

## ETOBICOKE YORK COMMUNITY PRESERVATION PANEL

### MINUTES

Date of Meeting: Wednesday, March 9, 2016 Time: 7:15 p.m.  
Location: Swansea Town Hall, 95 Lavinia Avenue

Present: Michael Benedict, Paul Cordingley, Sarah Doucette, Madeleine McDowell, Marcus Mitanis, Brian Mooney, Robert Ruggiero, Frank Serafini, Richard Unterman

Secretary: Peggy Moulder

Regrets: Mary Louise Ashbourne, Nick Buczok, Paul Chomik, Caleb Fleisher, Denise Harris, David Wencer

### ADOPTION OF AGENDA

**Declarations of interest** pursuant to the Municipal Conflict of Interest Act - None

2016-03 #1 **Minutes** – Minutes of February 10, 2016 – Moved to accept by Brian Mooney, seconded by Madeleine McDowell. Approved.

2016-03 #2 **OLD BUSINESS**

2016-03 #2.1 Financial update: Swansea Town Hall room rental not paid yet

2016-03 #2.2 Investigation of costs for new public display – Frank Serafini has now obtained materials and asked some students to assist. He will report on results later.

2016-03 #2.3 Next steps for projects - No discussion took place under this item.

2016-03 #2.4 596 Willard Ave – Madeleine McDowell would like to submit a Nomination for Heritage Designation for this property. The building is a unique example of a wooden frame store building from the 19<sup>th</sup> Century, and she believes it merits being preserved. Prior to the meeting, Madeleine provided Panel members with detailed research on the house along with a letter of support from a neighbour on the street. A second neighbour has advised he will also provide a letter of support. The owner should be informed of the potential heritage value and of any Nomination to have the property listed. Following discussion a Motion was made by Madeleine for her to send a Nomination to List and Designate the property to HPS, seconded by Paul Cordingley. Motion passed by majority. [Robert Ruggiero provided a note following the item that a building permit application has been submitted for 596 Willard Ave on Feb 9, 2016, for review on February 24, 2016. Building permits and demolition permits are issued together. If there are no irregularities, issuance of the permits may be weeks away.]

2016-03 #2.5 Mimico Station Designation Support – HPS is redoing the Nomination for Designation paperwork. The building has been moved a number of times and is now located in a City park, Coronation Park, on Judson Street at Royal York Rd. Frank Serafini inquired whether the City should give the building to the community if they could come up with sufficient funds to operate it.

2016-03 #2.6 260 High Park Ave –Councillor Sarah Doucette provided an update on contact with the developer. The application intends to keep the Church but replace the Schoolhouse. Councillor Doucette has informed the developer that both the Church and the Schoolhouse are Listed heritage properties. Planning Department is now going through the application materials and required reports which have been submitted. In addition, Councillor Doucette is in the process of obtaining additional historical information on the Church consisting of Year Books/newsletters compiled by the Church. The property has statutory protection for 60 days from the date of application (February 19, 2016) to determine if status should be changed from Listed to Designated, following which there is another 90 days to proceed with Nomination for Designation.

Richard Untermann advised there are nearby heritage Designated properties such as the Baptist Church at 200 Annette Street and the Presbyterian Church at 152 Annette Street as well as Listed properties at 178, 191 and 204 High Park Ave. How is the consultant for the Heritage Impact Assessment addressing the OPA 199 by-law (2015) and the Provincial Policy Statement 2.6.3 which concerns neighbouring or adjacent heritage properties?

Councillor Doucette will advise the Panel when and where the public consultation meeting will be held. [Note: Brian Mooney emailed a copy of the Heritage Impact Assessment report for 260-248 High Park Ave dated February 10, 2016, to Panel members for review on March 9, 2016.]

2016-03 #2.7 68 Daisy Ave – Denise Harris is following up with HPS. Frank Serafini proposed speaking with Councillor Mark Grimes about the developer giving the Vincent Massey School building back to the City. The developer has stated he is not interested in maintaining this Listed heritage building – only in the surrounding land on which he wants to build townhouses. A day-care operator is interested in continuing to rent the School. Concern is that without ongoing interest by the developer, the School will not be maintained, preserved and protected. The City could rent the School to any interested day-care operator. Councillor Sarah Doucette agreed to discuss this matter with Councillor Grimes.

2016-03 #2.8 112 Ravenscrest Update – Etobicoke York Community Council approved Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act on February 23, 2016.

2016-03 #2.9 St Agnes Anglican Church at 69 Long Branch Avenue – HPS is working on this. The brickwork changes color on this Listed heritage building about half-way up. There is an interesting website on the Lost Anglican Churches, with a map. It includes a section on St. Agnes in Long Branch.

<https://lostanglicanchurches.wordpress.com/category/st-agnes-long-branch/>

2016-03 #2.10 Humber Theater, 2442 Bloor Street West – Councillor Sarah Doucette has not heard any further information concerning a working group. She is considering putting in a formal written request to HPS to save the West Wall of the building. Madeleine McDowell has information/wording on this. Discussion took place on how the developer's plans will provide access to neighbouring streets.

2016-03 #2.11 Mimico Judson Secondary Plan – Robert Ruggiero advised he has not taken photos yet. Planning Department advised the Urban Design Guidelines have not been released yet. There was a heritage warehouse building on Judson Street, on the Dunpar application site, which has already been demolished. There is no update on the status of the small house for railway workers which Denise Harris researched for HPS. The Panel can be pro-active with other industrial buildings in the area, such as on Audley St. Developers are buying up properties for re-development. Paul Cordingley pointed out there are regulation set-backs from railway yards anywhere from 30 to 300 meters, and he wonders how townhouses can be built on the Dunpar site, adjacent to the railway yard. It is a noisy and dirty location to locate townhouses. Robert will obtain further information.

### 2016-03 #3 **NEW BUSINESS**

2016-03 #3.1 Panel Chair's Meeting – A meeting with the Chairs of the three active City Community Preservation Panels at HPS with Jennifer Rieger, Chair, of the Toronto Preservation Board, took place several weeks ago. It is noted that Mary MacDonald now reports directly to the Chief Planner and not to Planning Dept. Urban Design. What is the mandate of the Panels? There is no formal relationship between the Panels and HPS.

The suggestion is that Panels continue to do what we have been doing, but to also focus on community relations and education with respect to heritage. Where residents need assistance with applications to list or designate, or for heritage conservation districts, they can obtain advice from the Panels.

There are common issues. The Panels continue to be concerned about the backlog of heritage nomination applications, approximately 560 properties. Work on heritage is subject to City budget limitations. Brian Mooney suggested this could be a great co-op program for university students to work on these heritage applications. Also, in 2015 there were 2,152 permits issued for applications to alter heritage properties.

Brian Mooney and Michael Benedict will draft a letter to Residents' Associations.

2016-03 #3.2 Heritage Trees – A general discussion of policies concerning trees took place. Madeleine McDowell pointed out that the area between Ajax and the other side of Oakville, and north to the Moraines, is oak savannah; particularly, OAK, SUGAR MAPLE, ELM, WALNUT (most of the other trees have succumbed to diseases). The oak trees are survivors. This is the essence of the natural history of this whole area, and the City should be protecting the trees that are indigenous to the area. The City regulations are if you take down a tree, you must plant another tree. The carbon sequestration of a large 100-200 year-old tree cannot be replaced by a dozen small, young trees. It will take 3-4 lifetimes to replace that carbon sequestration alone. The importance of trees in the heritage of Toronto is extremely important, but it is not accepted or acknowledged by the City of Toronto. The Ontario Urban Forestry Council (OUFC) has created criteria, not for heritage, but for the recognition of trees. The City could pick up on that.

Frank Serafini will draft a letter be written to Urban Forestry in support of creating a list of indigenous trees, and protecting indigenous trees more than 50 years old as important for Toronto's heritage.

Edith George of OUFC gives presentations on heritage trees and why they should be protected.

2016-03 #3.3 68 Baby Point Road – Madeleine McDowell recommends that the Panel work towards having this property designated. A person of importance lived there: Conn Smythe (Conn Smythe Trophy for MVP for the National Hockey League's Stanley Cup). The building is of architectural interest.

#### 2016-03 #4 **ANNOUNCEMENTS**

Richard Unterman recently did an inspection of the Forest Hill Fire and Police Station at 641 Eglinton Ave West. The cells are still there. The building is being removed for a new subway station. Fire trucks are now heavier and carry more water.

Frank Serafini advised Old Mill (21 and 35 Old Mill Rd) has been purchased and the plan is have it re-zoned for mixed use, primarily residential. The banquet facility (1914 Tea Garden) should be designated. [#9, #21 (Old Mill Hotel) and #35 Old Mill Rd are heritage designated properties.]

Tomorrow night, children's presentation at Lambton House.

2016-03 #5 **NEXT MEETING DATE** - Wednesday, April 13, 2016, Swansea Town Hall, Gemmell room, 2<sup>nd</sup> floor

2016-03 #6 **ADJOURNMENT**