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City Clerk's Office

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
450 BROADVIEW AVENUE (St. Matthew's Lawn Bowling Clubhouse)
CITY OF TORONTO, PROVINCE OF ONTARIO**

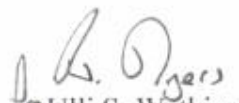
NOTICE OF PASSING OF BY-LAW 1038-2015

Bridgepoint Health
14 St. Matthew's Road
Toronto, ON
M4M 2B5

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. 1038-2015 to designate 450 Broadview Avenue (St. Matthew's Lawn Bowling Clubhouse) (Toronto-Danforth, Ward 30) as being of cultural heritage value or interest.

Dated at Toronto this 30th day of October, 2015.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item TE36.32, as adopted by City of Toronto Council on August 25, 26 and 27, 2010

CITY OF TORONTO

BY-LAW No. 1038-2015

To designate the property at 450 Broadview Avenue (St. Matthew's Lawn Bowling Clubhouse) as being of cultural heritage value or interest.

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

Whereas By-law No. 357-2006 designated the property at 548 Gerrard Street East (St. Matthew's Lawn Bowling Clubhouse) as being of architectural value or interest under the *Ontario Heritage Act*; and

Whereas City Council consented to the removal of the St. Matthew's Lawn Bowling Clubhouse from the property at 548 Gerrard Street East and the said Clubhouse has been moved to a new location in the southeast quadrant of Riverdale Park, known municipally as 450 Broadview Avenue; and

Whereas following the removal of the St. Matthew's Lawn Bowling Clubhouse from the property at 548 Gerrard Street East, City Council repealed By-law No. 357-2006; and

Whereas authority was granted by City Council to designate the St. Matthew's Lawn Bowling Clubhouse in its new location as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 450 Broadview Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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, § 162-4.1, 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 enacts:

1. The portion of Riverdale Park known municipally as 450 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 450 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

St. Matthew's Lawn Bowling Clubhouse is worthy of designation under Part IV, Section 29 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 values. St. Matthew's Lawn Bowling Clubhouse is a 1½-storey structure that was constructed as a clubhouse and designated in its original location at 548 Gerrard Street East under Part IV, Section 29 of the *Ontario Heritage Act* by By-law No. 357-2006. With the relocation in 2009 of the building to Riverdale Park, St. Matthew's Lawn Bowling Clubhouse is being designated on its new site east of Broadview Avenue, opposite Langley Avenue.

Statement of Cultural Heritage Value

St. Matthew's Lawn Bowling Clubhouse has historical significance as an institution of importance to the Riverdale community. Riverdale (formerly known as Don Mount and Riverside) was annexed by the City of Toronto in 1884, resulting in improved access to the area on the east side of the Don Valley. Afterward, the steady residential development of Riverdale was accompanied by recreational outlets, including St. Matthew's Lawn Bowling Club. Purportedly founded in 1899, the organization originally occupied a site on First Avenue, taking its name from the neighbouring St. Matthew's Anglican Church. Following its incorporation in 1905, the club occupied a clubhouse in Riverdale Park near the northeast corner of Gerrard Street East and St. Matthew's Road. While club records include a photograph dating the building to 1906, it was first recorded in city directories and assessment rolls in 1925. The club remained in operation until 2007. Two years later, the building was moved to a site east of Broadview Avenue, opposite Langley Avenue, which was the historical setting of the House of Refuge (1870-94), the forerunner to Riverdale Hospital (now Bridgepoint Health).

St. Matthew's Lawn Bowling Clubhouse has design value as a rare surviving example in Toronto of a clubhouse specifically commissioned for lawn bowling. Club records suggest that the design originated in the City Architect's office. With its horizontal frame cladding and wrap-around verandah, the clubhouse resembles a seasonal cottage similar to those found in the Beach neighbourhood of the city and on the Toronto Islands.

Contextually, St. Matthew's Lawn Bowling Clubhouse is a local landmark in Riverdale Park, northwest of Gerrard Street East and Broadview Avenue. Originally situated west of the Don Jail, in 2009 the building was relocated to Riverdale Park where it continues to overlook the Don Valley. St. Matthew's Lawn Bowling Clubhouse contributes to the Riverdale neighbourhood where it joins a range of significant heritage buildings, among them the iconic Don Jail (1859-64) with the Governor's House and Gatehouse, the Riverdale Library (1910), and the series of late 19th and early 20th century institutional and house form buildings along Broadview Avenue.

Heritage Attributes

The heritage attributes of the property containing the St. Matthew's Lawn Bowling Clubhouse are:

- The clubhouse building
- The scale, form and massing of the 1½-storey rectangular plan
- The wood frame construction, clad with horizontal wood siding and featuring wood detailing
- The gable roof, with ventilators on the gable ends (east and west), a centre gable on the north façade, and a tall brick chimney on the south
- The entrances, where paired doors are placed in flat-headed surrounds on the north (two sets) and east (single entry) elevations
- The fenestration, with double sash windows in flat-headed openings
- The single-storey wraparound verandah with a hipped roof that covers the east and north sides of the building
- The verandah detailing, with wood posts, brackets, balustrade and latticework screens, and brick piers
- The position of the building in Riverdale Park, east of Broadview Avenue and opposite Langley Avenue, where the principal (north) façade and the west elevation overlook the Don Valley, with the east elevation facing Broadview Avenue

SCHEDULE "B"
LEGAL DESCRIPTION

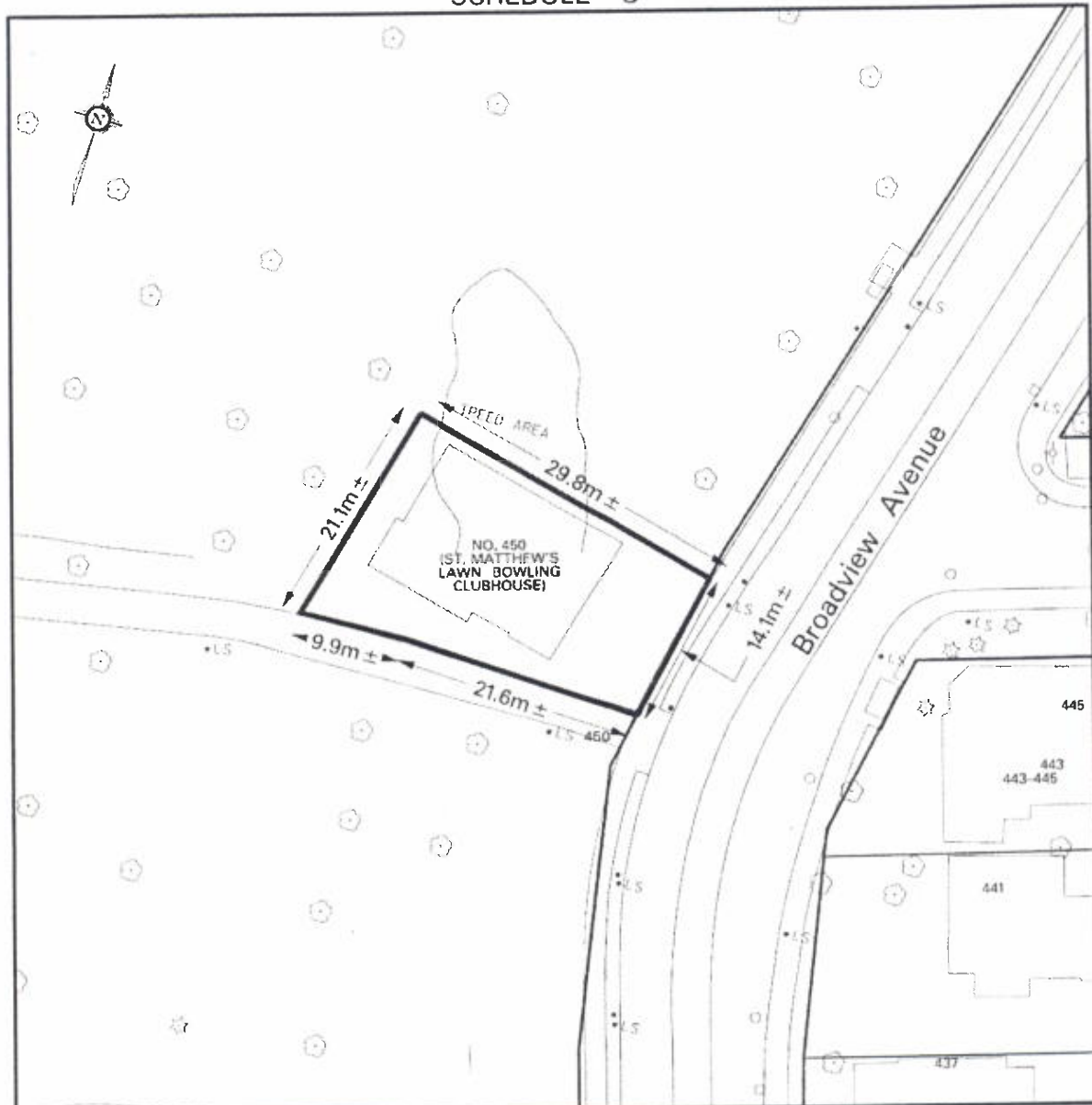
Part of PIN 21068-0001(LT)

Part of Lot 15 in Concession 1, From the Bay designated as PART 1 on Plan 66R-27446

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2015-100 dated August 25, 2015, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 ENGINEERING & CONSTRUCTION SERVICES
 ENGINEERING SUPPORT SERVICES
 LAND & PROPERTY SERVICES

 NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

 CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

 NO. 450 BROADVIEW AVENUE
 (ST. MATTHEW'S LAWN BOWLING CLUBHOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 30 - TORONTO-DANFORTH
 DATE: AUGUST 25, 2015

SKETCH No. PS-2015-100