

NORTH YORK COMMUNITY PRESERVATION PANEL

MINUTES

Report No. 7

Date of Meeting: Monday, November 27, 2007
Time: 7:00 p.m.
Location: Committee Room #5, North York Civic Centre

Present: Douglas Campbell, Mary Ann Cross, Edith Geduld (Chair), Alex Grenzebach

Guest: Linda Gargaro

Regrets: Mark Duffield, Judith Goldstein

Absent: Councillor Karen Stintz

ADOPTION OF AGENDA:

The Panel adopted the proposed agenda, as amended, on a motion by A. Grenzebach. Carried.

There were no declarations of interest pursuant to the Municipal Conflict of Interest Act.

PUBLIC MEETINGS - PRESENTATIONS:

There were no items of public meeting or presentation nature on this agenda.

2007-7-1 NYCPP Minutes (Report No. 6, October 27, 2007)
Moved by A. Grenzebach, seconded by M.A. Cross, that the minutes of the October 27th meeting be approved. Carried.

2007-7-2 Business Arising

7.2.2 Gibson House Museum (David Gibson's House) Ward 23

On November 22, Councillor Filion sent an email to residents with a "Rose Garden Update", reminding them that Menkes (the developer) has applied to the City for an Official Plan amendment to change the use from commercial to residential. This request has been appealed to the Ontario Municipal Board, with a hearing date scheduled for March. Councillor Filion also indicates that there is still no rezoning application for the site and none is expected prior to the OMB decision. He adds that his views on the OMB appeal were addressed in a column he wrote for the *Bayview Post*.

A copy of Councillor Filion's e-mail and the *Bayview Post* article were circulated. The Chair also reported that she has received a reply from David L. Lindsay, the Deputy Minister of Culture, in response to the letter from David Zimmer, MPP, Willowdale, regarding the application for an amendment to the Official Plan for lands adjacent to the Gibson House Museum. Mr. Lindsay indicated that Ministry staff would monitor the matter while it is before the Board. (A copy of the letter was circulated.)

7.2.3 56 Sandringham Drive (Eric Arthur House) Ward 16

The Chair noted that she received a telephone call from Rollo Myers, Architectural Conservancy of Ontario, regarding this listed property which is for sale but is not currently under threat of demolition. Additional research is required. The Chair will pursue the matter further. (A photograph of the property was circulated.)

7.2.4 St. John's Rectory (174 Old Yonge Street) Ward 25

The property is on the NY Community Council agenda today. The second sale has gone through and the new purchaser is aware that the property is listed on the Inventory.

2007-7-3 Chair's Report

7.3.1 Panel Appointments

Agenda and invitations to attend tonight's meeting were forwarded by Heritage Preservation Services staff to the new appointees to the Panel.

Orientation for all Panel members will be held on Monday, January 7, 2008 at 7:00 p.m. in Committee Room#1 at the North York Civic Centre.

2007-7-4 Financial Report

2007 Total \$1,591.07. Parking \$76.50, TTC \$31.50, Membership \$175.00, Flyer (reprint) \$769.50, Minutes \$318.00, Heritage Toronto Awards \$87.50, Supplies \$133.07

2007-7-5 Street Naming

7.5.1 Don Mills Centre Redevelopment

E. Geduld reported that on November 16, 2007 she met with Councillor Cliff Jenkins, Anne Morash (Vice President, Development) and Wendy Greenwood (Director of Marketing, Ontario Portfolio), of the Cadillac Fairview Corporation Limited, to discuss the naming of the nine private streets in the Don Mills Centre Redevelopment.

Councillor Jenkins proposed that the Panel not object to the names put forward by the developer (these names have been approved by the Police and Fire Departments) and that the developer provide heritage plaques at each of the 12 separate commercial buildings on the site, celebrating noteworthy local persons. The Chair recommended that Heritage Toronto should also be invited to participate.

The Chair is planning to meet with Cadillac Fairview, and Gary Miedema of Heritage Toronto to discuss the matter further. Panel members who are interested are welcome to attend.

Moved by D. Campbell and seconded by M.A. Cross that the Panel agrees not to object to Cadillac Fairview's proposed names for the 9 private streets in the Don Mills Centre Redevelopment and welcomes the developer's offer to erect interpretive/commemorative plaques on the site. Carried.

NORTH YORK COMMUNITY PRESERVATION PANEL: November 27, 2007

2007-7-6 5365 Leslie Street (Green Meadows) Ward 33

Heritage Toronto has a plaque in the final design stage recognizing John Angus "Bud" McDougald. (A photograph of the plaque was circulated.)

As there is no budget for funding the installation event, it was suggested that the Panel partner with the North York Historical Society to fund refreshments for an unveiling ceremony. E. Geduld will contact the NYHS to determine their interest.

2007-7-7 43 Rochester Avenue (A.J. Casson House) Ward 25

The Panel was informed that the Heritage Preservation Services' management team determined that this property does not meet the criteria for listing and suggested that a historical plaque might be appropriate.

In light of the Panel's discussions and determination that the property has strong cultural attributes, the Chair will send a request to Scott Barrett, Heritage Preservation Services, asking that staff take another look at the property.

2007-7-8 North York Hydro Building (5145-5151 Yonge at Empress) Ward 23

The Chair reminded the Panel that the HPS' management team determined that this property does merit inclusion on the Inventory and issued instructions to prepare a listing report for May 18, 2006, Toronto Preservation Board agenda. At the request of the ward councillor this item was pulled.

As this building is one of the few remaining from the early era of the North York Township, the Panel emphasized the need to include this property on the Inventory. The Chair will send a request to Scott Barrett to review this matter.

2007-7-9 William Goodwin House (355 Lesmill Road) Ward 34

The Chair reported that she received a telephone call from Marty Brent, Manager, Black Creek Pioneer Village, who was contacted by Norman De Fraeye, Parks Department. Mr. De Fraeye expressed concern that the building is empty and unused. The utilities have been disconnected and the building is being neglected.

It has been suggested that North York Historical Society members might be interested in doing some maintenance work to help preserve the building. The Parks Department may have use for the building.

The house is believed to have been built by a York Mills wagon maker c.1850 and was moved from 4162 Yonge Street to its current site in 1982.

2007-7-10 Demolition Report

7.10.1 1755 Steeles Avenue West (Connaught Campus) Ward 10

The Chair noted that a demolition application has been made for Barns 14, 15, 16, 23 and 26, all of which are identified as "storage" on the Heritage Preservation Services' reference map. As there are

NORTH YORK COMMUNITY PRESERVATION PANEL: November 27, 2007

listed buildings on the site, the request was referred to Heritage Preservation Services.

At the TPB's November 9, 2007 meeting, Norm Medeiros, Sanofi Pasteur Limited, made a preliminary presentation, noting that they are planning to build a new research facility on the site. The site plan has not yet been submitted. There will be a formal presentation by Goldsmith Borgal at which time the heritage attributes will be identified. Councillor Feldman spoke in support of the development on the site.

2007-7-11 North York Community Preservation Panel Flyer and Map Legend

A. Grenzebach has forwarded corrections to the legend. The information needs to be consolidated.

Moved by M.A Cross and seconded by A. Grenzebach that the map legend be printed and the Panel's flyer be reprinted. Carried.

2007-7-12 Correspondence

7.12.1 City Clerk's Office (October 25, 2007)

Planning and Growth Management Committee "Proposed Section 37 Implementation Guidelines", "Protocol for Negotiating Section 37 Community Benefits – Revised", Thursday, November 1.

7.12.2 Ministry of Culture, David L. Lindsay, Deputy Minister (November 5, 2007)

Acknowledgement of the letter from David Zimmer, MPP Willowdale, referring to the application to amend the Official Plan for lands adjacent to the Gibson House Museum.

7.12.3 City Clerk's Office (November 9, 2007)

Copy of notice to Designate 1325, 1351 and 1365 Bayview Avenue, sent to Kelvingrove Investment Corporation and the Ontario Heritage Trust.

7.12.4 City Clerk's Office (November 12, 2007)

Schedule of Toronto Preservation Board meetings for 2008.

7.12.5 City Clerk's Office (November 19, 2007)

North York Community Council will consider Intention to Designate 174 Old Yonge Street on November 27, 2007.

7.12.6 City Clerk's Office (November 22, 2007)

Planning and Growth Committee considering "Protocol for Negotiating Section 37 Community Benefits – Revised", on Thursday, November 29, 2007.

2007-7-13 Toronto Preservation Board Report

The minutes of the Board's last meeting are not yet available.

2007-7-14 Other Business

7.14.1 Section 37

The Panel identified a number of areas in the North York Community which should be considered for Section 37 funding:

- Don Mills
- Lawrence Park
- Areas south of Blythwood hcd
- Leaside
- Lytton Park
- Beechwood Avenue

7.14.2 85 and 95 Thorncliffe Park Drive (Leaside Towers) Ward 26

Built in the 1960s, these were among the tallest apartment buildings in Canada at the time of their construction. The Chair will ask the Toronto Society of Architects for their opinion as to whether these buildings are of interest for inclusion on the Inventory.

7.14.3 Wm. Booth Memorial College (2130 Bayview Ave) Ward 25

The Chair reported that she has spoken with Councillor Jenkins regarding the status of the tower building and will contact George Belza, developer's representative.

2007-7-15 Adjournment

It was moved by D. Campbell that the meeting be adjourned. 8:55 p.m.
Carried.