



Decision Letter

Toronto Preservation Board

Meeting No. 32

Meeting Date Tuesday, May 27, 2025

Start Time 9:30 AM

Location Committee Room 2, City Hall/Video Conference

Contact Tanya Spinello, Committee Administrator

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Chair Julia Rady

PB32.3	ACTION	Adopted		Ward: 15
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Property Included on the City's Heritage Register - Consideration of Objection for 1751 Bayview Avenue

Board Decision

The Toronto Preservation Board recommends that:

1. In consideration of the objection made under subsection 27(7) of the Ontario Heritage Act, City Council continue to include the property at 1751 Bayview Avenue on the City of Toronto's Heritage Register.

Decision Advice and Other Information

Gary Miedema, Project Manager, Policy and Research, Urban Design, City Planning gave a presentation on Property Included on the City's Heritage Register - Consideration of Objection for 1751 Bayview Avenue.

Origin

(May 12, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 27, 2025 the Toronto Preservation Board considered Item [PB32.3](#) and made recommendations to City Council.

Summary from the report (May 12, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report responds to a notice of objection received by the City of Toronto under Section 27 (7) of the Ontario Heritage Act (the "OHA") from the property owner of 1751 Bayview Avenue objecting to the inclusion of the subject property on the City's Heritage Register.

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.

On December 18, 2024, City Council adopted the staff report NY19.12 that included the grouping of similar properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue on the City's Heritage Register.

The OHA establishes 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. 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 on the objection, the OHA requires that 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 first quarter of 2025, the City received one notice from property owners objecting to the inclusion of one property on the Heritage Register, that being 1751 Bayview Avenue.

Following a review of the objection to listing submitted for this property, staff are of the opinion that the property at 1751 Bayview Avenue holds cultural heritage value. Staff recommend that Council continue to include this property on the Heritage Register.

Background Information

(May 12, 2025) Report and Attachments 1 to 2 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Property Included on the City's Heritage Register -

Consideration of Objection for 1751 Bayview Avenue

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255413.pdf>)

Staff Presentation on Property Included on the City's Heritage Register - Consideration of Objection for 1751 Bayview Avenue

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255709.pdf>)

Communications

(May 26, 2025) Letter from Geoff Kettel and Carol Burtin Fripp, Co-Presidents, Leaside Residents Association Incorporated (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-190637.pdf>)

(May 26, 2025) Letter from Karen Michelsen (PB.Supp)

(May 26, 2025) Letter from Alex Grenzebach, Chair, North York Community Preservation Panel (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-190619.pdf>)

(May 26, 2025) E-mail from Nicole Corrado (PB.New)