

537 Broadview Avenue - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

Date: August 24, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 14 - Toronto Danforth

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 537 Broadview Avenue, under Part IV, Section 29 of the Ontario Heritage Act.

Located in the North Riverdale neighbourhood, on the east side of Broadview Avenue between Bain Avenue and Sparkhall Avenue and overlooking Riverdale Park, the property at 537 Broadview Avenue, contains the residence constructed in 1913 for the Rev. Dr. John McPherson Scott, Presbyterian minister and missionary, and his wife Margaret G. Scott. The two-and-a-half storey, brick-clad, house-form building is a finely-crafted blend of the Queen Anne Revival and Edwardian Classical styles. In 1956, the building was converted to a lodging house, and later a nursing home, and currently contains six dwelling units.

The property at 537 Broadview Avenue was one of three properties on Broadview Avenue which were listed on the City's Heritage Register in 2009 as part of a group associated with the historical development of properties on Broadview Avenue in the Riverdale neighbourhoods north and south of Gerrard Street East.

Following city staff's additional research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 537 Broadview Avenue merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

An application for Site Plan Control has been submitted for the property that proposes a fourth floor addition to the existing house and a rear, three-storey addition which would increase the number of dwelling units to fifteen inclusive of four rental replacement units. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which

included a shift in Part IV designations related certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application. Applications for Site Plan Control are not subject to Section 29 (1.2).

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 537 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 537 Broadview Avenue (Reasons for Designation) attached as Attachment 3 to the report (August 24, 2021) from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, 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.

FINANCIAL IMPACT

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

DECISION HISTORY

On September 30 and October 1, 2009, City Council adopted the recommendation to include the property at 537 Broadview Avenue, on the City of Toronto's Heritage Register.

[Agenda Item History - 2009.TE27.101 \(toronto.ca\)](#)

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and

equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.ontario.ca/document/ontario-heritage-tool-kit)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

In 2020, a Site Plan Control application, currently under review, was submitted proposing a fourth storey extension to the existing house-form building and a three-storey rear addition which would increase the number of dwelling units to fifteen. Heritage Planning, the owner and applicant have had an ongoing dialogue regarding the heritage value of the listed property.

537 BROADVIEW AVENUE

Research and Evaluation according to Ontario Regulation 9/06



Rev. Dr. John McPherson Scott House, 537 Broadview Avenue, principal (west) facade (Heritage Planning, 2009)

1. DESCRIPTION

537 BROADVIEW AVENUE - Rev. Dr. John McPherson Scott House	
ADDRESS	537 Broadview Avenue
WARD	14 - Toronto Danforth
LEGAL DESCRIPTION	PLAN 685 PT LOT 2 RP 66R27935 PART 1
NEIGHBOURHOOD/COMMUNITY	Riverdale
HISTORICAL NAME	Rev. Dr. John McPherson Scott House
CONSTRUCTION DATE	1913
ORIGINAL OWNERS	Rev. Dr. John McPherson Scott and Margaret G. Scott
ORIGINAL USE	Single-family dwelling
CURRENT USE*	Multiple-unit dwelling
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick-clad
ARCHITECTURAL STYLE	Queen Anne Revival/Edwardian Classicism
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed in 2009
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	August 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 537 Broadview Avenue and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report.

Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
Pre-Settlement	A system of trails and waterways extending from the Humber to the Don and Rouge Rivers and connecting Lake Ontario with Georgian Bay, now known as the Toronto Passage, is established by Indigenous people. The street, known today as Broadview Avenue, running along the ridge on the east side of the Don River valley and the location of the subject property, 537 Broadview Avenue, was originally part of this system of trails.
1787	Treaty Number 13, known as the Toronto Purchase, including land comprising the former York Township is acquired by the British from the Mississaugas. The purchase was re-confirmed with a subsequent treaty in 1805 and in 2010 with the Toronto Purchase Settlement Agreement.
1793	The Town of York and Fort York are established and the surrounding lands, known as York County are surveyed and subdivided into 100 and 200 acre lots
1794	Lots 14 and 15, in the First Concession east of the Don River are granted to John Cox and John Scadding.
1798	Timothy Skinner Sr. is ordered to "open a road on the other side of the bridge over the Don between Cox's and Scadding's farms to your mills in the best and most convenient place you can The road, first known as "Mill Road" is now Broadview Avenue
1856	Following John Scadding's death, the City of Toronto purchases the north half of Lot 15, north of Gerrard Street and develops this land with the Don Jail (1858-1864), an industrial farm and Riverdale Park which opened in 1880. The east side of Broadview Avenue, largely occupied by Lot 14, develops steadily near Queen Street East on the south and the Danforth to the north, but the sections adjacent to Broadview though subdivided with residential streets and lots develop more slowly.
1880	Riverdale Park opens
1884	Riverdale is annexed by the City of Toronto

1887	E. A Macdonald registers Plan 685, surveyed by Speight & Co. on a section of Lot 14 including the location of 537 Broadview Avenue
1912	Rev. Dr. John McPherson Scott and Margaret G. Scott purchase the west part of Lot 2, Plan 685 on the east side of Broadview Avenue
1913	An unfinished house owned by Rev. Dr. John McPherson Scott and Margaret G. Scott is recorded at 537 Broadview Avenue in the assessment rolls taken in August, 1913 for 1914.
1914	City Directories record Rev. Dr. J. McPherson Scott, pastor of St. John's Presbyterian Church at 537 Broadview Avenue
1920	Rev. Dr. Scott dies. His widow, Margaret G. Scott continues to live in the house until 1947
1949	The property is sold to Harry Cheetham
1956	The new owners W. E. Nagel and his wife, C. Nagel, apply to convert the building into a boarding house and a fire escape is added on the south wall of the building
1963	Building permits indicate that the property, now owned by Edward and Helen Adams, is functioning as a nursing home and a fire escape balcony is added to the north wall of the building
1965-1967	The Holy Eucharist Ukrainian Catholic Church is designed by Radoslav Zuk and constructed at 515 Broadview Avenue in the same block as the subject property. A house at 535 Broadview Avenue is occupied by the Redemptorist Fathers
2007	By this date the property at 537 Broadview Avenue is owned by the Ukrainian Catholic Episcopal Corporation. Its use is indicated as a boarding house
2014	Consent for a technical severance of the property for the purpose of re-establishing three lots which had merged on title these properties include 515, 535 and 537 Broadview Avenue
2016	The property at 537 Broadview Avenue is purchased by Fitzpatrick Custom Homes
2019	The property is purchased by Kanitz Properties Ltd.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Broadview Avenue and Riverdale:

The property at 537 Broadview Avenue is located on the east side of Broadview Avenue in the North Riverdale neighbourhood. (Figures 1-2) Broadview Avenue is an important Toronto road whose physical form is reflective of a rich history created by many different factors over millennia. It was originally part of an ancient system of trails and waterways, now known as the Toronto Passage, established by Indigenous peoples over centuries and extending from the Humber to the Don and Rouge Rivers, connecting Lake Ontario with Georgian Bay. Unlike other major Toronto streets, such as

Queen Street or Bloor/Danforth which were created as part of an orthogonal grid system surveyed in 1793 following Lieutenant Governor Simcoe's selection of the location for Town of York, Broadview Avenue has evolved over time as an integration of many factors. These include the Don River and its landscape as it flowed to Lake Ontario, the dramatic rise of its eastern escarpment and the adaptation of a trail created over thousands of years by Indigenous peoples. Like other former ancient trails in the city, such as Davenport Road, Weston Road, Vaughan and Scarlett Roads, the Broadview Avenue's irregular route arose in response to topography rather than a surveyor's grid.¹

The trail evolved into a more formal road at the time of the settlement of the Town of York. In the same year the site was selected for the capital of Upper Canada, Lieutenant Governor Simcoe promised two brothers, Isaiah Skinner (1762- 1823) and Aaron Skinner, that if they established a saw mill at their own expense the land would be theirs. By 1795 the mill was established on the banks of the Don River on Lot 13 in the Second Concession, north of today's Danforth Avenue. The saw mill was the beginning of the historic Todmorden Mills. (Figure 3)

Roads were a primary necessity for the new capital; a means of defense, communication, trade and settlement. Overseers were appointed to ensure the maintenance of these routes. In 1798, James Playter was elected overseer and gave an order requiring Timothy Skinner Sr. (1737-1815), the brothers' father, to "proceed to open a road on the other side of the bridge over the Don between Cox's and Scadding's farms to your mills in the best and most convenient place you can."² Broadview Avenue evolved from a trail integrated in the broad network of the Toronto Passage, to a more localized function connecting the nascent Town of York with the Skinner mills, the earliest mill site of the town. The road's first English names, Mill Road and Don Mill Road reflected this important function.

Mill Road (Broadview Avenue) extended from the Bay Road on the east side of the Don northwards, crossing the second concession (now Danforth Avenue) to Pottery Road where it turned west down the slope towards the mills which by 1802 were known as the Don Mills.³ The Bay Road, also known as Kingston Road and later as Queen Street East, led westwards from Mill Road to the bridge which crossed the Don River giving access to the Town of York via King Street. (Figures 4-5)

As James Playter decreed Mill Road passed between the properties owned by John Scadding and John Cox. Scadding's property was Lot 15, the first on the east side of the Don River and was a long rectangular lot of over 200 acres at it stretched from the Second Concession to the north, across Queen Street and south to the lake front. To the east and parallel to Scadding's was Lot 14, granted to John Cox. Where it crossed the Bay Road, the Mill Road followed the grid of the surveyed lots running between Lots 14 and 15 but as it headed north, from a point marked by today's Gerrard Street, it deviated from the orthogonal property boundary and followed the old trail on the ridge of the escarpment following the original curvilinear route which crossed back and forth between the two properties.

1 Myrvold, p. 2

2 Ibid, p. 3-4.

3 Scadding, p. 156.

Both Scadding and Cox built log cabins on their properties; Scadding's was completed in 1794 and Cox's before 1807.⁴ In 1879, Scadding's cabin was transported to the Canadian National Exhibition by the York Pioneer Society. Cox's house, at 469 Broadview Avenue is still in its original location and represents one of the earliest surviving houses in the city. It was included on the City's Heritage Inventory in 1981 and designated in 1995.

Following John Scadding's death, the City of Toronto purchased the north half of Lot 15, north of Gerrard Street and developed the land with the Don Jail (1858-1864), an industrial farm and Riverdale Park which officially opened in 1880.⁵ The east side of Broadview Avenue, largely occupied by Lot 14, developed steadily near Queen Street East on the south and the Danforth to the north, but the sections adjacent to Broadview though subdivided with residential streets and lots developed more slowly.

The fledging community that developed east of the Don River on Lots 14 and 15 and south of the Danforth Road, as it was then named, was informally known as Don Mount and Riverside, with access to the city limited to a few bridges. The Grand Trunk Railway (later Canadian National Railways) extended its line across the district in the mid-19th century, opening the area to residential, commercial and industrial development.

In 1884, the City of Toronto annexed the area roughly bounded by the Don River and Danforth, Greenwood and Eastern Avenues as Riverdale. At the same time, the former Mill Road between Queen and Danforth was renamed Broadview Avenue "because of its spectacular views" overlooking the park and river.⁶ Annexation delivered municipal services, while a streetcar line along Broadview Avenue to the Danforth connected the area with the downtown core and served the new residential subdivisions adjoining the route. However, it was with the completion in 1918 of the Bloor Street Viaduct accelerated the development of the district, which was promoted as "East Rosedale" for the number and quality of upscale residential developments adjoining the Broadview and Danforth corridors.⁷ Riverdale now comprises two distinct neighbourhoods, North Riverdale and South Riverdale which are separated by the historic boundary of Gerrard Street. The western edge of North Riverdale is characterized by the long stretch of Riverdale Park East along the Don Valley and the curvilinear route of Broadview Avenue as it passes by the park on the west and the houses overlooking the park on the east.

Plan 685

By the mid-1850s the land opposite Riverdale Park, on the east side of Broadview Avenue and bound by Wilson Street (now Hogarth Avenue) to the North and Withrow Avenue to the south was subdivided as Plan 110. In 1886 E. A. MacDonald purchases this land and in 1887 registers it as Plan 685. The new plan, surveyed by Speight &

⁴ Scadding built a second log house in 1818.

⁵ Riverdale Park continued on the west bank of the Don, where part of the City-owned land was reserved as the second location of Toronto General Hospital (1856)

⁶ Myrvold, p. 11

⁷ The subdivisions along Broadview Avenue were dubbed "Doctors' Row" for the number of medical practitioners who moved to this community

Co., has four roads perpendicular to Broadview Avenue which are linked by a curvilinear spine, Ingham Avenue which follows the contours of the terrain and provides a picturesque layout to the subdivision. Two additional perpendicular streets, Tennis Crescent and Millbrook Crescent were added by 1924. The area was advertised as East Rosedale and Broadview Avenue became known as "Doctors' Row" for the high number of medical professionals it attracted.⁸

537 Broadview Avenue

The subject property located at 537 Broadview Avenue and legally identified as Lot 2, Plan 685 remained vacant until it was purchased by Rev. Dr. John McPherson Scott and his wife Margaret G. Scott in 1912. (Figures 6-7) The assessment rolls recorded in August 1913 for 1914 indicate that the Scott's house was "unfinished" but by the end of the year they were living on the property. Rev. Dr. Scott died in 1920 and his widow Margaret, continued living in the house until her death in 1947. The property was sold in 1949 to Harry Cheetham. In 1956, the owners, W. E. Nagel and his wife, C. Nagel, applied to convert the house into a boarding house adding a fire escape on the north wall. In 1963, building permits indicate that the house was owned by Edward and Helen Adams who operated the house as a nursing home and a fire escape is added on the south side of the property.

Between 1965 and 1967, the Holy Eucharist Ukrainian Catholic Church, located to the south of the Scott house, at 515 Broadview Avenue, was built to the designs of the architect Radoslav Zuk. The house at 535 Broadview Avenue was then occupied by the Redemptorist Fathers. Eventually the Ukrainian Catholic Episcopal Corporation purchased the property at 537 Broadview Avenue. It continued to be used as a lodging house.

In 2014, there was an application to obtain technical severance of the property at 537 Broadview Avenue from 515 and 535 Broadview Avenue to re-establish the three lots which had been merged on title. In 2016 the property was purchased by Fitzpatrick Custom Homes. It was sold again in 2019 to the current owners, Kanitz Properties Ltd. who have proposed extending the house with a fourth storey and a rear three-storey addition.

Rev. Dr. John McPherson Scott

John McPherson Scott (1859-1920) was born in the town of Ayr in the Waterloo Region of Ontario and attended the University of Toronto, graduating in 1877 with a B.A. degree in philosophy. He returned to theological studies at Knox College and was ordained a minister in 1889. He was granted a Doctor of Divinity by the Theological College of Montreal. Rev. Dr. Scott became the pastor of St. John's Presbyterian Church in Riverdale where he had served as a "missionary student" with the parish's founding in 1886. As pastor, Scott led the construction of the new parish church, completed in 1907 at 415 Broadview Avenue. Designed by the architect Andrew Sharp, St. John's Presbyterian Church was listed on the City's Heritage Register in 2009.

⁸ Anderson, p. 2.

While serving as a pastor to his parish in Riverdale, Rev. Dr. Scott also served as a missionary throughout his life, establishing the Presbyterian Mission to the Jews, in the Ward in Toronto in 1908⁹ He also opened missions in Quebec to convert Roman Catholics to Presbyterianism,¹⁰ as well as a Presbyterian Mission to the Jews in Montreal and travelled as a missionary through Asia in 1912-1913.

On December 23, 1914, while walking along Broadview Avenue, near his home, Rev. Dr. Scott was subjected to an assassination attempt. Six shots were fired at him, three missed, two were deflected by a steel glasses case in his breast-coat pocket, but the sixth hit him in the hip. The attack was widely reported in the press and it emerged that his attacker, described as a "religious fanatic" was in fact Harry Asher, a Jewish Romanian immigrant, who was a member of the Presbyterian Mission in Montreal and had been employed by Rev. Dr. Scott.¹¹ As Scott had fired Asher when he found him unfit for the work, the subsequent attack on Scott was interpreted as an act of revenge "driven by a grudge."¹² Rev. Dr. Scott died of pneumonia on February 15, 1920.

The Presbyterian Mission to the Jews and the Scott Mission

The Presbyterian Church had a number of foreign and home mission offices in the City of Toronto in the early 20th century. The Scott Mission emerged from the Presbyterian Mission to the Jews which was established by Rev. Dr. Scott in 1908. Scott appointed Rev. Shebetai Benjamin Rohold, a convert to Presbyterianism and fluent in Yiddish and Hebrew, as the superintendent of the Mission. The Mission was located at 56 Terauley Street in St. John's Ward, 'The Ward,' known for its large community of immigrants, some living in dire poverty.

The Presbyterian Mission to the Jews offered a variety of free services including and "a medical dispensary with a nurse, a night school with English classes, a nursery, reading room and employment service. It also offered gospel services, Bible classes and prayer meetings with free Sunday morning breakfasts."¹³ In 1913, to accommodate increased need, a new building was constructed at 165-67 Elizabeth Street at the north-east corner of Elm Street and included a gymnasium. (Figures 8-10)

Such missions began to emerge across Canada and specifically in Toronto in the 1890s and grew in number in the early 20th century "in response to the thousands of new Eastern European Jewish immigrants in The Ward."¹⁴ Three missions were located in The Ward. Documents indicate that the local Jewish community believed that the proselytizing took advantage of their poverty by offering goods and services, access to employment, and toys for their children.¹⁵ In 1911, in response to this situation a riot erupted when, "a crowd of "hundreds of enraged residents hurled stones and debris at a

9 The Mission is also referred to as the Christian Synagogue in contemporary publications. Archival sources, photographs and city directories refer to the Presbyterian Mission to the Jews or the Presbyterian Jewish Mission.

10 Rome, p. 5.

11 The Montreal Daily Star, December 25, 1914.

12 The Toronto Daily Star, December 25, 1914.

13 Gladstone.

14 Scheinberg, p. 51. "The Ward" refers to an area in St. John's ward bound by Queen, College and Yonge streets and University Avenue.

15 Scheinberg, p. 54-5 and Rome, p. 10.

local missionary named Reverend Sabatai (sic) Rohold"¹⁶ who was preaching at the corner of Elizabeth and Agnes (Dundas) Street. The police intervened, citizens were hurt, and eight Jewish immigrants were arrested. They were subsequently released on bail raised by the local rabbi and supported by the community.

Similar protests occurred in other cities.¹⁷ The success of conversion rates of the missions was very low. The missions evolved and continued to provide services for the poor expanding their focus to assist locals and immigrants from a wide variety of countries and religious faiths.

After Rev. Dr. Scott's death in 1920, and the return of Rev. Rohold to Jerusalem, Rev. Morris Zeidman (1895-1964) was appointed as the new superintendent of the Presbyterian Mission to the Jews. In recognition that the focus of the Mission had evolved to serve a broader group of people of various religions, Rev. Zeidman changed the name to the Scott Institute, retaining the association with Scott.¹⁸ With his wife Annie, a wide variety of ministries were conducted at the Institute combining Christian services with community outreach for all ages and types of need. In 1930, at the start of the Great Depression, the Zeidman's operated a soup kitchen which fed over 1,000 men a day.

In 1941, Rev. Zeidman resigned from the Scott Institute and started a new non-denominational Christian urban mission providing community services in Toronto, relocating to 724-6 Bay Street. He recognized Rev. Dr. Scott once again with the name The Scott Mission.

In 1948, The Scott Mission moved to 502 Spadina Avenue. By 1960 the Mission was serving 4-5,000 meals a day. In April of that year, Rev. Zeidman received the Toronto Citizen of the Year Award from Mayor Nathan Phillips in recognition of the Mission's service to the community. In 1961 a new building at this location, was completed to the designs of the architect Basil G. Ludlow in 1961 and The Scott Mission continues to provide a variety of outreach programs and services.¹⁹

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The Scott house, located at 537 Broadview Avenue and completed in 1913, is a well-crafted example of an early 20th-century, house-form building constructed in Toronto which blends the Queen Anne Revival style with Edwardian Classicism. (Figures 11-20) The Queen Anne Revival style emerged in the late 19th-century in England primarily through the work of the architect Richard Norman Shaw. The style favoured complex, picturesque building massing and rooflines, asymmetry, and a variety of materials, particularly orange-toned brick, terracotta tiles or wood shingles and elaborate white

¹⁶ Scheinberg, p. 51.

¹⁷ See Rome for a more complete documentation.

¹⁸<https://www.scottmission.com/about/history/>

¹⁹ Blumbergs Charity Data

woodwork. A variety of windows types, particularly oriel and bay windows, and verandahs added to the variety of forms. After the eclecticism and visual complexity of Victorian architecture, Edwardian Classicism, which coincided with the reign of Queen Victoria's son Edward VII from 1901-1910, returned to first principles in its predominant use of classical style elements especially columns and principles of composition such as ordered regularity and symmetry. Nonetheless the Victorian taste for sumptuous excess continued as Edwardian architecture typically featured a Baroque classicism.

The Scott house exhibits Edwardian Classicism in its square, central hall plan with a simple gable roof, symmetrical composition of its principal, west elevation, with a central entrance flanked by windows on either side, with a gable dormer centred between the two symmetrical chimneys with an additional symmetrical pair of chimneys on the rear, east elevation. The pairs of tripled columns at the outer corners of the verandah, carried through the second level as square balustrades, convey an Edwardian Baroque sensibility while the eaves of the roof with its side returns and the decorative mutules on the underside of the eaves of both the main roof and verandah roof continue a classical sensibility. The deep red brick combined with pale stone or white trim was also favoured for Edwardian Classical buildings in Toronto.

The Queen Anne Revival elements are evident on the principal (west) facade in the projecting bay windows and in the asymmetry introduced through the shifting of the verandah to the south and the wrapping of the bay window around the south-east corner adding a picturesque complexity to the overall straight-forward, cubic massing of the house. The verandah handrail at both levels conveys the preference for rich detail. Shingles on the north, bay window are characteristic of the variety of materials. On the north elevation, the asymmetrical composition of a variety of window types and sizes, included in projecting oriel window, a three-sided oriel window and the pair of windows flanking the fireplace continue the Queen Anne style. Although the south, side, elevation has been altered to accommodate doors for the fire escape it also conveys a similar variety in sizes and composition which is accentuated by the corner bay window.

The house has seen a number of alterations since its completion in 1913. Some of these alterations took place in 1957 and 1963-4 when the house was converted to a lodging house and later a nursing home. The alterations included adding fire escape stairs on the south elevation and a fire escape balcony on the north elevation as well as enclosing internal stairs and other upgrades including self-closing doors to meet fire codes.²⁰ The second level of the verandah on the principal, west elevation, was originally an open space, as indicated by the handrail, was also enclosed. The two-storey porch extending from the house on the rear, east side was also originally an open but covered space on the first floor level as indicated by the plans. The upper level was originally used as a sunroom or a sleeping porch as it was enclosed on three sides with windows which could be open for cross ventilation providing a cooler space for sleeping in the summer months. The porch appears to retain original siding at the second level below where the windows would have been but has been otherwise much altered with cladding and enclosure at both levels.

²⁰ See Building Permits 78453, 1957, and File 75203, 1963 and Permit A109967, 1963

The characteristic Toronto elements of the house are its setting on the corner lot, surrounded by a landscape of a lawn with mature trees facing Broadview Avenue and Sparkhall Street and set back in line with the other houses on Broadview. The east, rear, side of the house has become a parking lot but was likely originally a rear yard overlooked by the two-storey porch which extends from the south east corner.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The house-form building at 537 Broadview Avenue, completed in 1913 for Rev. Dr. Scott and his wife Margaret Scott, is part of a long line of house-form structures, similar in their scale, massing and materials and completed in the early 20th century. Stretching along the east side of Broadview Avenue, the residential structures face west towards Riverdale Park, the Don River and the Don Valley Parkway. Situated between Gerrard Street to the south and Danforth Avenue to the north, this curvilinear section of Broadview retains the traces of the ancient Indigenous trail that followed the ridge on the east side of the Don River valley and was part of the historic waterways and trails that formed the Toronto Passage. It also retains the mid-19th century history of the City of Toronto as it expanded east across the Don River retaining the open landscape of Riverdale Park as a public amenity and locating the Don Jail and the House of Industry, to the south of the park, at the city's outer limits. These were joined by the House of Refuge, later the mid-century modern Riverdale Hospital, now the Bridgepoint Health Centre, with its adaptive re-use of the jail. (Figures 21-27)

To the north of the subject property at 537 Broadview Avenue, small apartment blocks and high-rise apartments are indicators of the completion of the Bloor Viaduct in 1918 and the Bloor-Danforth subway line in 1966. Immediately to the south of the Scott house is the Holy Eucharist Ukrainian Catholic Church, completed in 1967 and with its striking modernist stone and copper clad forms reinterpreting a traditional Eastern-rite church complex.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation. As demonstrated below, the property at 537 Broadview Avenue meets several criteria in all three categories.

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type and style:

Constructed in 1913, the Scott house has design value as a well-crafted example of an early 20th-century house-form building that blends Edwardian Classicism and the Queen Anne Revival styles. The Edwardian Classical elements are evident in the symmetrical, gable-roofed form of the square-plan building with its central hall plan, the paired chimneys, columned, two-storey verandah, the details of the eaves and the deep-red colour of the brick. The Queen Anne Revival style, noted for its asymmetry and visual complexity of forms and materials is represented on the principal, west, elevation in the asymmetrical location of the corner bay window, the shingle cladding of the north, bay window, the asymmetrical position of the verandah and the oriel windows featured on the north façade.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Direct associations with a person and organization that is significant to a community:

The property has historical value for its association with Rev. Dr. John McPherson Scott, who with his wife, Margaret G. Scott, were the original owners and occupants of the house. Rev. Dr. Scott is a person of significance to the Presbyterian community as he was a missionary and a pastor for 31 years at the congregation of St. John's Presbyterian Church, Riverdale, and oversaw the construction of the church building completed in 1907 and still extent at 415 Broadview Avenue. As part of his missionary work, Rev. Dr. Scott established the controversial Presbyterian Mission to the Jews in the Ward in 1908. Upon Scott's death in 1920 the mission and evolved to become the Scott Institute with a broader community outreach program and subsequently the Scott Mission commemorating Rev. Dr. Scott in name. The Scott Mission continues to function as a Christian, non-denominational, urban mission which has provided significant community outreach services for over 80 years.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area:

Located at 537 Broadview Avenue, on an elevated site at the south-east corner with Sparkhall Avenue, opposite Riverdale Park the Scott house is important in maintaining and supporting the early 20th-century character of the area as the east side of Broadview is lined with house-form buildings of a similar period, scale, massing, materials and details. Facing the major public thoroughfare of Broadview Avenue and Riverdale Park, the row of houses present an interface between these community focal points and the quieter residential streets aligned perpendicularly to Broadview on the east side of the neighbourhood.

Physically, functionally, visually or historically linked to its surroundings:

Rev. Dr. Scott and his wife Margaret purchased the lot at 537 Broadview Avenue and built their home within proximity of the St. John's Presbyterian Church, where Rev. Dr. Scott had served as a pastor for the Riverdale congregation since 1889. Completed in 1913, the house is historically linked to its surroundings and as one house in a sequence of residences constructed along Broadview Avenue opposite Riverdale Park from the late 19th century, it is also physically, functionally, and visually linked to the neighbourhood.

CONCLUSION

In 2009 staff undertook research for the property at 537 Broadview Avenue (Rev. Dr. John McPherson Scott house) and the property was listed on the City's Heritage Register. Following further research, staff have completed the Research and Evaluation Report for 537 Broadview Avenue and 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 under all three categories of design, associative and contextual values.

The property at 537 Broadview Avenue containing the Rev. Dr. John McPherson House, constructed in 1913, has value as a finely crafted example of an early 20th-century house-form building that blends elements from the Edwardian Classical and Queen Anne Revival styles. The Scott house contributes to the North Riverdale neighbourhood character where it is located on a prominent corner lot, and sits within a sequence of early 20th-century houses, on the east side of Broadview Avenue as it winds north of Gerrard Street East, opposite Riverdale Park. Historically it is connected with St. John's Presbyterian Church at 415 Broadview Avenue, where Rev. Dr. Scott was the parish pastor for 31 years. Since 1956, the building has been adaptively re-

used as a lodging house, and later as a nursing home, and currently contains six dwelling units. With the proposed expansion, which will include 15 new rental housing units including four designated replacement units, the Scott house will continue to be a place of value for the Riverdale Community.

CONTACT

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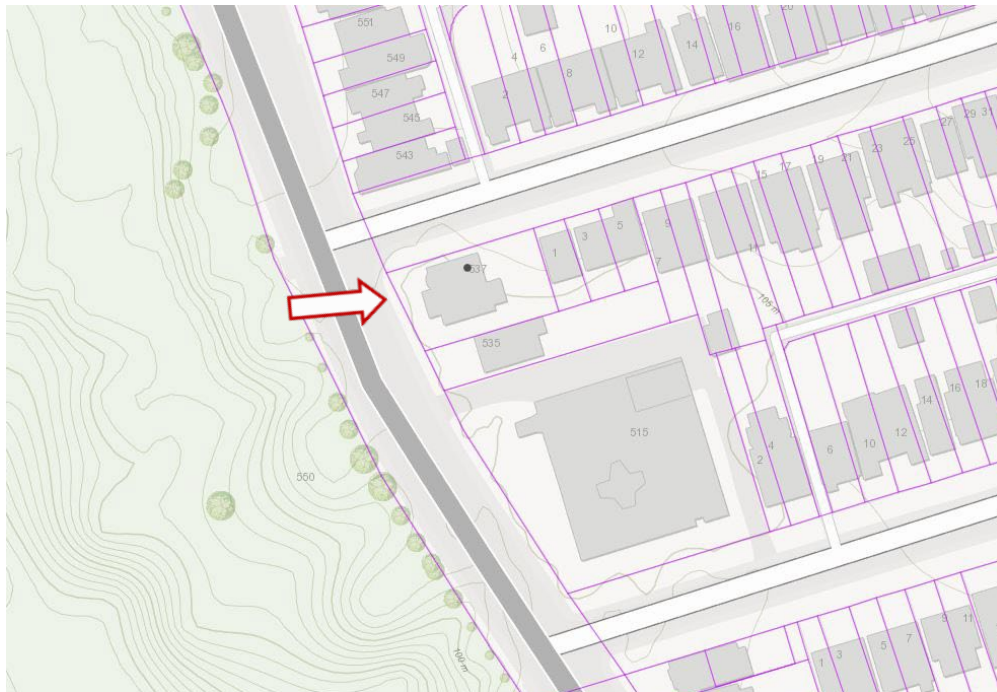
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Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

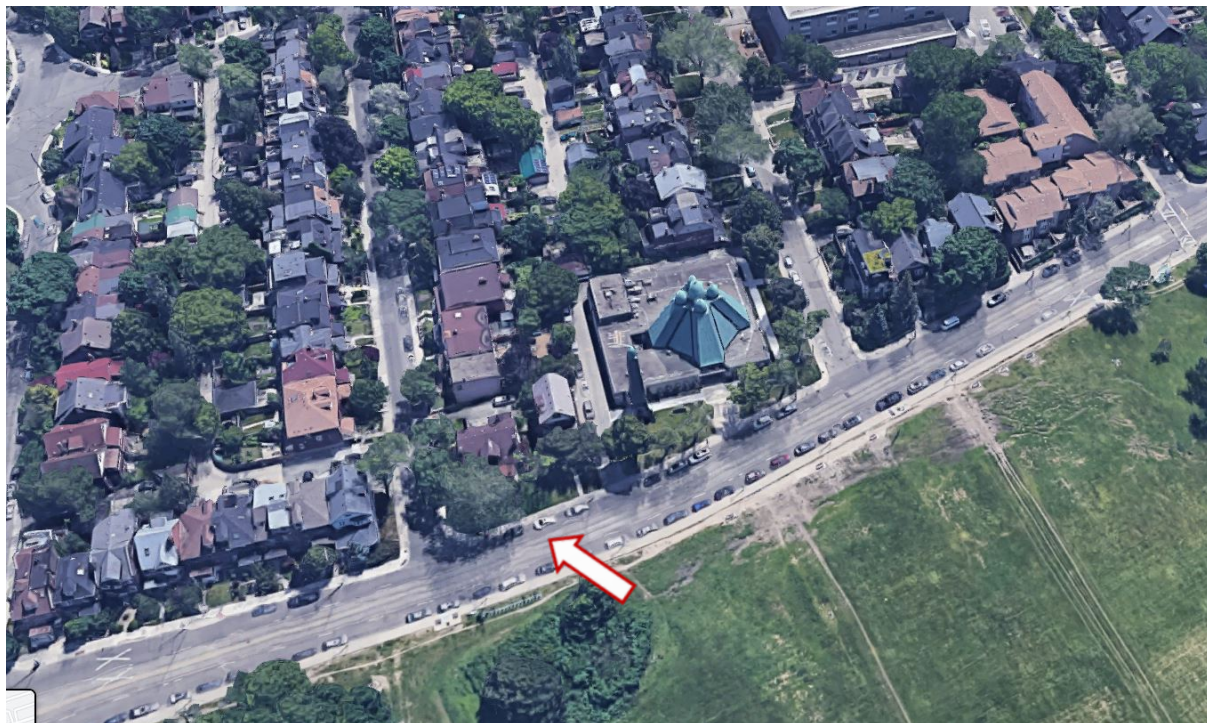
ATTACHMENTS

Attachment No. 1 - Maps and Photographs
Attachment No. 2 - List of Research Sources
Attachment No. 3 - Statement of Significance (Reasons for Designation):
537 Broadview Avenue

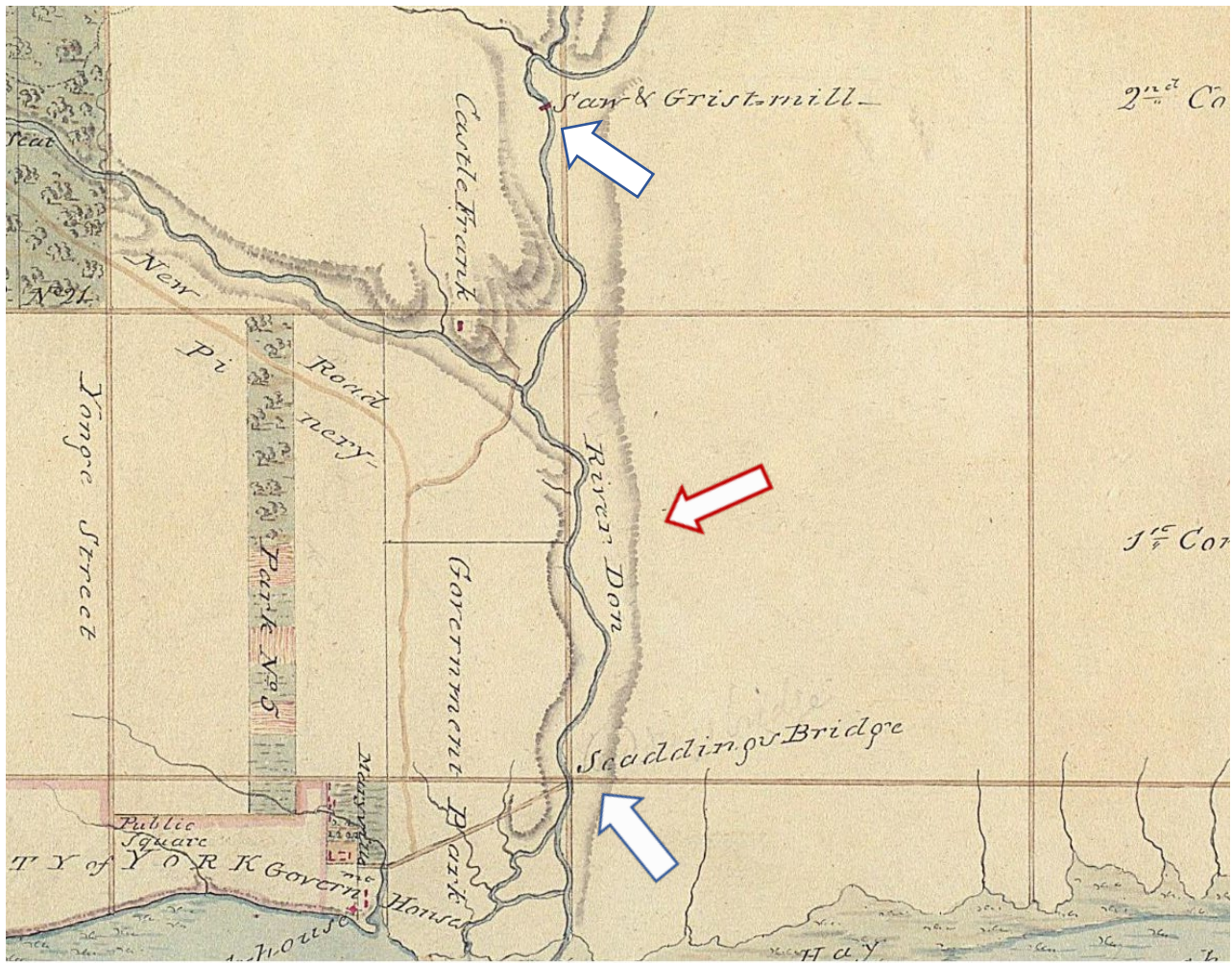
537 Broadview Avenue



1. City of Toronto Map: showing the location and approximate boundaries with the building footprint at 537 Broadview Avenue
This location map is for information purposes only; the exact boundaries of the properties are not shown. North is at the top of the map.



2. Aerial view of the property at 537 Broadview Avenue, looking east from Riverdale Park to the east side of Broadview Avenue (Google Maps, 2020)



3. 1802, detail of a map showing the ridge along the east side of the Don River, with "Scadding's Bridge" and the Saw and Gristmill (the Skinner family mills) noted (blue arrows) and the approximate location of 537 Broadview (red arrow). William Chewett, "Plan of 916 1/4 acres, in the Township of York in Upper Canada -- The property of Honble. D. W. Smith Esqre. Surveyr. Genl." (Ng)



4. 1857 *Plan of the City of Toronto, Canada West* (detail) by Fleming, Ridout & Schreiber, showing Broadview Avenue, then known as the Mill Road heading north in a straight line at the southern end between Lots 15 and 14 as it headed north to the Todmorden Mills. (Ng)

5. 1884 *Goad's Atlas of the City of Toronto* (detail) made prior to annexation, showing Lots 15 and 14 and Broadview Avenue, then known as Don Mills Road with its straight southern end and curvilinear northern section once past the Don Jail and Gerrard Street East (then known as Josephine Street) (Ng)



6. 1913 Goad's Atlas (detail) showing the vacant lot at 537 Broadview Avenue (top arrow) and the location of St John's Presbyterian Church at 415 Broadview Avenue (bottom arrow) opposite the Don Jail (City of Toronto Maps)



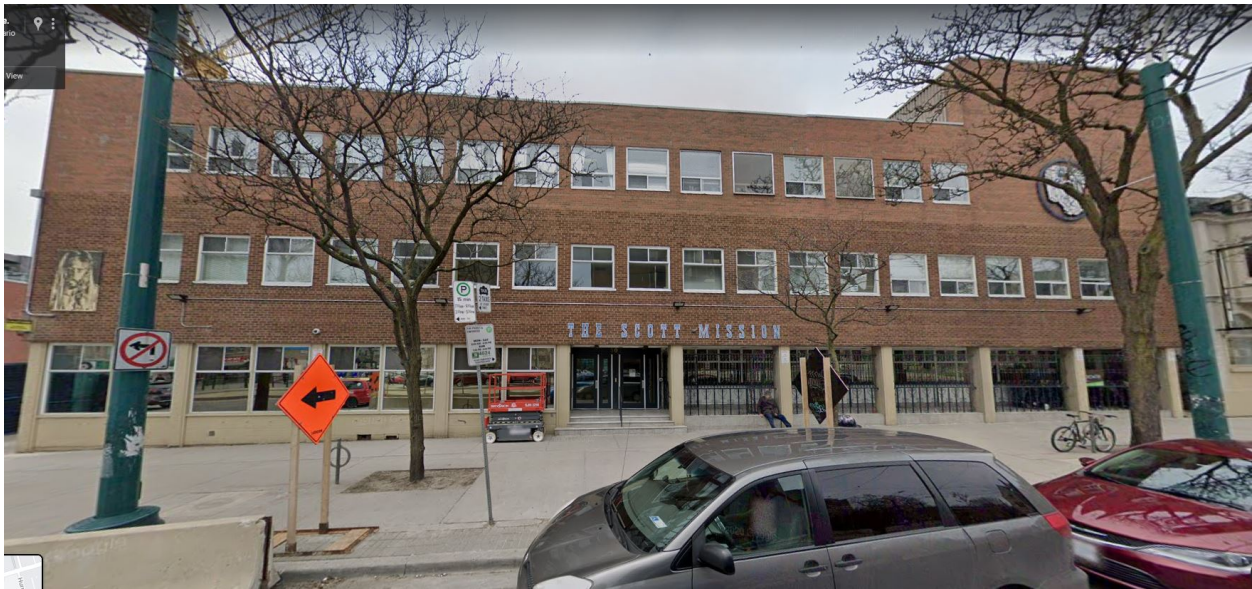
7. 1924 Goad's Atlas (detail) showing the Scott house complete at 537 Broadview Avenue, Lot 2 at the south-east corner of Sparkhall Avenue and Broadview Avenue and part of the built-up development of Plan 685 opposite Riverdale Park (City of Toronto Maps)



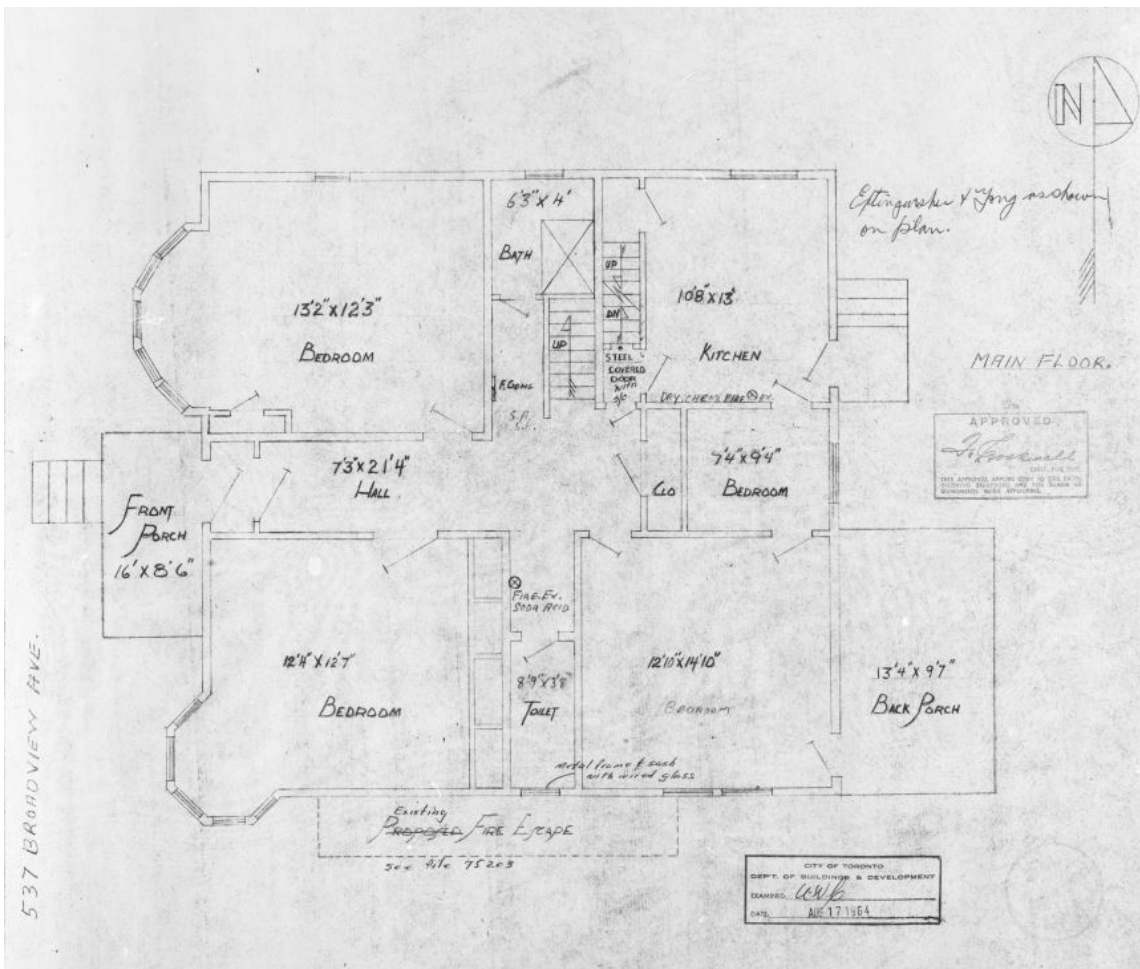
8. 1913 Photograph of the Presbyterian Jewish Mission, located at 165-167 Elizabeth Street at the north-east corner with Elm Street. (Toronto Public Library - Toronto Star Archives)



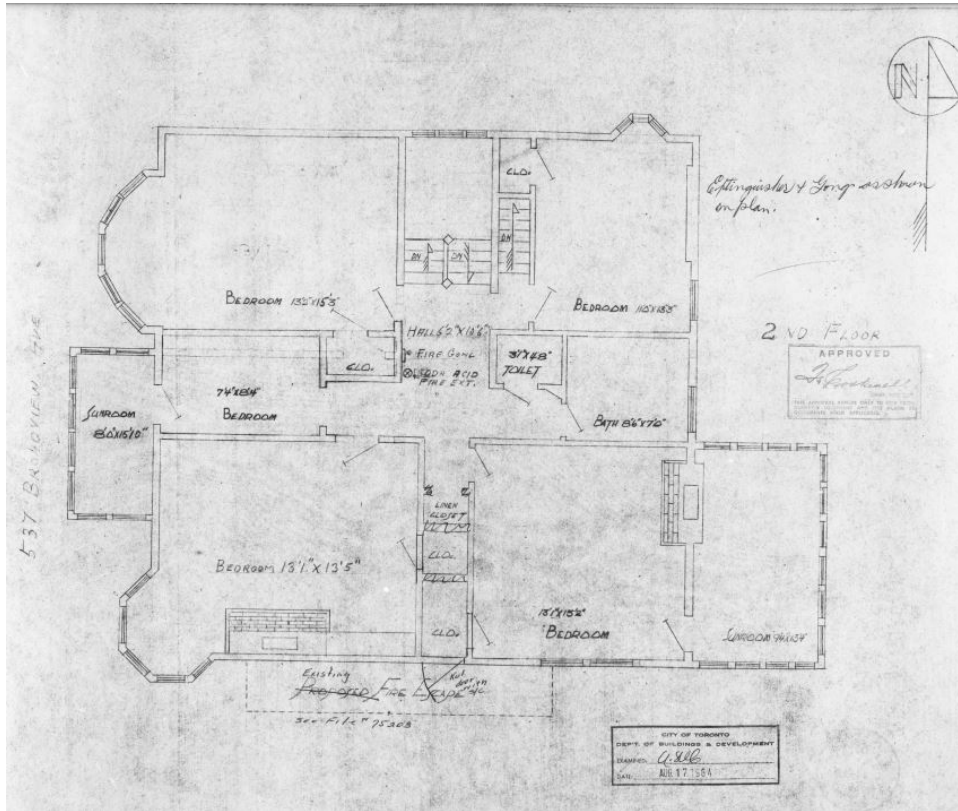
9. 1960 Photograph of the Scott Mission, located on the west side of Spadina Avenue, north of College Street. (TPL)



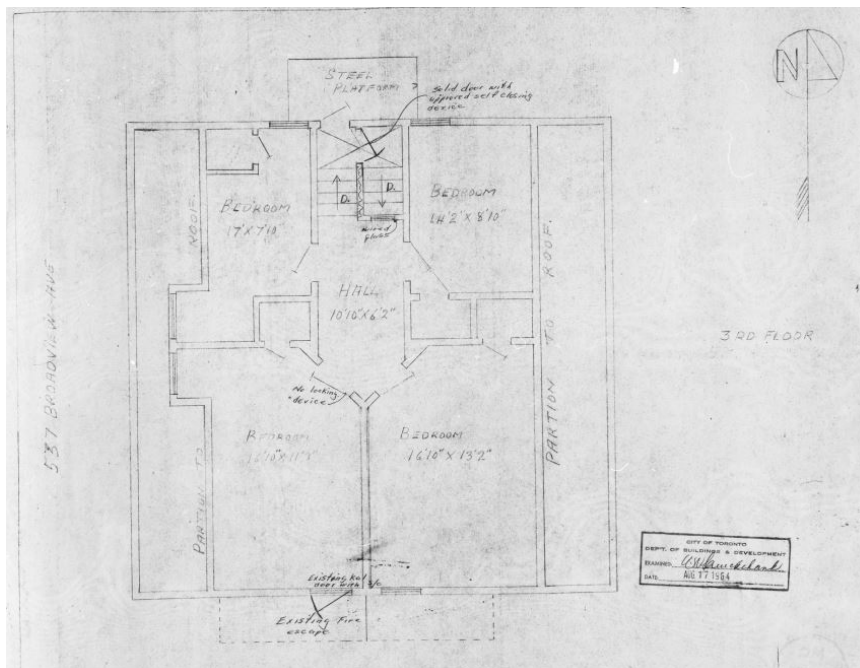
10. The Scott Mission, 502 Spadina Avenue, opened in 1961 (Google Maps, 2019)



11. 1964 Main floor plan submitted for a building permit for the Scott house when it was converted to a "rest home." The plan indicates the symmetrical layout of the house with its central hall plan with principal rooms flanking on either side, the open back porch and the addition of a fire escape on the south, side elevation. (City of Toronto, Building Records)



12. 1964 Second floor plan of the Scott House showing the enclosed sunroom on the west side of the house above the verandah and the original sunroom on the east side of the house with its glazing on three sides with existing fire escape on the south elevation. (City of Toronto, Building Records)



13. 1964 Third floor plan showing the fire escape balcony on the north side of the house (City of Toronto, Building Records)



14. 537 Broadview Avenue: principal, west, elevation (HP, 2009)



15. 537 Broadview Avenue with current hoarding around the property (HP, 2021)



16. Detail of the verandah and entrance on the principal west elevation at 537 Broadview Avenue (HP, 2009)



17. View of the principal west and side, south elevations and the setting of 537 Broadview Avenue (HP, 2009)



18. View of the principal, west and side, north elevations and the setting of 537 Broadview Avenue at the south-east corner with Sparkhall Avenue (HP, 2009)



19. View of the details of the principal west elevation including the verandah, and eaves at 537 Broadview Avenue (HP, 2009)



20. View of the rear, east and side, north elevations at 537 Broadview Avenue (HP, 2009)



21. Looking south on Broadview Avenue towards 537 Broadview Avenue and the Ukrainian Church at 515 Broadview Avenue (HP, 2021)



22. Broadview Avenue looking south from the Scott house at 537 Broadview Avenue towards 535 Broadview Avenue, the former Redemptorist Fathers House and 515 Broadview Avenue, the Holy Eucharist Ukrainian Catholic Church (Google Streetview, 2009)



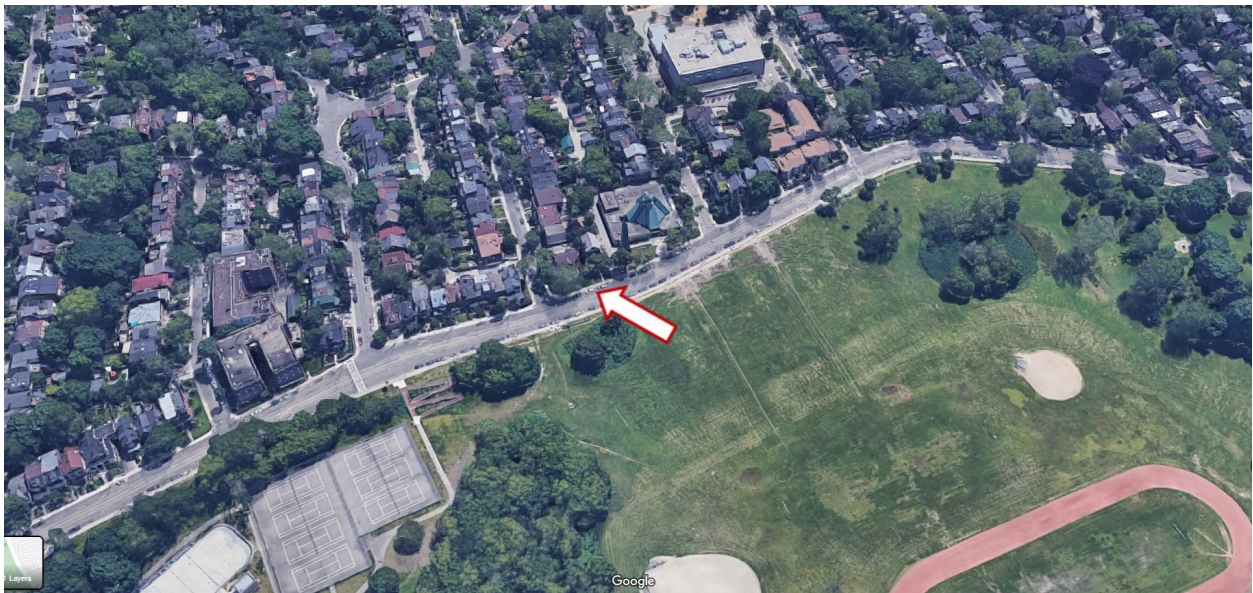
23. Holy Eucharist Ukrainian Catholic Church, 515 Broadview Avenue, located at the north-east corner with Bain Avenue to the south of 537 Broadview Avenue (HP, 2021)



24. Typical early 20th-century houses on Broadview Avenue, south of Bain Avenue (HP, 2021)



25. 1939 Aerial View looking east and showing the property and Broadview Avenue on the north edge and top of the escarpment with Riverdale Park and the Don River to the south. (City of Toronto Maps)



26. Aerial view looking east from Riverdale Park towards the residential neighbourhood on the east side of Broadview Avenue (Google Maps, 2021)



27. Aerial View looking west towards Riverdale Park, the Don Valley Parkway and the Don River. (Google Maps, 2021)

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**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 537 Broadview Avenue, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value

Description

The property at 537 Broadview Avenue is located at the south-east corner of Broadview Avenue and Sparkhall Avenue, opposite Riverdale Park in the Riverdale North neighbourhood. Constructed for Rev. Dr. John McPherson Scott and his wife Margaret G. Scott, in 1913, the house is a two-and-a-half storey, brick-clad, house-form building designed as a well-crafted blend of the Queen Anne Revival and Edwardian Classical styles. In 1956, the building was converted to a lodging house, and later a nursing home, and currently contains six dwelling units.

The property was included on the City's Heritage Register in 2009.

Statement of Cultural Heritage Value

Constructed in 1913, the Scott house has design value as a well-crafted example of an early 20th-century house-form building that blends Edwardian Classicism and the Queen Anne Revival styles. The Edwardian Classical elements are evident in the symmetrical, gable-roofed form of the square-plan building with its central hall plan, the paired chimneys, columned, two-storey verandah, the details of the eaves and the deep-red colour of the brick. The Queen Anne Revival style, noted for its asymmetry and visual complexity of forms and materials is represented on the principal, west, elevation in the asymmetrical location of the corner bay window, the shingle cladding of the north, bay window, the asymmetrical position of the verandah and the oriel windows featured on the north façade.

The property has historical value for its association with Rev. Dr. John McPherson Scott, who with his wife, Margaret G. Scott, were the original owners and occupants of the house. Rev. Dr. Scott is a person of significance to the Presbyterian community as he was a missionary and a pastor for 31 years at the congregation of St. John's Presbyterian Church, Riverdale, and oversaw the construction of the church building completed in 1907 and still extent at 415 Broadview Avenue. As part of his missionary work, Rev. Dr. Scott established the controversial Presbyterian Mission to the Jews in the Ward in 1908. Upon Scott's death in 1920, the mission evolved to become the Scott Institute with a broader community outreach program and subsequently the Scott Mission, commemorating Rev. Dr. Scott in its name. The Scott Mission continues to function as a Christian, non-denominational, urban mission which has provided significant community outreach services for over 80 years.

Located at 537 Broadview Avenue, on an elevated site at the south-east corner with Sparkhall Avenue, opposite Riverdale Park the Scott house is important in maintaining

and supporting the early 20th-century character of the area as the east side of Broadview is lined with house-form buildings of a similar period, scale, massing, materials and details. Facing the major public thoroughfare of Broadview Avenue and Riverdale Park, the row of houses present an interface between these community focal points and the quieter residential streets aligned perpendicularly to Broadview on the east side of the neighbourhood.

Rev. Dr. Scott and his wife Margaret purchased the lot at 537 Broadview Avenue and built their home within proximity of the St. John's Presbyterian Church, were Rev. Dr. Scott had served as a pastor for the Riverdale congregation since 1889. Completed in 1913, the house is historically linked to its surroundings and as one house in a sequence of residences constructed along Broadview Avenue opposite Riverdale Park from the late 19th century, it is also physically, functionally, and visually linked to the neighbourhood.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the building at 537 Broadview Avenue as a finely crafted example of an early 20th-century, house-form building blending the Edwardian Classical and Queen Anne Revival Styles:

- The setback, placement and orientation of the building on the property at the south-east corner of Broadview Avenue and Sparkhall Avenue
- The scale, form and massing of the two-and-a-half storey, house-form building on a raised basement, with a gable roof, gable dormer, single chimneys on the south and north facades and two chimneys on the rear east wall, projecting bay windows and two-storey verandah on the principal, west elevation and two oriel windows on the side, north elevation
- The deep-red, brick cladding
- The stone elements including the window sills and lintels in the corner bay window
- The wood elements including the verandah with its columns, handrails and eaves, the eaves details of the main roof, verandah, dormer gable and oriel windows with the mutules on the underside, the shingle cladding on the north bay window on the principal, west elevation and the wood detailing of the oriel windows on the north elevation

Please note: the two-storey structure on the rear, east side of the house is not included in the heritage attributes as it has been substantially altered, through the enclosure at the first floor and removal of original glazing on all three sides at the upper level.

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 537 Broadview Avenue as it supports the early 20th-century residential character of the

North Riverdale neighbourhood which typically featured two-and-a-half storey house-form buildings with hipped or gabled roofs, brick cladding and details conveying period styles:

- The scale, form and massing of the brick-clad, two-and-a-half-storey building (including the raised basement) with a gable roof, with gable dormer and symmetrically placed chimneys, prominent columned verandah and bay windows
- The period details of the Edwardian Classical and Queen Anne Revival styles as outlined above
- The setting of the house on a raised corner location with lawns and mature trees and a sidewalk to the main entrance