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City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
674 BROADVIEW AVENUE (ROBERT FAIR HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

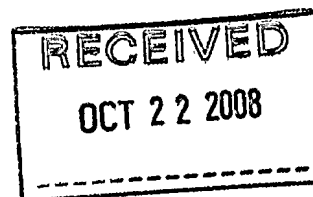
Beach Triangle Townhomes Limited
1232 Kingston Road, #7
Toronto, Ontario
M1N 1P3

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1001-2008 to designate 674 Broadview Avenue (Robert Fair House) (Toronto Danforth, Ward 30) as being of cultural heritage value or interest.

Dated at Toronto this 20th day of October, 2008.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 13.8,
as adopted by City of Toronto Council on March 3, 4 and 5, 2008
Enacted by Council: September 25, 2008

CITY OF TORONTO

BY-LAW No. 1001-2008

To designate the property at 674 Broadview Avenue (Robert Fair House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 674 Broadview Avenue (Robert Fair House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 674 Broadview Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 674 Broadview Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 674 Broadview Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 25th day of September, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****Description**

The property at 674 Broadview Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual interest. Located on the west side of Broadview Avenue, north of Montclair Avenue, the house form building was completed by August 1910 when it was first recorded in the tax assessment rolls and occupied by Robert Fair, an inspector with the City of Toronto. The property was listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

The Robert Fair House has design or physical value as a well-designed example of an early 20th century house form building that blends Period Revival and Edwardian Classical elements. The styles were the most popular of the early 20th century for residential design, and drew elements from English medieval houses and Classical architecture. The Robert Fair House complements the neighbouring house form buildings, which date from the same era and were inspired by similar architectural precedents.

The Robert Fair House has associative value as it contributes to the understanding of the community. As an integral part of the group of residential buildings along the west side of Broadview Avenue, the area was once referred to as "East Rosedale" for the proliferation of substantial houses that were occupied by doctors, lawyers and other professionals. Near the centre of the group, #660 Broadview was the home of William Peyton Hubbard, a founder of Toronto Hydro and the City of Toronto's first black alderman.

Contextually, the Robert Fair House contributes to the residential character of Broadview Avenue, where a group of 11 neighbouring properties form a historic precinct on the west side of the street, north of Riverdale Park. All of the properties are listed on the City's heritage inventory, and the James Harris House at #646 Broadview is also designated under Part IV, Section 29 of the *Ontario Heritage Act*.

Statement of Cultural Heritage Value**Heritage Attributes**

The heritage attributes of the Robert Fair House related to its design, associative and contextual value as a well-designed example of early 20th century architecture that contributes to the understanding of the community where it forms part of a historic precinct on Broadview Avenue are:

- The scale, form and massing.
- The 2½-storey plan above a raised base with window openings.

- The red brick cladding with brick, stone and wood trim.
- The two-sided mansard roof, which features flared eaves with medallion blocks, a brick chimney on the south end and, on the east slope, a gabled dormer with a flat-headed opening containing a double window.
- The organization of the principal (east) façade into two bays.
- The main entrance, which is placed in the right (north) bay beneath a flat-headed window opening (the porch with a balcony is not original).
- In the left (south) bay, the two-storey three-sided bay window with continuous stone lintels and sills.
- On the north and south elevations, the segmental-arched window openings and, on the north wall, the two-storey bay window with wood detailing and the secondary entry.

Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Designation.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66), being composed of:

PIN 21068-0048 (LT)

PT LT 11 PL 274E TORONTO AS IN CT828456

The hereinbefore described lands being delineated by heavy outline on Sketch No. PS-2008-073 dated May 9, 2008, as set out in Schedule "C".

SCHEDULE "C"

