

## North York Community Preservation Panel

June 13, 2016

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### **NY15.40 Final Report - Zoning Amendment and Draft Plan of Subdivision Applications - 25 Ballyconnor Court (former site of Tyndale College)**

Dear Councillor Augimeri and Members of Community Council,

This agenda item concerns the Final staff report recommending the zoning by-law amendment and draft plan of subdivision applications for the single family housing development proposed for this site. This report does not mention that the former College institutional buildings on the property was nominated under the Ontario Heritage Act; that it was demolished without consideration of the potential heritage values. Indeed there is no mention in the Final report (or the previous Preliminary staff report) of Cultural Heritage as a consideration at all.

How did this happen? We do not know. The purpose of this letter is to retroactively document our concern that the heritage attributes of this property were not assessed by the City before the demolition of former Tyndale College on the property, which occurred earlier this year.

Tyndale University College was designed by Peter Dickinson, and completed in 1962. Peter Dickinson was a creative and prolific Modernist architect who died in 1961 at age 35, completing the Inn on the Park for Isadore Sharp as one of his last assignments. The College was included in North York's Modernist Architecture, 1997.

The Panel first became aware of the threat to the property when we were advised by a community member about the move of the College to another property, and the intention to demolish and redevelop for single family housing. The Panel submitted a heritage nomination for the property on April 17, 2015, which was acknowledged by HPS the next day. We attended the Community Consultation Meeting (held at the former Tyndale College site) for the proposed subdivision plan on

April 27, 2015, and publicly questioned whether cultural heritage was being considered. However since that time there has been no communication from either HPS or North York Planning in regard to the heritage nomination, or the building's demolition, until we received the notice of the Public Meeting (NYCC) for the final staff report on the ZBA and draft plan of subdivision.

As such it would appear to us that the planning and heritage "system" failed the former Tyndale College property. It failed to be aware of, to take into account, or to assess (even when notified) the potential value of a landmark institutional property by a well-known Modernist architect.

This type of loss is occurring all too frequently. And once lost, these sites cannot be regained. We request that:

- **North York Community Council recommend that City Council express its concern, and determine measures required to ensure that this type of situation does not re-occur.**

Respectfully submitted,

*Geoff Kettel*

Geoff Kettel  
Chair

- c.c. Mary MacDonald, Senior Manager, HPS  
Joe Nanos, Director, Community Planning, North York District  
Will Johnston, Chief Building Official, North York District  
Michelle Corcoran, Planner, Community Planning, North York District  
Cathy Nasmith, President, Architectural Conservancy of Ontario  
Jennifer Rieger, Chair, Toronto Preservation Board