

NORTH YORK COMMUNITY PRESERVATION PANEL

MINUTES **2018 Report No. 5**

Date of Meeting: Monday, July 23, 2018
Time: 7:00 p.m.
Present: Geoff Kettel (Chair), Alex Grenzebach (Vice Chair), Connor Turnbull, Daniel Rende, Pat Main, Mary Ann Cross, Karl Frank
Regrets: Councillor Christin Carmichael Greb, Rosanna Iaboni, Sam Ghose

2018-5-1 Approval of Agenda:

It was moved by C. Turnbull, and seconded by A. Grenzebach that the proposed agenda be adopted. Passed.
 (Cancellation of the June 25, 2018 meeting was noted).

2018-5-2 Minutes of Last Meeting (2018 Report No. 4, May 28, 2018)

It was moved by A. Grenzebach and seconded by C. Turnbull that the Minutes of the May 28, 2018 meeting be approved. Passed.

2018-5-3 Key Directions/Initiatives

5.3.1 Cultural Heritage Landscapes

5.3.1.1 Cultural Heritage Landscapes Forum, November 5, 2016

Approvals of some speakers' materials remain outstanding.

5.3.2 Area Planning – North York District

5.3.2.1 Midtown in Focus Study (Wards 16, 22, 25, 26)

The Official Plan Amendment for the Yonge-Eglinton Secondary Plan went to the Planning and Growth Management Committee (PGMC) on June 7, and July 5, 2018, and to City Council on July 23-25, 2018.

Further to the recommendation of the Leaside Property Owners Association (LPOA), the PGMC voted that the land use designation for the Talbot Quadraplexes (on the east side of Bayview Avenue between Eglinton Avenue and Parkhurst Drive) would remain as Neighbourhoods, rather than be re-designated to Mixed Use.

Also, there are recommendations that (1) Glebe Manor Estates in Davisville (Ward 22) be studied as a potential heritage conservation district, and (2) heritage guidelines and/or best practices for development on a main street property listed in the City's Heritage Register or properties with potential cultural heritage value located in the Midtown Villages be developed.

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/midtown-in-focus/>

5.3.2.2 Laird in Focus Study (Ward 26)

The Laird in Focus Proposals Report went to North York Community Council (NYCC) on July 4, 2018 and will go to City Council on July 23, 2018. Further to the Cultural Heritage Resource Assessment Study conducted as part of the Study, recommendations for heritage property listings are expected to come forward in 2019.

5.3.2.3 Don Mills Crossing Study (Wards 25, 26, 34)

The Don Mills Crossing Proposals Report went to the PGMC on June 7, 2018 and was approved by City Council on June 26, 2018. The Cultural Heritage Resource Assessment undertaken as part of the study outlines how the area developed as a centre of innovative architecture, featuring important Modernist buildings and landscapes designed by notable local architects. The report states that:

“design approaches and features that make these resources significant should inform, and where appropriate, be incorporated into the built form and public realm of the new community. To achieve this goal, the draft Secondary Plan identifies sites containing potential cultural heritage resources which if redeveloped would require the submission of a Heritage Impact Statement. The draft Secondary Plan identifies potential heritage resources that can enrich the public realm as these buildings become more prominent parts of the neighbourhood through adaptive reuse or as the sites they sit upon become more publicly accessible.

The policy framework also identifies significant views and vistas to be preserved or enhanced to showcase the importance of heritage buildings, cultural facilities, natural heritage features and other landmarks. This includes direct views of the former IBM Headquarters from Eglinton Avenue East, the front entrance of the Ontario Science Centre from Don Mills Road and views of the Foresters Headquarters from the west on Eglinton Avenue East and the south from Don Mills Road. Other indirect views of heritage buildings and vistas of their designed landscapes are also identified. Emphasizing these views and how they are to be experienced by pedestrians and cyclists will mark the evolution from a car-oriented to a more walkable place”.

In response to a question, Tamara Anson Cartwright of Heritage Preservation Services confirmed that the Cultural Heritage Resource Assessment (CHRA) is to be completed in 2018 and that heritage property listing report(s) are expected to be brought forward in Spring, 2019.

5.3.3 City-Wide Heritage Survey Feasibility Study

G. Kettel reported on the presentation at the Toronto Preservation Board (TPB) meeting on July 12, 2018. The Panel discussed and supported the idea of being part of a community-based training process for the Survey. <http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-118610.pdf>

2018-5-4 Site Specific Items

5.4.1 Ward 15

5.4.1.1 901 Lawrence Avenue West (Columbus Event Centre)

The property was recommended for heritage listing by the TPB on July 12, 2018 and will go to City Council for approval on July 23, 2018 (approved).

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-118415.pdf>

5.4.2 Yorkdale Shopping Centre

5.4.2.1 Universal Man Sculpture (Gladstone)

D. Rende has prepared a draft heritage listing nomination for the sculpture which will be distributed to the Panel members for comment.

5.4.2 Ward 16

5.4.2.1 2490 and 2506 Yonge Street (Capitol Theatre)

A proposal has been submitted for the Capitol Theatre site: a 21 storey mixed use building, 4 storeys of below-grade parking. The addresses of the listed properties on the Heritage Register are - 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, and 2510 Yonge Street).

<http://urbantoronto.ca/news/2018/07/madison-proposes-21-storey-redevelopment-capitol-theatre>

5.4.3 Ward 23

5.4.3.1 North York Centre South Service Road and C-I-L House (Moorhead Open Space (Doris Ave. and Sheppard Ave east)

It appears that this project is active – the North York Community Preservation Panel will check further on the status of the project re the CIL House Open Space.

5.4.4 Ward 24

5.4.4.1 Naming of Street between Rean Drive & Kenaston Gardens

At its July 4, 2018 meeting, the NYCC adopted Item NY32.92 brought forward by Councillor David Shiner, which approved the naming of the unassumed road between Rean Drive and Barberry Place as "Karen's Way", and directed that the name be referred to Engineering and Construction Services to confirm that Toronto Police Service, Toronto Fire Services and Toronto Paramedic Services have no objections to the proposed name. The report with that information would go to North York Community Council on July 23, 2018. It should be noted that the NYCPC had recommended in 2014, as well as in 2018, that the street be named after Thomas Clark, an important early settler whose house, built in (?), is the only pioneer building still standing in the area.

5.4.5 Ward 25

5.4.5.1 79 Lawrence Avenue East

The application for a severance to create two lots within the area to be studied for the Lawrence Park West heritage conservation district was refused by the Committee of Adjustment (CofA) and appealed to the Toronto Local Appeal Body (TLAB). The hearing date was set for August 10, 2018. The City request to become a Party was approved by the TLAB on June 12, 2018. The City has since made a motion to end the proceedings in view of the applicant's failure to file materials by the due date as required.

NOTE: The TLAB decision (dated July 26, 2018) dismissed the appeal.

5.4.5.2 185 Dawlish Avenue

The appeal to the TLAB was made by the applicant following modifications approved by the CofA on January 25, 2018. The hearing was held on June 26, 2018 but since the hearing ran out of time it has been scheduled to continue on October 11, 2018.

5.4.5.3 35 Dinnick Crescent

The TPB recommended the Intention to Designate the property on June 20, 2018. North York Community Council approved a motion to submit the item to City Council without recommendation and requested Heritage staff, City Planning staff, and the Ward Councillor to meet prior to the City Council meeting on July 23, 2018 to discuss possible alterations to the property that would continue to maintain its heritage character.

5.4.5.4 55 Jocelyn Crescent, 2 Duncan Mills Road (former Ceterg Office building), 19 Greenbelt Drive (Ortho Pharmaceutical), 40-46 and 54-64 Barber Greene Road (South Hill Village)

K. Frank is preparing heritage nominations for the above properties.

5.4.6 Ward 26

5.4.6.1 Talbot Quadraplexes, 1747-1757 Bayview Avenue

See item 3.3.2.1

5.4.7 Ward 33

5.4.7.1 Leslie-Nymark community – historical names for the revitalized TCHC community??

5.4.8 Ward 34

5.4.8.1 12 Spinney Court - formerly 91 Laurentide Drive (Yarmon House)

At the June 28 2018 meeting, the CofA approved a replacement dwelling. The NYCPP sent a letter of objection.

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4126912&isCofASearch=true&isTlabSearch=false>

5.4.8.2 135 Fenelon Dr. (Courtleigh Manor)

Revised Plans were submitted by the owner for a Refurbished Courtleigh Manor.

<http://urbantoronto.ca/news/2018/05/revised-plans-resubmitted-refurbished-courtleigh-manor>

A heritage nomination was submitted for the property in 2017.

At its July 4, 2018 meeting, the NYCC approved a Request for Directions and settlement of the LPAT appeal. This recommendation goes to the July 23 meeting of City Council (approved).

2018-5-5 Administrative Items

5.5.1 Panel Financial Report

No report.

5.5.2 Future Panel Meeting Dates

Meeting dates booked for the Fall 2018 are as follows:

Sept. 24, 2018

Oct. 29, 2018 (same date as the Heritage Toronto Awards)

Nov. 26, 2018

All meetings in Committee Room 4

2018-5-6 Correspondence

5.6.1 Spinney Court (formerly 91 Laurentide Drive) (Yarmon House)

NYCPP letter of objection to North York Committee of Adjustment
<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4126912&isCofASearch=true&isTlabSearch=false>

5.6.2 135 Fenelon Drive

NYCPP letter requesting heritage attributes to be considered in redevelopment, and support for the staff report recognition of cultural heritage values
<http://www.toronto.ca/legdocs/mmis/2018/ny/comm/communicationfile-85900.pdf>

2018-5-7 Committee Reports

5.7.1 Lawrence Park Heritage Committee

A. Grenzebach reported on the Lawrence Park Heritage Committee involvement in TLAB appeals at 79 Lawrence Ave East, 185 Dawlish Avenue and 35 Dinnick Crescent.

5.7.2 Leaside Matters

5.7.2.1 "Hidden Among Us" Canada Wire and Cable Company Housing Exhibit and Book

C. Turnbull reported that the "Hidden Among Us" Exhibit will be on display at the Leaside Library in May 2019.

2018-5-8

Other Business

5.8.1 2018 Architectural Conservancy of Ontario (ACO) Heritage Awards

The Awards event will be held on Thursday October 11, 2018. Award nominations will be accepted until August 13, 2018. The Panel agreed to nominate Leaside Matters for the "Hidden Among Us", Canada Wire and Cable Company Housing exhibit and book.

5.8.2 2019 Heritage Toronto State of Heritage Report: "The Future of Toronto's Past"

The first public consultation will be held on Tuesday, July 31, 2018 at 6:00 pm, at the Great Hall, 1087 Queen Street West.

5.8.3 Municipal Election (Oct. 22, 2018) – Heritage issues

There was discussion about the upcoming Election and heritage issues. The Architectural Conservancy of Ontario (ACO) is working on election guidance materials.

5.8.4 2018-2022 Panel Appointments

The NYCPP will continue to meet with its current membership pending the appointment of new members. The members agreed to promote the Panel to potential members.

5.8.5 Pathways – Following Traces of Indigenous Routes across Ontario

This exhibition will be on display from August 18, 2018 to October 28, 2018 at the TD Gallery, Toronto Reference Library.

2018-5-9

Adjournment

There being no further business the meeting was adjourned.