
Toronto Preservation Board

Meeting No.	39	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, November 7, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB39.1	ACTION	Adopted		Ward: 14
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415 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 415 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 415 Broadview Avenue (Reasons for Designation) attached as Attachment 3, to the report, October 14, 2022, 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.

Origin

(October 14, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 7, 2022, the Toronto Preservation Board considered Item [PB39.1](#) and made recommendations to City Council.

Summary from the report (October 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 415 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Anchoring the northeast corner of Broadview Avenue and Simpson Avenue in the Riverdale neighbourhood and located directly across from the Don Jail, the property at 415 Broadview Avenue contains a Place of Worship completed in 1907 for the congregation of St. John's Presbyterian Church. Designed by the Glasgow School of Art-trained Scottish architect, Andrew Sharp, who built numerous early-20th century heritage churches across Toronto, is directly linked to the founding of the Scott Mission, which continues to provide important social outreach programs and services. Today St. John's Presbyterian Church is valued as a local landmark.

The subject property at 415 Broadview Avenue was one of three properties on Broadview Avenue which were listed on the City of Toronto'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.

Staff have completed the Research and Evaluation Report for the property at 415 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 value. As such, the property is a significant built heritage resource.

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. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The owner provided a waiver to the City on February 4, 2022 that waived the time period in which City Council must make a decision in respect of the matter under the Ontario Heritage Act.

On January 20, 2022, a development application was submitted to the City seeking permission to construct a 10-storey building adding to, and modifying, the existing heritage church building onsite. The development scheme proposes 4,892.98 square metres of residential gross floor area (GFA), as well as 683 square metres of non-residential space to be allocated to the church congregation. (21 251348 STE 14 OZ). The application is currently under appeal to the Ontario Land Tribunal (OLT).

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(October 14, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 415 Broadview Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229790.pdf>)

Communications

(November 3, 2022) E-mail from Robert Osborne (PB.Supp)