



Decision Letter

Toronto Preservation Board

PB6.9	ACTION	Adopted		Ward: 19
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Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 28 Bracken Avenue

Board Decision

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

1. City Council include the property at 28 Bracken Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 28 Bracken Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 28 Bracken Avenue (Reasons for Designation) attached as Attachment 3 to the report (May 22, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
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

(May 22, 2019) Report from the Senior Manager, Urban Design/Heritage, City Planning

Summary

This report recommends that City Council state its intention to designate the property at 28 Bracken Avenue under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City's Heritage Register.

Located in Balmy Beach, south of the Kingston Road, between Kingswood Road and Bingham Avenue, the property contains a two-and-a-half storey, Arts and Crafts Movement, Shingle-Style house constructed in 1915-1916 and first owned by Clara and Arthur G. Hill.

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.

In October, 2018 an application for a minor variance was submitted for consideration by the

Committee of Adjustment to demolish the house and garage and replace them with a new house and garage. In January, 2019 Heritage staff submitted a report to the Committee of Adjustment (CofA) requesting deferral of the application to give staff time to evaluate the property. The matter will be considered at the CofA hearing on June 25, 2019.

Properties on the Heritage Register will be conserved and maintained in accordance with the 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

(May 22, 2019) Report and Attachments 1-4 from Senior Manager, Urban Design/Heritage, City Planning - Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 28 Bracken Avenue

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133437.pdf>

(May 14, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 28 Bracken Avenue - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133224.pdf>

Communications

(May 26, 2019) E-mail from Millie Rowan (PB.Supp.PB6.9.1)

(May 27, 2019) E-mail from Lesley Spencer (PB.Supp.PB6.9.2)

(May 27, 2019) E-mail from Clyde Robinson (PB.Supp.PB6.9.3)

(May 27, 2019) E-mail from Debbie Guyader (PB.Supp.PB6.9.4)

(May 27, 2019) E-mail from Uwe Sehmrau (PB.Supp.PB6.9.5)

(May 27, 2019) E-mail from Susan Turner (PB.Supp.PB6.9.6)

(May 27, 2019) E-mail from Paula Childs (PB.Supp.PB6.9.7)

(May 28, 2019) E-mail from Rob Ptolemy (PB.Supp.PB6.9.8)

(May 28, 2019) E-mail from Mary Mehak (PB.Supp.PB6.9.9)

(May 28, 2019) E-mail from David Myrvold (PB.Supp.PB6.9.10)

(May 28, 2019) E-mail from Yvonne David-Read (PB.Supp.PB6.9.11)

(May 28, 2019) E-mail from John Cameron (PB.Supp.PB6.9.12)

(May 28, 2019) E-mail from Barbara Myrvold (PB.Supp.PB6.9.13)

(May 28, 2019) E-mail from Catherine Roy (PB.Supp.PB6.9.14)

(May 28, 2019) E-mail from Deborah Livingston-Lowe (PB.Supp.PB6.9.15)

(May 28, 2019) E-mail from Millie Rowan (PB.Supp.PB6.9.16)

(May 28, 2019) E-mail from John Higgins (PB.Supp.PB6.9.17)

(May 29, 2019) E-mail from David Livingston-Lowe (PB.Supp.PB6.9.18)

(May 29, 2019) E-mail from Carole Calder (PB.Supp.PB6.9.19)

(May 29, 2019) E-mail from Tony Green (PB.New.PB6.9.20)