

NORTH YORK COMMUNITY PRESERVATION PANEL

M I N U T E S

2019 Report No. 2

Date of Meeting: Monday, March 25, 2019
Time: 7:00 p.m.
Present: Geoff Kettel (Chair), Alex Grenzebach (Vice Chair),
Daniel Rende, Mary Ann Cross, Karl Frank, Rosanna
Iaboni
Regrets: Sam Ghose
Guest: Anne-Marie Branch

2019-1-1 Approval of Agenda:

It was moved by D. Rende, and seconded by A. Grenzebach that the proposed agenda be adopted. Passed.

2019-1-2 Minutes of Last Meeting (2019 Report No. 1, January 25, 2019)

It was moved by D. Rende and seconded by M.A. Cross that the Minutes of the January 25, 2019 meeting be approved. Passed.

2019-1-3 DELEGATIONS AND PRESENTATIONS

Gary Miedema, Project Manager, Heritage Preservation Services (HPS), presented a comprehensive update on the City-Wide Heritage Survey Feasibility Study, and responded to questions. Some of the key aspects were as follows:

- Contextual approach; trained professionals to act as surveyors; community engagement; volunteer programs; data management system
- Process to include: historic context statement; community engagement; reconnaissance and intensive survey; review of survey results; publication of results.
- Approx. 400,000 properties over 40 years old. (the 40 year rule will be flexibly applied)
- Results – survey will lead to:
 - Public resource
 - Inform planning policies and guidelines
 - Further evaluation of identified properties and report to Council for the Heritage Register
- Proposed Schedule:
 - June 20 Toronto Preservation Board
 - July 3 Planning and Housing Committee
 - July 16 City Council

2019-1-4 Panel Directions/Initiatives

1.4.1 City-Wide Heritage Survey Feasibility Study

See above.

1.4.2 Area Planning – North York District

1.4.2.1 Midtown in Focus Study (Wards 12, 15)

No update.

1.4.2.2 Laird in Focus Study (Ward 15)

Awaiting final report on the Cultural Heritage Resource Assessment (CHRA) study.

1.4.2.3 Don Mills Crossing Study (Ward 16)

The Don Mills Crossing CHRA (Parts 1 and 2) is available for review at: [https://www.toronto.ca/city-](https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/don-mills-crossing/information-and-reports-don-mills-crossing/background-reports-don-mills-crossing/)

[government/planning-development/planning-studies-initiatives/don-mills-crossing/information-and-reports-don-mills-crossing/background-reports-don-mills-crossing/](https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/don-mills-crossing/information-and-reports-don-mills-crossing/background-reports-don-mills-crossing/)

1.4.2.4 Willowdale Neighbourhood Design Guidelines

No update.

2019-1-5 Site Specific Items

1.5.1 Ward 15

1.5.1.1 - 49-51 Lawrence Avenue East, 84 Weybourne Crescent

A Committee of Adjustment application was received for severances and variances required for a project involving development of eight semi-detached houses in the potential Lawrence Park Heritage Conservation District. The existing three single family houses on three lots would be demolished. The Committee refused the application at the hearing on March 21, 2019.

1.5.1.2 - 2 Valleyanna Drive (former Gatehouse to Annandale Estate)

This property, which was listed in 1996, is for sale and may be at risk of demolition. A. Grenzebach is working on a nomination for heritage designation.

1.5.1.3 132 Blythwood Road

A. Grenzebach reported that this derelict property is expected to come forward as a proposal for two new structures. As such, the replacement structures will be subject to the Blythwood Road HCD guidelines.

1.5.1.4 - 143 Laird Drive

In 1951, this former Royal Bank of Canada property was the site of the largest bank heist in Toronto at the time. G. Kettel has prepared a draft heritage nomination for the property, which the Panel has agreed to support. It is hoped that the property can be part of the block listing that is expected to result from the "Laird in Focus" Cultural Heritage Evaluation Report (CHRA).

1.5.2 Ward 8

1.5.2.1 Gladstone Sculpture – Yorkdale Shopping Centre

D. Rende has submitted a heritage nomination for the sculpture, in addition to one previously submitted for the Yorkdale Shopping Centre itself.

1.5.2 Ward 16

1.5.2.1 135 Fenelon Drive

G. Kettel reported that he attended a settlement hearing at the Local Planning Appeal Tribunal (LPAT) on February 6 2019 regarding this property. The LPAT chair agreed (in an oral decision) to the settlement agreement reached between the City and the applicant.

The settlement came before City Council on July 23, 24, 25, 26, 27 and 30, 2018.

NY32.15 - Request for Directions Report - Zoning Amendment Application – 135 Fenelon Drive

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY32.15>

The staff report indicated that a heritage nomination had been received and that: "Staff feel that the property has the potential to hold cultural heritage value and will be researching and evaluating it using the criteria prescribed under the Ontario Heritage Act. This will not impact the recommendations in this report supporting the proposed development, as HPS staff has reviewed the proposal and have no objections. Should HPS staff determine that the property merits inclusion on the Heritage Register, a report will be brought forward to the Toronto Preservation Board at a later date. Further architectural design and review will be undertaken during the site plan process to ensure the proposed building integrates architecturally with the existing building, including the rooftop mechanical penthouses".

At the hearing, staff stated that they had requested the applicant to submit a heritage impact assessment. However this is not posted on the Application Information Centre (that was why G. Kettel attended - to raise the question as to the status of the heritage matter). The applicant and City staff both agreed that the Heritage Impact Assessment (HIA) would be submitted as part of the site plan process, and G. Kettel requested that the Chair include this as direction to the applicant in her decision. The Chair said she had no authority to state a direction for the Site Plan process as it was not part of the application at this time. However she did agree to mention the heritage matter in her decision.

2019-1-6 Administrative Items

1.6.1 Panel Financial Report

R. Iaboni reported that she has renewed the Panel's annual membership with Community Heritage Ontario.

1.6.2 Future Panel Meeting Dates

Confirmed 2019 meeting dates are as follows:

Monday April 22 (cancelled)

Monday May 27

Monday June 24

Monday July 22

All meetings are to be in Committee Room 4.

2019-1-7 Correspondence

1.7.1 City of Toronto: Notice of Intention to Designate: 901 Lawrence Avenue West, (dated) February 14, 2019

2019-1-8 Committee Reports

1.8.1 Lawrence Park Heritage Committee

No Update.

1.8.2 Leaside Matters

G. Kettel is providing information for a Driftscape tour of Leaside.

2019-1-9 Other Business

1.9.1 Heritage Toronto

Heritage Toronto's State of Heritage Report: "The Future of Toronto's Past" was released on February 21, 2019.

The report is available at:

http://heritagetoronto.org/wp-content/uploads/2019/02/HeritageToronto_StateofHeritageReport_FINAL-Digital.pdf

1.9.2 National Trust for Canada 2018 Conference, Fredericton, NB

Connor Turnbull's presentation at the Fredericton Conference was summarized in an article in the January, 2019 issue of Leaside Life. <https://leasidelife.com/celebrating-leaside-matters-the-two-fold-secret-knock/>

1.9.3 Architectural Conservancy of Ontario – Toronto - CO Symposium on Main Streets

April 6, 2019 at the Toronto Central YMCA, 20 Grosvenor Street

1.9.3 Toronto Preservation Board April 30, 2019 Meeting

A. Grenzebach was appointed to attend the meeting in place of G. Kettel who will be away.

1.9.4 2019 Toronto Heritage Grants

North York has one grant recipient - 257 Blythwood Road (Blythwood Road HCD) for cedar roof replacement.

2019-1-10 Adjournment

There being no further business, the meeting was adjourned.