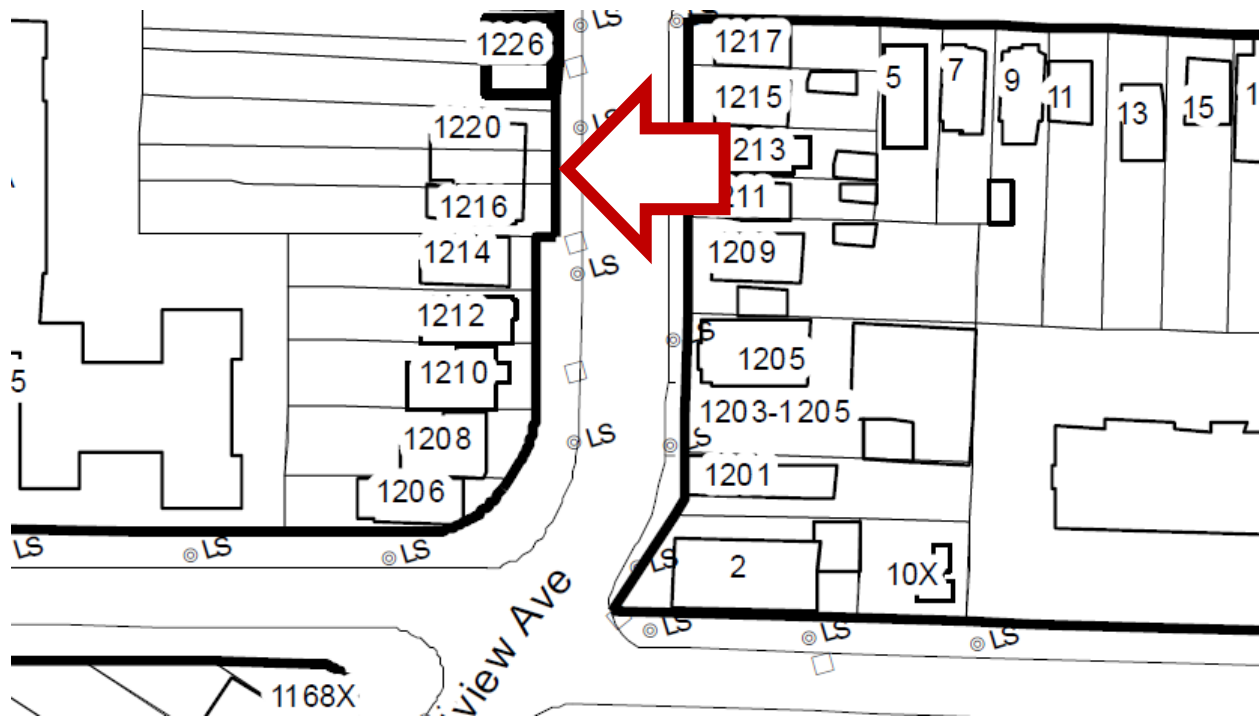
Heritage Attributes

The heritage attributes of the building at 846-850 Broadview Avenue are:

- The setback, placement and orientation of the building on the west side of Broadview Avenue between Danforth and Pretoria avenues
- The scale, form and massing of the three-storey, rectangular-plan apartment block with three hexagonal window bays on its principal (east) elevation and an L-shaped carriage way through the block and a flat roof
- The materials, including yellow brick cladding and stone details in the belt courses, window headers, blank arches with molded frames above the upper storey windows with decorative tabs below the windows, the door case and the lintel over the carriage way, cornice at the parapet and diamond motifs on the top of the three hexagonal bays on the principal (east) elevation
- The regular arrangement of window openings on the principal (east) elevation with single-pane, double-hung sash
- The yellow brick cladding as visible from the street on the side (north and south) elevations.

Note: The rear (west) elevation is not included as an attribute.

LOCATION MAP AND PHOTOGRAPH: 1216-1220 BROADVIEW AVENUE – WEST SIDE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1216-1220 Broadview Avenue.



1216-1220 Broadview Avenue

STATEMENT OF SIGNIFICANCE: 1216-1220 BROADVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1216, 1218 and 1220 Broadview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

Located on the west side of Broadview Avenue between Hillside Drive and Don Valley Drive, the three properties at 1216-1220 Broadview Avenue contain a two-and-a-half storey gable-roofed row of three houses with a raised basement clad in yellow brick. Construction was completed between 1903 and 1910 according to Goad's Atlas. The properties were included on the heritage inventory in the Broadview Avenue Urban Design Guidelines adopted by City Council in 2016.

Statement of Significance

The properties at 1216-1220 Broadview Avenue have cultural heritage value for their design which is representative of the influence of the Arts and Crafts style on houses seen in the picturesque and complex form provided by the combination of a gable roof with individual gable dormers over the bay windows in each of the upper stories, the verandah roofs each with a gable and the combination of brick and shingle cladding which is seen on the attic storey of the south elevation as well as in the gable dormers. The principal entry doors appear to be original and feature a single, diamond-shaped glazing pane in the window. The verandah balustrades have been replaced but the original piers have been retained.

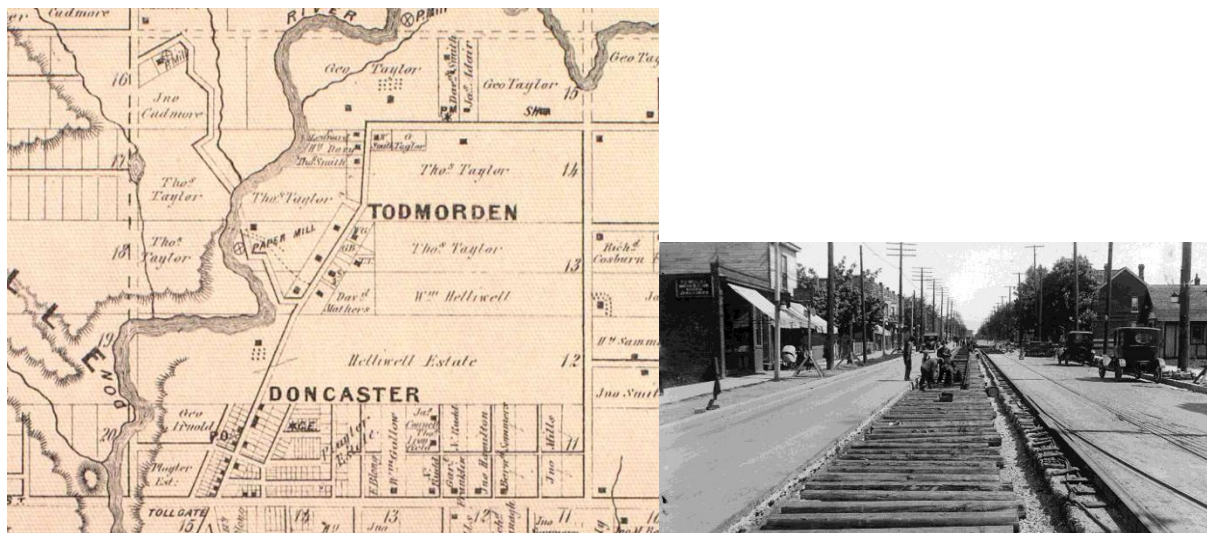
Contextually, these three properties are valued for their contribution to defining and maintaining the informal character of Todmorden Village which grew in the 19th-century at the intersection of Broadview Avenue and the Pottery Road which lead to the Todmorden Mills complex founded in the 1790s and a contributor to the growth of the Town of York/City of Toronto as well as the neighbourhoods along Broadview Avenue north of Danforth Avenue. To the north of these three houses, are a collection of 19th century properties including 1224-1228 a former hotel and 1230-1234 which included a grocery store, identified with the Todmorden Village, which have been listed on the City's Heritage Register. These properties at 1216-1220 Broadview Avenue are historically, visually and physically linked to their village setting.

Heritage Attributes

The heritage attributes of the buildings at 1216, 1218 and 1220 Broadview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Broadview Avenue between Hillside Drive and Don Valley Drive
- The scale, form and massing of the two-and-a-half-storey, rectangular-plan house-form with a gable roof, 3 gable dormers over bay windows, a verandah with a mono-pitched roof with three pediments and four chimneys
- The materials, with yellow brick cladding, shingles on the upper half storey on the side (south) elevation and in the dormers on the principal (east) elevation with wood on the verandah and wood and stucco in the verandah pediments
- The bay windows on the east elevation with three vertical sidelights in each and single-paned, double-hung sash
- The three entry doors in the east elevation with the windows with the diamond-shaped pane.

Note: The rear (west) elevation is not included as an attribute.



Illustrated Historical Atlas of the County of York, Miles & Co., 1878, (left) showing the four farm lots, 11-14, between Danforth Avenue and O'Connor Drive and the villages of Doncaster and Todmorden.

<http://maps.library.utoronto.ca/datapub/digital/NG/historicTOMaps/1878yor-m-york-sef.jpg>

"Broadview North of Danforth," 1923 (right) showing the development of the southern portion of Broadview Avenue in the section known as Doncaster/Chester village.

(City of Toronto Archives, Series 71, item 2255)

Historical Overview of the Broadview North Neighbourhood

The properties identified on the heritage inventory in the Broadview Avenue Urban Design Guidelines (2016) are located on Broadview Avenue between Danforth Avenue and O'Connor Drive. The guidelines contain a history and evolution of the study area (Appendix G)¹ which originated with the road built in the 1790s by the Skinner brothers to connect the saw mill at the Don Mills with the Town of York and followed an existing Indigenous Peoples' trail. The road crossed four 200-acre farm lots (Lots 11-14 in the Second Concession, north of Danforth Avenue) which were subdivided as part of the York Township Survey directed by Lieutenant Governor John Graves Simcoe from 1791. Lot 11, owned by the Playter family, was subdivided and developed in the 1850s as the town of Doncaster, later known as Chester. Its primary intersection was Broadview Avenue and Pretoria Street and it extended as far north as Browning Avenue.

The proximity to Danforth Avenue which had improved transport first with a plank road, then with a street car service connecting it with the City of Toronto resulted in the more rapid development of this southern-most section of the study area. This development was accelerated with the completion of the Bloor Viaduct in 1918 resulting in the

¹ Broadview Avenue Urban Design Guidelines, 2016 https://www.toronto.ca/wp-content/uploads/2018/01/966f-BAPS_UDguidelines_AODA_FINAL-compressed.pdf

construction of rows of commercial buildings with residential accommodation above and three-four storey apartment blocks in the 1920s.

The other nucleus for settlement was the Village of Todmorden, located at the intersection of Broadview Avenue and Pottery Road which lead down into the valley to the Don Mills on Lot 13, later known as the Todmorden Mills. As the mill site expanded through the 19th century to include a brewery, paper mill, distillery and the Don Valley Brick Works across the river, the village of Todmorden grew with services to support the community. The village of Todmorden developed more slowly lacking the streetcar service and being landlocked by the Don River until the completion of the Leaside Bridge in the late 1920s which connected East York with Leaside.

Between the two villages of Chester and Todmorden development was slow until the 1930s when the land on Lot 12 and Lot 14 was developed primarily with single-family houses, but also included low-rise apartment blocks and some small strip mall commercial types. From the 1960s onwards high-rise development with apartment towers occurred north of Chester Hill Road extending in patches as far north as Hillside Drive.

Today, Broadview Avenue within the study area remains one of Toronto's main thoroughfares combining a mix of commercial and residential use, including two historic 19th century village centres and serving adjacent residential communities dating from the early to mid-20th century.

Broadview Avenue Typologies

Within the Broadview Avenue Study Area, the properties identified for the heritage potential are organized into four main typologies: early 20th century multi-unit house-form buildings, early 20th-century commercial "main street" buildings with residential accommodation above, corner store commercial buildings with residential accommodation above, 1920s apartment blocks of three-four stories.

The study area contains one place of worship, the Estonian Baptist Church at 883 Broadview Avenue.

The following properties were evaluated and it has been determined that these properties do no merit inclusion on the City of Toronto Heritage Register because they do not meet the provincial criteria to determine cultural heritage value or interest.



828 Broadview Avenue (Heritage Preservation Services [HPS], 2015)



835 Broadview Avenue (HPS, 2015)



894 Broadview Avenue (HPS, 2015)



957 Broadview Avenue, formerly known as Don Hall and Toronto Finnish Hall (HPS, 2015)



981-983 Broadview Avenue (HPS, 2015)



1201 Broadview Avenue (HPS, 2015)