

North York Community Preservation Panel

April 4, 2018

Nancy Martins
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE: PG28.5 900 York Mills Road- Official Plan Amendment and Zoning Amendment-Preliminary Report.

Dear Chair David Shiner and Members, Planning and Growth Management Committee,

This is to express to the Committee the landmark importance of this site, and consequently the need for careful review of the re-development proposal. From a preliminary review the Panel is concerned that the heritage values of the property plus potentially affected adjacent sites may be compromised by over-development of the site.

The Prince Hotel was constructed in 1975, designed by Ron Thom and Reno Negrin in International style. The property was listed by the City of Toronto in 2006, having been on the earlier City of North York Inventory of Heritage Properties. The Panel notes that the values of the property relate not only to the built structure, but also to the landscape setting of the site within the Don Valley.

The Panel also brings to your attention that the Ontario Association of Architects (OAA) building at 111 Moatfield Drive, is adjacent to the subject site, and may be impacted by the re-development of 900 York Mills Road. The OAA headquarters building was designed by Ruth Cawter in Post-Modern style. It is also next door to the designated heritage building at 125 Moatfield Drive. The OAA submitted a heritage nomination for their property in November, 2010, but over seven years later it has not yet been assessed for heritage listing or designation by the City. The NYCPP wrote in support of the nomination at that time. As such, the NYCPP requests that

- the PGMC direct that a heritage assessment be undertaken for the OAA headquarters property at 111 Moatfield Drive, and

- the applicant be directed to include this property in the heritage impact assessment of the 900 York Mills Road development application.

Respectfully submitted,

Geoff Kettel

Geoff Kettel
Chair

- c.c. Gregg Lintern, Chief Planner and Executive Director, City
Planning Division
Joe Nanos, Director, Community Planning, North York District
Mary MacDonald, Senior Manager, Heritage Preservation
Services
Sarah Ovens. Planner, North York District
Kristi Doyle, Executive Director, Ontario Association of Architects