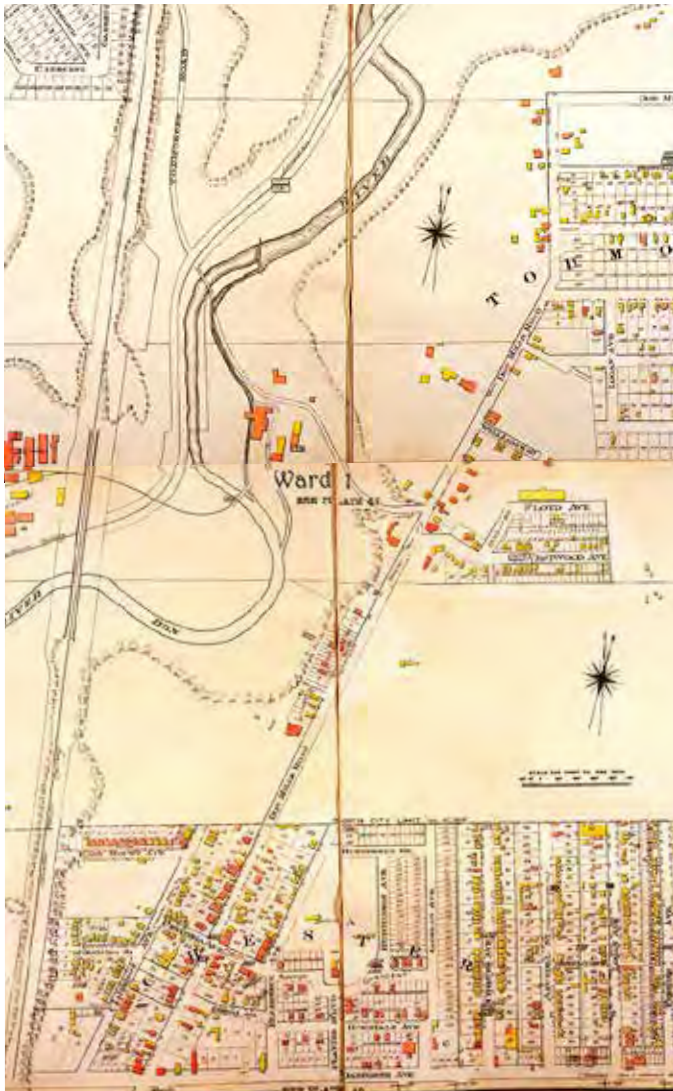




Broadview Avenue north of Gamble Avenue, 1930 (Todmorden Mills Heritage Museum and Arts Centre).



Broadview Avenue north of Gamble Avenue, 2015.



1913 Goads Fire Insurance Plan



1924 Goads Fire Insurance Plan

## 1940 - Present

In the 1940s, Toronto entrepreneur Rand Freeland purchased what was left of the original mill property, granted to the Skinners in the 1790s. The \$500 that Freeland paid for the property indicates the decline of the mill industry after the Great Depression and World War I and II. The area had become the location of a municipal dump and garbage was used to fill in the quarries of the nearby brickworks. In *Tales of the Don*, local conservationist Charles Sauriol describes the state of the area at the time;

*...threats against the natural beauty of the Valley were multiplying on every side. Pocket sewage disposal plants were so overloaded that raw effluent was being dumped into the Don River and Taylor Creek. There was a threat of factory development where Todmorden Mills now stands. Wooded slopes and wetlands disappeared under heaps of garbage when they were used as municipal dumps. Trees were felled to provide space for service lines spanning the Valley<sup>12</sup>.*

In response to these environmental threats, Charles Sauriol and Rand Freeland co-founded the Don Valley Conservation Authority (DVCA) to protect the Don Valley from further degradation. Freeland converted the Skinner property into his "Fantasy Farm" where he often hosted DVCA events and celebrations. The DVCA was successful in that many of its recommendations and objectives, including the protection of the floodplains from further misuse and the redirection of raw effluent to a central point in Lake Ontario were implemented<sup>13</sup>.

Sauriol and Freeland were trailblazers, with the DVCA pre-dating the Toronto and Region Conservation Authority (TRCA), which was established in 1954 after the devastation of Hurricane Hazel made the value of Toronto's ravines and the importance of protecting flood plains an obvious necessity.

In 1954, the TRCA declared that the Todmorden Mills site formed part of the flood plain. This put a stop to redevelopment plans of the site for new industrial and residential development, and conserved the four original mill buildings<sup>14</sup>. The Todmorden Mills



"Stop: Don't Cut Trees", Don Valley Conservation Association, 1947 (with unidentified DVCA member). Charles Sauriol's cottage, located at the Forks of the Don, is seen in the background (City of Toronto Archives)..



Parkette at Hillside Drive is named after local conservationist, Charles Sauriol.

<sup>12</sup> Sauriol, Charles *Tales of the Don* (Toronto: Natural heritage/Natural History Inc., 1984), 23.

<sup>13</sup> Ibid, 23-27.

<sup>14</sup> Ibid.



Museum opened in 1967. The prominent role Charles Sauriol had in conserving the Don Valley is recognized in the Study Area through the naming of Charles Sauriol Parkette at Hillside Drive.

Several historic buildings were demolished in the 1950s and 1960s. Todmorden Village in particular suffered major losses with many of its original buildings demolished during this period. Because original lot sizes in Todmorden Village tended to be larger than village lots in Chester Village, many of the replacement buildings were out of scale to the original historic buildings.

The realignment of Pottery Road was another major change that further altered the historic pattern of development in Todmorden Village. Pottery Road went through a slight re-alignment between 1950-1953, resulting in the Charles Sauriol Parkette on the southwest corner of Hillside Drive and Broadview Avenue. Major realignment of Pottery Road between 1966 to 1968 altered the road to its current location today.

Other significant changes in the study area in the post-war period included the introduction of the high-rise apartments in the 1960s and 1970s.

Changes in Chester Village evolved in a manner that was more consistent with the historic pattern of evolution of this portion of the study area. Mid-rise apartment buildings built in this period evolved from their 1920s equivalents with variances in architectural treatment, yet similar in form and massing.



Todmorden Hotel in 1955. Originally constructed in the 1850s. Demolished in 1965 (Toronto Public Library).



Sobeys replaced the historic Todmorden Hotel.



The Bater's General Store in 1966. Once stood on the east side of Broadview Avenue, north of Todmorden House Hotel (East York Historical Society).



Bater's General Store site at 1129 Broadview Avenue, 2015



William Taylor House in 1952. Also known as Bellehaven, this house once stood on Broadview Avenue on the original alignment of Pottery Road. It was demolished c1960 (Toronto Public Library).



The Minto Sky building at 1048 Broadview Ave and high-rise apartment at 1050 Broadview Ave was constructed on the former site of Bellehaven, William Taylor House.



Chester Park, built in 1888 at 1132 Broadview Avenue. In 1940, the Salvation Army acquired the property and it was used as an orphanage until it was demolished in 1967 and replaced by the Broadview Village complex (East York Historical Society).



The Chester Park coach house remains in situ on the Salvation Army Broadview Village complex.

**Broadview Avenue Planning Study  
Urban Design Guidelines**

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Danforth Avenue to O'Connor Drive