

Toronto Preservation Board

Meeting No. 7**Contact** Matthew Green, Committee Administrator**Meeting Date** Monday, June 12, 2023**Phone** 416-392-4666**Start Time** 9:30 AM**E-mail** hertpb@toronto.ca**Location** Video Conference**Chair** Sandra Shaul

PB7.8	ACTION	Adopted		Ward: 14
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87 Boston Avenue, 749 - 753 Broadview Avenue and 685 Danforth Avenue - Properties Included on the City's Heritage Register - Consideration of Objections

Board Decision

The Toronto Preservation Board recommends to the Planning and Housing Committee that:

1. In consideration of the objection pursuant to the Ontario Heritage Act, City Council continue to include the property at 87 Boston Avenue on the City of Toronto's Heritage Register.
2. In consideration of the objection pursuant to the Ontario Heritage Act, City Council continue to include the property at 749-753 Broadview Avenue on the City of Toronto's Heritage Register.
3. In consideration of the objection pursuant to the Ontario Heritage Act, City Council remove the property at 685 Danforth Avenue from the City of Toronto's Heritage Register.

Decision Advice and Other Information

Gary Miedema, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 87 Boston Avenue, 749 - 753 Broadview Avenue and 685 Danforth Avenue - Properties Included on the City's Heritage Register - Consideration of Objections.

Origin

(May 26, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 12, 2023, the Toronto Preservation Board considered Item [PB7.8](#) and made recommendations to City Council.

Summary from the report (May 26, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report responds to notices of objection received by the City of Toronto under Section 27 (7) of the Ontario Heritage Act (the "OHA") from property owners objecting to the inclusion of their properties on the City's Heritage Register.

Through Bill 108 and Bill 23, amendments were made to the OHA to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

As a result of these new processes, City Council must be made aware of such objections on a routine basis so that they may consider the matter and render a final decision. Once Council has decided about the objection, the owner of the property must be notified of Council's decision within 90 days. Council's decision on objections to listing is final and is not subject to appeal.

In the final quarter of 2022 and the first quarter of 2023 the City received three notices from property owners objecting to the inclusion of five properties on the Heritage Register.

87 Boston Avenue
749 Broadview Avenue
751 Broadview Avenue
753 Broadview Avenue
685 Danforth Avenue

Following a review of the objections to listing submitted for these properties, staff are of the opinion that the properties at 87 Boston Avenue and 749-753 Broadview Avenue hold cultural heritage value. Staff recommend that Council continue to include these properties on the Heritage Register.

Following a review of the objection to listing for 685 Danforth Avenue, including an assessment of information not available during the initial listing process, staff are of the opinion that the property at 685 Danforth Avenue does not hold cultural value. Staff recommend that Council remove the property from the Heritage Register.

Background Information

(May 26, 2023) Report and Attachments 1 - 7 from the Senior Manager, Heritage Planning, Urban Design, City Planning, on Properties Included on the City's Heritage Register - Consideration of Objections for 87 Boston Avenue, 749-753 Broadview Avenue and 685 Danforth Avenue

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236948.pdf>

Staff Presentation on 87 Boston Avenue, 749 - 753 Broadview Avenue and 685 Danforth

Avenue - Properties Included on the City's Heritage Register - Consideration of Objections
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-237361.pdf>)

Communications

(June 9, 2023) E-mail from Martin Cohen (PB.Supp)