

Toronto Preservation Board

Meeting No.	10	Contact	Matthew Green, Committee Administrator
Meeting Date	Tuesday, October 10, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB10.6	ACTION	Adopted		Ward: 14
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415 Broadview Avenue - Alterations to and Demolition of Heritage Attributes of a Designated Property

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the issuance of an alteration permit for the heritage property at 415 Broadview Avenue, in accordance with Section 33 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the issuance of an alteration permit under Section 33 of the Ontario Heritage Act for the heritage property at 415 Broadview Avenue, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.
3. City Council refuse the issuance of a demolition permit for the heritage attributes of the heritage property at 415 Broadview Avenue, in accordance with Section 34 of the Ontario Heritage Act.
4. If the owner appeals City Council's decision to refuse the issuance of a demolition permit under Section 34 of the Ontario Heritage Act for the heritage property at 415 Broadview Avenue, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

Origin

(September 18, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on October 10, 2023 the Toronto Preservation Board considered Item [PB10.6](#) and made recommendations to City Council.

Summary from the report (September 18, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council refuse applications under Sections 33 and 34 of the Ontario Heritage Act to alter and demolish heritage attributes of the property at 415 Broadview Avenue.

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. The property 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 property at 415 Broadview Avenue is designated under Part IV, Section 29 of the Ontario Heritage Act through by-law 137-2023.

Applications under Sections 33 and 34 of the Act have been submitted to alter the property and demolish heritage attributes in order to allow for the construction of a seven-storey mixed-use building with commercial units at grade and residential units above. Staff is recommending refusal of the applications as they have not demonstrated that the heritage impacts of the proposal are consistent with the heritage planning policy framework or that they would be satisfactorily mitigated.

Background Information

(September 18, 2023) Report and Attachments 1 - 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 415 Broadview Avenue - Alterations to and Demolition of Heritage Attributes of a Designated Property
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239494.pdf>)

Motions

Motion to Adopt Item moved by Barbara McPhail (Carried)