

Supplementary Report – Inclusion on the City of Toronto's Heritage Register, Don Mills Crossing Properties

Date: January 2, 2020

To: North York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 16 – Don Valley East

SUMMARY

At its meeting of December 3, 2019, the North York Community Council passed a motion to defer consideration of item NY11.6, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing (dated November 6, 2019), until its January 8, 2020 meeting to provide an opportunity for property owners to seek further clarification from City staff. Item NY11.6 recommends that City Council include 16 properties identified in Recommendation 1 of the report (November 6, 2019) on the City of Toronto's Heritage Register as these properties meet Ontario Regulation 9/06, the provincial criteria for municipal designation, which the City also uses to determine properties for inclusion on its Heritage Register.

Since December 3, 2019, City staff have dialogued with all property owners who expressed concerns about the report. This supplementary report recommends that City Council amend Recommendation 1 of the report, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing Properties (November 6, 2019), to defer consideration of seven properties comprising 789 Don Mills Road, 15 Gervais Drive, 33 Green Belt Drive, 1123 Leslie Street, 1135 Leslie Street, 39 Wynford Drive, and 50 Wynford Drive providing City staff more time for further productive dialogue with these property owners.

City staff also received new information regarding partial demolition of the former Computer Science Canada headquarters located at 1200 Eglinton Avenue East due to structural and safety issues of the exterior building fabric. Therefore, this supplementary report also recommends that City Council amend Recommendation 1 of the report to exclude 1200 Eglinton Avenue East from the original list of 16 properties recommended for inclusion on the Heritage Register.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council include the following properties on the City of Toronto's Heritage Register:

- a. 81 Barber Greene Road
- b. 849 Don Mills Road
- c. 95-155 Leeward Glenway
- d. 1133 Leslie Street
- e. 44-52 Prince Andrew Place
- f. 20 Wynford Drive
- g. 90 Wynford Drive
- h. 100 Wynford Drive

2. City Council defer including the following properties on the City of Toronto's Heritage Register to allow City Staff more time for further productive dialogue with the property owners:

- a. 789 Don Mills Road
- b. 15 Gervais Drive
- c. 33 Green Belt Drive
- d. 1123 Leslie Street
- e. 1135 Leslie Street
- f. 39 Wynford Drive
- g. 50 Wynford Drive

3. City Council delete the property located at 1200 Eglinton Avenue East from the list of properties recommended for inclusion on the City's Heritage Register.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of November 12, 2019, Toronto Preservation Board deferred item PB11.8, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, to its December 2, 2019 meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB11.8>

At its meeting of December 2, 2019, Toronto Preservation Board adopted item PB12.3, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB12.3>

At its meeting of December 3, 2019, North York Community Council deferred item NY11.6, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing, to its January 8, 2020 meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY11.6>

This supplementary report (January 2, 2020) explains the proposed revision to the December 3, 2019 report to North York Community Council (agenda item NY11.6).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY11.6>

COMMENTS

Cultural heritage is an important component of sustainable development and place making. Including properties on the City of Toronto's Heritage Register serves to identify properties that have cultural heritage value or interest. Pro-active listing of properties is intended to provide greater clarity to property owners regarding the City's interest and the application of Official Plan policies.

The City staff report (November 6, 2019) recommended the properties located at 81 Barber Greene Road, 789 Don Mills Road, 849 Don Mills Road, 1200 Eglinton Avenue East, 15 Gervais Drive, 33 Green Belt Drive, 95-155 Leeward Glenway, 1123 Leslie Street, 1133 Leslie Street, 1135 Leslie Street, 44-52 Prince Andrew Place, 20 Wynford Drive, 39 Wynford Drive, 50 Wynford Drive, 90 Wynford Drive, and 100 Wynford Drive be included on the Heritage Register as these properties meet the provincial criteria of Ontario Regulation 9/06. All of the properties meet the criteria under design or physical, historical or associative, and contextual value, which the City also applies when considering properties for its Heritage Register.

However, City Planning staff propose that City Council that seven of these properties be deferred from inclusion on the City's Heritage Register to provide City staff more time for further productive dialogue with the owners of the following properties:

789 Don Mills Road
15 Gervais Drive
33 Green Belt Drive
1123 Leslie Street
1135 Leslie Street
39 Wynford Drive
50 Wynford Drive

Additionally, City staff communicated with the property manager of the former Computer Sciences Canada headquarters, a nine-storey building located at 1200 Eglinton Avenue East, regarding the ongoing partial demolition of the exterior building material due to structural and safety issues and in accordance with Toronto Building demolition permit issued in July 2019. While the CHRA, released in January 2019, identified the property meets the provincial criteria of Ontario Regulation 9/06 under all three categories of cultural heritage value, the structural condition of the building was not part of their assessment. City staff now understand that the building will be fully demolished in the near future. As such, the subject property no longer merits inclusion on the City's Heritage Register.

City Planning staff recommend that the eight remaining properties be included on the City's Heritage Register at this time:

81 Barber Greene Road
849 Don Mills Road
95-155 Leeward Glenway
1133 Leslie Street
44-52 Prince Andrew Place
20 Wynford Drive
90 Wynford Drive
100 Wynford Drive

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