



## Decision Letter

### Toronto Preservation Board

<b>Meeting No.</b>	25	<b>Contact</b>	Tanya Spinello, Committee Administrator
<b>Meeting Date</b>	Thursday, November 28, 2024	<b>Phone</b>	416-397-4592
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Julia Rady

PB25.4	ACTION	Adopted		Ward: 15
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#### **1747, 1751, 1759, 1763, 1767, 1771, 1773 and 1775 Bayview Avenue - Inclusion on the Heritage Register**

##### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council include 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1 to 7 to the report (November 14, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

##### **Decision Advice and Other Information**

Gary Miedema, Project Manager, Policy and Research, Urban Design, City Planning gave a presentation on 1747, 1751, 1759, 1763, 1767, 1771, 1773 and 1775 Bayview Avenue - Inclusion on the Heritage Register.

##### **Origin**

(November 14, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

##### **Summary**

At its meeting on November 28, 2024 the Toronto Preservation Board considered Item [PB25.4](#) and made recommendations to City Council.

##### **Summary from the report (November 14, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council include 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue on the City of Toronto's Heritage Register for their cultural heritage

value and interest according to the Listing Statements (Reasons for Inclusion) found in Attachments 1 to 7.

City Council directed the Senior Manager, Heritage Planning, to prioritize the research and evaluation of the heritage potential properties south of 1779 – 1787 Bayview Avenue, and including 1747 – 1749 Bayview Avenue, for inclusion on the City’s Heritage Register no later than November 2024.

The eight properties are located on the east side of Bayview Avenue, south of Eglinton Avenue East and north of Parkhurst Boulevard in the Leaside-Bennington neighbourhood. A location map and current photograph of each heritage property is found in Attachments 1 to 7.

The eight subject properties form part of a group of ten contiguous, two-storey, purpose built fourplex properties of similar design, two of which are designated under Part IV of the Ontario Heritage Act. Constructed in the mid-1930s, the properties are associated with Henry H. Talbot, a Mayor of Leaside (1938 – 1947) and property developer, and with the architect W. Breden Galbraith.

The eight subject properties recommended for inclusion on the City’s Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of “cultural heritage value or interest”, and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

### **Background Information**

(November 14, 2024) Report and Attachments 1 to 7 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1747, 1751, 1759, 1763, 1767, 1771, 1773 and 1775

Bayview Avenue - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250667.pdf>)

Staff Presentation on 1747, 1751, 1759, 1763, 1767, 1771, 1773 and 1775 Bayview Avenue -  
Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-251144.pdf>)