TORONTO **Decision Letter**

Toronto Preservation Board

PB32.4	ACTION	Adopted		Ward:29

Inclusion on the City of Toronto's Heritage Register -778, 782-792, 812-814, 817, 822-826, 846-850, 849, 883, 895-97, 905, 929-931, 1216-1220 Broadview Avenue

Board Recommendations

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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
905 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

Origin

(March 15, 2018) Report from the Acting Chief Planner and Executive Director

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.

Background Information

(March 15, 2018) Revised Report and Attachments 1-5 from the Acting Chief Planner and Executive Director - Inclusion on the City of Toronto's Heritage Register -778, 782-792, 812-814, 817, 822-826, 846-850, 849, 883, 895-97, 905, 929-931, 1216-1220 Broadview Avenue (http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-113518.pdf)
(March 15, 2018) Report and Attachments 1-5 from the Acting Chief Planner and Executive Director - 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 (http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-113211.pdf)
(March 10, 2018) Report from the Acting Chief Planner and Executive Director, City Planning - 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 - Notice of Pending

Report
(http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-113158.pdf)

Communications

(March 19, 2018) E-mail from Antonia Zerbisias (PB.Supp.PB32.4.1)
(March 20, 2018) E-mail from Todd Gates and Cathi Gibson-Gates (PB.Supp.PB32.4.2)
(March 20, 2018) Letter from Liz Lundell (PB.Supp.PB32.4.3)
(http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-79161.pdf)
(March 20, 2018) Letter from Magda Wesolkowska (PB.Supp.PB32.4.4)
(http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-79185.pdf)
(March 21, 2018) E-mail from John C. Carter-
(PB.Supp.PB32.4.5)
(March 21, 2018) E-mail from Lily S. May (PB.Supp.PB32.4.6)
(March 21, 2018) E-mail from Irene King-Phypers (PB.Supp.PB32.4.7)