

Toronto Preservation Board

Meeting No.: 35

Meeting Date: Monday, September 22, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

Phone: 416-397-4592

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Chair: Julia Rady

PB35.4 - Property Included on the City's Heritage Register - Consideration of Objection for 1771 Bayview Avenue and 36 Green Valley Road

Decision Type: ACTION

Status: Adopted

Ward: 15 - Don Valley West

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 1771 Bayview Avenue on the City of Toronto's Heritage Register.
2. In consideration of the objection made under subsection 27(7) of the Ontario Heritage Act, City Council continue to include the property at 36 Green Valley Road on the City of Toronto's Heritage Register.

Origin

(September 8, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on September 22, 2025 the Toronto Preservation Board considered Item [PB35.4](#) and made recommendations to City Council.

Summary from the report (September 8, 2025) 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.

In the second and third quarter of 2025, the City received a notice from each of two property owners objecting to the inclusion of their properties on the Heritage Register for the following addresses:

- 1771 Bayview Avenue
- 36 Green Valley Road

On December 18, 2024, City Council adopted [Item 2024.NY19.12](#) which included a grouping of similar and related properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue 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 1771 Bayview Avenue contains a two-storey, brick and stone clad, residential apartment building constructed in the mid-1930s.

On June 25, 2025, City Council adopted [Item 2025.NY24.9](#) which included the property at 36 Green Valley Road on the City's Heritage Register. Located in the Bridle Path-Sunnybrook-York Mills neighbourhood on the east side of Green Valley Road where it terminates at the northern boundary of the Rosedale Golf Club, the property at 36 Green Valley contains a one-storey detached, Mid-Century Modern house-form building.

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 sets out 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.

Following a review of the objections to listing submitted for 1771 Bayview Avenue and 36 Green Valley Road, staff are of the opinion that the subject properties hold cultural heritage value. Staff recommend that Council continue to include these properties on the Heritage Register.

Background Information

(September 8, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on Property Included on the City's Heritage Register - Consideration of Objection for 1771 Bayview Avenue and 36 Green Valley Road

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258306.pdf>)

Communications

(September 16, 2025) E-mail from Steven McCormack (PB.Supp)

(September 17, 2025) E-mail from Ria Naglis (PB.Supp)

(September 17, 2025) E-mail from Megan Smith-Harris (PB.Supp)

(September 17, 2025) E-mail from Michael C Welsh (PB.Supp)

(September 19, 2025) E-mail from Alex. M. Grenzebach, Interim Chair, North York Community Preservation Panel (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-196301.pdf>)

(September 21, 2025) Letter from Karen Michelsen (PB.New)

(September 21, 2025) Letter from Geoff Kettel, Co-President, Leaside Residents Association Incorporated (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-196309.pdf>)

(September 22, 2025) E-mail from Nicole Corrado (PB.New)

(September 22, 2025) E-mail from Shufei Lin (PB.New)

Speakers

Kenneth Stacey

Angie Dornai

Shufei Lin