

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

Date: November 14, 2024

To: Toronto Preservation Board

North York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 15 – Don Valley West

SUMMARY

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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, 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.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On March 20, 2024, City Council adopted a Request for Direction report for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications for 1779 – 1787 Bayview Avenue. City Council consented to the incorporation of the front façade of the designated property at 1783 – 1785 Bayview Avenue into the southwest corner of the new proposed residential development. Additionally, 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, including 1747 – 1749 Bayview Avenue, for inclusion on the City's Heritage Register no later than November 2024. [Item – 2024.CC16.7](#)

On July 23, 2018, City Council adopted the Midtown in Focus: Final Report, which includes Official Plan Amendment 405 known as the Yonge-Eglinton Secondary Plan. Map 21-10 in the Secondary Plan identified 1747 to 1785 Bayview Avenue as properties with potential cultural heritage value. [Item – 2018.PG31.7](#)

On May 22, 2018, City Council adopted Item NY30.6 and stated its intention to designate the property at 1783-1785 Bayview Avenue under Part IV of the Ontario Heritage Act, which is the most northern property in the row of ten contiguous properties of similar type and design on Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard. [Item – 2018.NY30.6](#)

On January 31 and February 1, 2019 City Council enacted By-law 224-2019 to designate the property at 1783-1785 Bayview Avenue, as amended by By-law 948-2019.

<https://www.toronto.ca/legdocs/bylaws/2019/law0224.pdf>

<https://www.toronto.ca/legdocs/bylaws/2019/law0948.pdf>

On January 31 and February 1, 2019, City Council adopted Item MM36.27 and stated its intention to designate the property at 1755 Bayview Avenue under Part IV of the Ontario Heritage Act, which forms part of the row of ten contiguous properties of similar type and design on Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard. [Item – 2018.MM36.27](#)

On October 3, 2019 City Council enacted by-law 1396-2019 designating the property at 1755 Bayview Avenue.

<https://www.toronto.ca/legdocs/bylaws/2019/law1396.pdf>

POLICY AND REGULATION CONSIDERATIONS

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a way to identify properties that the City believes to have cultural heritage value or interest.

The subject properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue were identified as properties with potential cultural heritage value through the Midtown Cultural Heritage Resource Assessment and are identified as such on Map 21-10 of the Yonge-Eglinton Secondary Plan. Community interest in the subject properties has been expressed through two nominations for heritage evaluation, submitted in 2011 and 2017. Two of the ten properties that form the collection of fourplexes, at 1755 and 1781-1783 Bayview Avenue, have been designated under the Ontario Heritage Act.

Applications for Official Plan and Zoning by-law amendments for the properties from 1779 to 1787 Bayview Avenue were submitted to the City in October 2022, and were subsequently appealed by the owner to the Ontario Land Tribunal. As set out in the Revised Heritage Impact Assessment, the Owner agreed to incorporate the front (westerly) façade of 1783-1785 Bayview Avenue into the new residential building at its southwest corner, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning. City Council also requested staff to evaluate

the remaining fourplexes at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue for inclusion on the Heritage Register no later than November 2024.

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, Mayor of Leaside (1938 – 1947) and a property developer who was instrumental in the growth and development of the Town of Leaside.

Talbot constructed several houses and apartment buildings in Leaside, including low-rise apartment complexes at 1325, 1351 and 1365 Bayview Avenue between McRae and Sutherland known as the Glen-Leven, Strathavon and Kelvingrove apartments, which were designated under the Ontario Heritage Act in 2009. As mayor, Talbot is credited with initiating the construction of the Leaside Town Hall and the creation of the Leaside Memorial Community Gardens.

The eight properties are also associated with the architect W. Breden Galbraith. Galbraith was a prolific designer of substantive residences as well as apartment buildings and semi-detached houses in Toronto. Galbraith wrote extensively on residential architecture, publishing over 30 articles between 1925 and 1930 in *Saturday Night*, a weekly magazine. Galbraith produced the designs for Talbot for the subject properties shortly before his death in October 1937 making these among the last of his commissions.

As a result of that evaluation, staff have determined that the subject properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue meet at least one of the Provincial criteria required to merit inclusion on the Heritage Register. More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act 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.

CONCLUSION

Following research and evaluation of the properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. A Listing Statement (Reason for Inclusion) for each building is presented in Attachments 1 to 7.

CONTACT

Gary Miedema, CAHP, Ph.D.,
Project Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1091
E-mail: Gary.Miedema@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – 1747 Bayview Avenue Listing Statement (Reasons for Inclusion)
Attachment 2 – 1751 Bayview Avenue Listing Statement (Reasons for Inclusion)
Attachment 3 – 1759 Bayview Avenue Listing Statement (Reasons for Inclusion)
Attachment 4 – 1763 Bayview Avenue Listing Statement (Reasons for Inclusion)
Attachment 5 – 1767 Bayview Avenue Listing Statement (Reasons for Inclusion)
Attachment 6 – 1771 and 1773 Bayview Avenue Listing Statement (Reasons for Inclusion)
Attachment 7 – 1775 Bayview Avenue Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1747 Bayview Avenue and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1747 Bayview Avenue contains a two-storey, masonry and stucco-clad residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1747 and 1749, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property is the southernmost in a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The property at 1747 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building with Tudor Revival styling purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1747 Bayview Avenue (Heritage Planning, 2024).



1747 Bayview Avenue (outlined in red).

Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1751 Bayview Avenue and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1751 Bayview Avenue contains a two-storey, brick-clad, residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1751 and 1753, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The property at 1751 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1751 Bayview Avenue (Heritage Planning, 2024).



1751 Bayview Avenue (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1759 Bayview Avenue and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1759 Bayview Avenue contains a two-storey, brick and stone-clad residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1759 and 1761, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The property at 1759 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the set of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1759 Bayview Avenue (Heritage Planning, 2024).



1759 Bayview Avenue (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1763 Bayview Avenue and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1763 Bayview Avenue contains a two-storey, brick-clad residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1763 and 1765, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The property at 1763 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1763 Bayview Avenue (Heritage Planning, 2024).



1763 Bayview Avenue (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1767 Bayview Avenue and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1767 Bayview Avenue contains a two-storey, masonry and stucco-clad residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1767 and 1769, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The property at 1767 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building with Tudor Revival styling purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1767 Bayview Avenue (Heritage Planning, 2024).



1767 Bayview Avenue (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 1771 and 1773 Bayview Avenue and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the properties at 1771-1773 Bayview Avenue contain a two-storey, brick and stone-clad residential apartment building constructed in the mid-1930s. Presenting on the exterior as a single-family dwelling, the purpose-built four-unit building forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The properties at 1771-1773 Bayview Avenue have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the properties hold physical value as a two-storey, house-form building with Tudor Revival styling purposely designed to contain four residential units. The properties are associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the properties contribute to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1771 and 1773 Bayview Avenue (Heritage Planning, 2024).



1771 and 1773 Bayview Avenue (outlined in red).

Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1775 Bayview Avenue and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1775 Bayview Avenue contains a two-storey, brick and stone-clad residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1775 and 1777, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling. The subject property is located between 1747 and 1785 Bayview Avenue which are heritage properties designated under Part IV of the Ontario Heritage Act.

The property at 1775 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building with Tudor Revival styling purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1775 Bayview Avenue (Heritage Planning, 2024).



1775 Bayview Avenue (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).