

## North York Community Preservation Panel

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Margaret Sexton  
Toronto Preservation Board (TPB)  
12th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

### **RE: PB 18.4 Request for Heritage Evaluation – 68 Parkhurst Boulevard**

Dear Mr. Saunders, Chair, and Members:

We are writing to express the Panel's serious concerns about the heritage evaluation report's recommendation for receipt, rather than recommending the property's inclusion in the City of Toronto Inventory of Heritage Properties.

That the staff reports do not rate any of the properties as significant in any of the three major categories/nine specific criteria is shocking and in our opinion cannot go unchallenged.

Firstly, the evaluation does not attach any significance to heritage values at a neighbourhood level<sup>1</sup>. It appears to reflect a lack of appreciation of the cultural heritage value of Leaside as an early suburban neighbourhood. Secondly, the evaluation does not positively rate the properties under the "context" despite there being obvious contributions to the streetscape by this property.

The underlying issue here is how to move forward with heritage preservation in the inner suburban single family neighbourhoods which are nominally "heritage-eligible" by virtue of being over 40 years old, such as North Toronto, Lawrence Park, Leaside, Don Mills and the Beach. Given their accessibility and adjacency to good transit and quality public services these areas are facing tremendous development pressure for "massification", if not

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<sup>1</sup> This concern was identified by Michael McClelland in his comments on the Official Plan Review – Draft Heritage Policies, September 2012. He suggests a goal that "The City of Toronto will recognize and protect not only its landmarks and icons but more modest places that contribute to the character and livability of neighbourhoods and streetscapes across the city. To do this it will employ a range of measures to identify places with heritage value."

intensification. Single family houses in these areas are being demolished at a rapid rate and frequently reconstructed with houses with a quite different character.

There is continuous erosion of the cultural heritage resources of these neighbourhoods as a result of developer compliant Committees of Adjustment, lax demolition laws and variable OMB chairs. If communities attempt to develop a Heritage Conservation District under Part V of the Ontario Heritage Act, due to the extended time frame and costs involved, there is the real concern that in the meantime, the ongoing losses of individual properties would make the eventual result moot.

A complementary and apparently more feasible approach in suburban neighbourhoods such as these is the **cultural heritage landscape policy** (as adopted by the City of Mississauga) in which properties in a defined area are included on the Inventory of Heritage Properties, and a heritage impact assessment is required when a demolition is proposed. The City of Toronto does not have such a cultural heritage landscape policy in place.

We request that the Toronto Preservation Board request the Chair to write to the Planning and Growth Management Committee to request that the City Planning Division be directed to develop a Cultural Heritage Landscape policy, similar to that of the City of Mississauga in order to protect some of the "modest" landscapes and streetscapes of the City.

Thank you for your consideration.

Yours very truly,

Geoff Kettel  
Chair, North York Community Preservation Panel

c.c. Councillor John Parker, Ward 26  
Robert Freedman, Director, Urban Design  
Mary MacDonald, Acting Manager, HPS  
Scott Barrett, Senior Preservation Coordinator, HPS  
Jane Pitfield, Chair, East York Historical Society