



Decision Letter

Toronto Preservation Board

Meeting No.	36	Contact	Ellen Devin, Committee Administrator
Meeting Date	Monday, July 11, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB36.13	ACTION	Without Recs		Ward: 14
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 537 Broadview Avenue

Board Decision

The Toronto Preservation Board submits the item to City Council without recommendation.

Decision Advice and Other Information

Georgia Kuich, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 537 Broadview Avenue.

Origin

(June 30, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 11, 2022, the Toronto Preservation Board considered Item [PB36.13](#) and made recommendations to City Council.

Summary from the report (June 30, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the John D. McPherson House at 537 Broadview Avenue (designated under Part IV of the Ontario Heritage Act by By-law No 1078-1021) in connection with a Site Plan Approval application on the

subject property. In addition, authority to enter into a Heritage Easement Agreement is also requested.

The subject property is located in the North Riverdale neighbourhood, on the east side of Broadview Avenue between Bain Avenue and Sparkhall Avenue overlooking Riverdale Park. The property 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 five dwelling units and seven dwelling rooms.

The development application proposes the in-situ retention of the house in conjunction with the construction of a four-storey rear and side addition. The full west and north elevations of the house will be restored with the remainder of the building rehabilitated and new construction added to provide a total of 15 affordable and market-rate rental units, including four designated replacement studio rental units.

Background Information

(June 30, 2022) Report and 5 attachments from the Senior Manager, Heritage Planning, Urban Design, City Planning on Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 537 Broadview Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228528.pdf>)

(July 8, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 537 Broadview Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228559.pdf>)

Communications

(July 11, 2022) Presentation from Julio Fay, ERA Architects Inc. (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-154905.pdf>)

Speakers

Julio Fay (Submission Filed)