



Decision Letter

Toronto Preservation Board

Meeting No.	26	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, September 1, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB26.4	ACTION	Adopted		Ward: 14
--------	--------	---------	--	----------

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

Board Decision

The Toronto Preservation Board 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 12, 2021) from the Senior Manager, Heritage Planning, Urban Design, 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.

Decision Advice and Other Information

Marybeth McTeague, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 537 Broadview Avenue - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(August 12, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

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.

Background Information

(August 12, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 537 Broadview Avenue - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-169921.pdf>

(September 1, 2021) Staff Presentation - 537 Broadview Avenue - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-170311.pdf>

Communications

(August 31, 2021) E-mail from Daisy MacLean (PB.Supp)

Speakers

Chris Holdham