

North York Community Preservation Panel

December 1, 2019

2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Ellen Devlin

RE: PB12.3 Inclusion on the City of Toronto's Heritage Register - Don Mills Crossing Properties

Dear Chair Sandra Shaul and Members,

Preservation of Toronto's heritage is vitally important to Toronto's economy, culture and spirit. Toronto's heritage needs to be understood across the whole City of Toronto. Fundamentally that is why this item is extremely important for both North York, and the City as a whole, and represents a great step forward for heritage protection in Don Mills and North York.

Modernist Architecture IS ...North York

In North York the greatest heritage legacy is arguably that of Modernist Architecture – from the 1960s to 1980s period – the heyday of its rapid growth and development. The period in which North York was built corresponds with the period in which Toronto grew from a mid-sized city into Canada's largest metropolis. Not only are Modernist buildings in North York unique and experimental, they are artifacts from that period of remarkable growth, and therefore should receive the same respect and treatment as 1920s skyscrapers in New York.

Modernist Architecture IS ...Don Mills

Don Mills – known for the development of a corporately built new town on Toronto's fringe - also represents a milestone in the history of Canadian commerce, with the rapid post war growth of industry and corporate offices. Canadian and International corporations moving their Canadian headquarters to Don Mills included IBM, Bata Shoes, Imperial Oil, and Wrigley's.

North York Community Involvement

Ten years ago the North York Community Preservation Panel (NYCPP) recognised the importance of Modernist architecture to North York and arranged for two Forums in successive years (2009 and 2010) in partnership with ERA Architects and the City of Toronto. The 2009 event was coincident with the release of a reprint (by ERA Architects) of the City of North York's 1997 North York's Modernist Architecture report. And with the 2010 event the 1997 inventory was updated and additional properties were identified.

The 1997 Inventory identified over 200 Modernist projects as having heritage value and worthy of protection. However, only 40 were included in the City of Toronto

Inventory of Heritage Properties ("listed") at that time. Further to the 2009 and 2010 Forums the NYCPP has submitted heritage nominations for 9 properties in the Don Mills Crossing study area since 2010.

The Journey

A listing of the properties in the Don Mills Crossing area investigated and recommended by the NYCPP, the City's heritage consultants, and HPS is shown in the attached table.

In summary:

- The NYCPP submitted 9 Properties for listing
- The Cultural Heritage Resource Assessment (CHRA) investigated 29 properties and recommended 19 for listing
- Heritage Preservation Services (HPS) is recommending 16 properties for listing.

Our Recommendation

We strongly support the staff recommendation that the 16 identified properties be included in the City of Toronto Heritage register

Postscript

The NYCPP has paid great attention to the two landmark Modernist properties (former IBM, then Celestica) in the northwest quadrant of Don Mills and Eglinton. Both were nominated by NYCPP and assessed by HPS:

- 1150 Eglinton Avenue E. was assessed and recommended by HPS for listing and designation, and
- 844 Don Mills Road was assessed and recommended by HPS for designation (it was already listed)

but unfortunately the recommendations were not carried forward to City Council. By way of update it is our understanding that 1150 Eglinton Avenue East will be coming forward shortly for listing and designation and 844 Don Mills Road for designation.

Respectfully submitted,

Geoff Kettel, Past Chair and
Alex Grenzebach, Interim Chair

Attachment: Potential Heritage Properties in Don Mills Crossing Area (Listing)

c.c. Councillor Denzil Minnan-Wong, Ward 16
Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Mary MacDonald, Senior Manager, Heritage Preservation Services
Brian Story, Vice President, Don Mills Residents Inc.
Michael McClelland, Principal, ERA Architects

Attachment

Potential Heritage Properties in Don Mills Crossing Area (Listing)

Property	Use	NYCPP Properties Nominated 2010 - 2017	CHRA Properties Assessed	CHRA Properties Recommended	HPS 2019 Properties Recommended
81 Barber Greene Road	Office		X	X	X
1 Deauville Lane	Residential		X		
789 Don Mills Road	Office	X (2011)	X	X	X
797 Don Mills Road	Residential- former office	X (2011)	X		
849 Don Mills Road	Office		X	X	X
885 Don Mills Road	Office		X		
1150 Eglinton Avenue East*	Office	X (2010)			
1200 Eglinton Avenue East	Office		X	X	X
15 Gervais Drive	Office		X	X	X
50 Gervais Drive	Office		X		
29 Gervais Drive	Office		X		
33 Green Belt Drive	Office		X	X	X
61 Grenoble Drive	Residential (TCHC)		X	X	
48 Grenoble Drive	Residential		X		
95-155 Leeward Glenway	Residential		X	X	X
1123 Leslie Street	Office	X (2017)	X	X	X
1133 Leslie Street	Office		X		X

1135 Leslie Street	Office	X (2017)	X	X	X
44-52 Prince Andrew Place	Office		X	X	X
7 Rochefort Drive	Residential		X		
18-22 St Dennis Drive	Residential		X	X	
31 St Dennis Drive	Residential		X		
135 Overlea Boulevard			X		
4 Vendome Place	Residential (TCHC)		X	X	
6-8 Vendome Place	Residential (TCHC)		X	X	
20 Wynford Drive	Office		X	X	X
39 Wynford Drive	Office	X (2011)	X	X	X
50 Wynford Drive	Office		X	X	X
70 Wynford Drive **	Office	X (2010)			
90 Wynford Drive	Office	X (2011)	X	X	X
100 Wynford Drive	Office	X (2011)	X	X	X
175 Wynford Drive	Office		X		
Total (32)		9	29	19	16

*1150 Eglinton Avenue East was assessed by HPS and recommended for listing and designation in 2016 but did not proceed to City Council for approval in 2017. 844 Don Mills Road (which WAS already listed) also did not proceed for designation.

** Oxford University Press - demolished in 2010