TORONTO Decision Letter

Toronto Preservation Board

PB32.5	ACTION	Adopted		Ward:29

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 1132 Broadview Avenue

Board Decision

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

1. City Council amend the inclusion of the property at 1132 Broadview Avenue on the City of Toronto's Heritage Register to include the Margaret R. and Harry A. Newman Building.

2. City Council state its intention to designate the property at 1132 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1132 Broadview Avenue (Reasons for Designation) attached as Attachment 3 to the report (March 12, 2018) from the Acting Chief Planner and Executive Director, City Planning Division.

3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.

5. 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 to designate the property.

Origin

(March 12, 2018) Report from the Acting Chief Planner and Executive Director, City Planning

Summary

This report recommends that City Council state its intention to designate the property at 1132 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act and to amend the

previous listing to include a more comprehensive list of heritage attributes to including the Margaret R. and Harry A. Newman Building and the view of the Taylor-Davies family coach house from Broadview Avenue as a heritage attribute.

The subject property, known as Salvation Army Broadview Village, is located on the west side of Broadview Avenue, North of Pottery Road, in the Broadview North neighbourhood and contains a one-and-a-half storey coach house, originally part of the Chester Park estate (1880s), the two-and-a-half-storey Margaret R. and Harry A. Newman administrative building (1976) and three one-and-a-half storey children's "cottages" (1967). Recognizing the significance of the Chester Park Coach House, the property was identified on the East York Heritage Inventory in 1993 and listed on the City of Toronto Heritage Inventory (now known as the Heritage Register) in 2006.

Following research and evaluation, it has been determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(March 12, 2018) Revised report and Attachments 1-5 from the Acting Chief Planner and Executive Director - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 1132 Broadview Avenue
(http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-113510.pdf)
(March 12, 2018) Report and Attachments 1-5 from the Acting Chief Planner and Executive Director - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 1132 Broadview Avenue
(http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-113151.pdf)

Communications

(March 19, 2018) E-mail from Antonia Zerbisias (PB.Supp.PB32.5.1)
(March 20, 2018) E-mail from Todd Gates and Cathi Gibson-Gates (PB.Supp.PB32.5.2)
(March 20, 2018) E-mail from Liz Lundell (PB.Supp.PB32.5.3)
(March 20, 2018) Letter from Magda Wesolkowska (PB.Supp.PB32.5.4)
(http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-79187.pdf)
(March 21, 2018) E-mail from John C. Carter1
(PB.Supp.PB32.5.5)
(March 21, 2018) E-mail from Lily S. May (PB.Supp.PB32.5.6)
(March 20, 2018) Letter from Andrew Pruss (PB.Supp.PB32.5.7)
(http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-79171.pdf)
(March 20, 2018) E-mail from Sandra Rice (PB.Supp.PB32.5.8)
(http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-79172.pdf)
(March 21, 2018) Letter from Andrew Pruss (PB.Supp.PB32.5.9)
(http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-79176.pdf)

Speakers

Andrew Pruss, ERA Architects Inc.