

North York Community Preservation Panel

April 3, 2019

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins
email: phc@toronto.ca

RE: PH4.1 Don Mills Crossing - Final Report (Cultural Heritage Resource Assessment)

Dear Chair Ana Bailão and Members, Planning and Housing Committee,

The NYCPP wishes to commend City Planning and their consultants on undertaking and completing an extraordinary Cultural Heritage Resource Assessment (CHRA) for the Don Mills Crossing Study.

The CHRA documents the area's development history with the purpose of ensuring that properties of cultural heritage value or interest are appropriately identified and understood to provide a foundation for the City to take necessary steps for conservation. As such we believe it provides useful information for generations to come, as well as instructive for decisions today.

The CHRA has identified 19 properties of potential cultural heritage value or interest. These properties:

“reflect the application of Modernist design principles and reveal an assembly of interconnected properties and areas, many of which were designed by prominent modernist architects of the day....integrate architectural and landscape features characteristic of Modernism, including construction methods, material choices, built forms, building and landscape types. The area includes examples of individual properties that exemplify integration between buildings and landscape. From a planning perspective, assemblies of properties demonstrate that entire areas were cohesively planned to use a coordinated approach that directed the layout and character of elements such as: road networks, open spaces, transitions between land uses and lot coverage ratios”.

We agree that the CHRA:

“provides the foundation for the cultural heritage policies within the recommended Secondary Plan, informing views and vistas, built form, public realm design and commemoration”.

Our one disappointment is the lack of evaluation and prescriptive analysis of the potential Cultural Heritage Landscapes, such as the west side of Don Mills north of Eglinton (at 844 Don Mills Road) and on the north side of Eglinton Avenue (at 1150 Eglinton Avenue).

We support the staff recommendation:

- that Council authorize the CHRA to be used as a basis for further research for a list of potential heritage resources recommended for inclusion on the Heritage Register and as the basis for the evaluation of potential Cultural Heritage Landscapes in the Don Mills Crossing Secondary Plan Area and surrounding areas and valley lands.

We request:

- **that City Council direct City Planning to report back ASAP with (1) the list of potential heritage resources recommended for inclusion on the Heritage Register, and (2) the potential Cultural Heritage Landscapes and recommended policy implementation prescriptions.**

Finally, for the record we wish to bring to your attention an error in the CHRA regarding the inclusion of 1150 Eglinton Avenue East in the list of “existing heritage properties”. While 844 Don Mills Road is listed, 1150 Eglinton Ave. East is not listed. For the “story” of the efforts to protect the two Celestica properties, please see the Appendix.

We request:

- **That City Council direct City Planning to bring forward the property at 844 Don Mills Road for designation, and the property at 1150 Eglinton Ave East for listing and designation ASAP.**

Respectfully submitted,

Geoff Kettel

Geoff Kettel

Chair

c.c. Mary Macdonald, Senior Manager, Heritage Preservation Services
Tamara Anson-Cartwright, Senior Preservation Coordinator, Heritage
Preservation Services
Pouriya Nazemi, Heritage Planner, Heritage Preservation Services
Joe Nanos, Director, Community Planning North District
John Andreevski, Manager, Community Planning, North District

Appendix:
844 Don Mills Road and 1150 Eglinton Avenue East
Heritage Preservation Efforts from 2014 to present

In 2016 HPS prepared and brought forward a heritage assessment report for the Celestica properties; 844 Don Mills Road (listed in 2006), and 1150 Eglinton East (unlisted). The staff report recommended designation under the Ontario Heritage Act of the 844 Don Mills Road property, and listing and designation of the 1150 Eglinton Ave. East property. The report was adopted by the Toronto Preservation Board on September 28, 2016. However, at its October 13, 2016 meeting, North York Community Council referred the Heritage staff report back to City Planning to “allow any recommendations with respect to cultural heritage to be made in tandem with recommendations on the comprehensive development framework and the final report on the planning application for the lands.” This had the effect of preventing the report from proceeding to City Council and consideration by City Council of the Intention to Designate for the properties.

Since then the development applications for the Wynford Green development, including both 1150 Eglinton East and 844 Don Mills Road were approved by City Council on June 28, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.7>
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However heritage matters has not been addressed and therefore there is still no legal protection under the Ontario Heritage Act for the properties.

NYCPP communications:

(August 6, 2014) (PG.Supp.PG35.12.2)

(<http://www.toronto.ca/legdocs/mmis/2014/pg/comm/communicationfile-48823.pdf>)

(September 14, 2016) (PB17.11)

(<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-97053.pdf>)

(January 11, 2017) (PG.New.PG17.8.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pg/comm/communicationfile-64815.pdf>)

(November 15, 2017) (PG.New.PG24.9.2)

(<http://www.toronto.ca/legdocs/mmis/2017/pg/comm/communicationfile-73953.pdf>)