

NORTH YORK COMMUNITY PRESERVATION PANEL
MINUTES
2020 Report No. 6

Date of Meeting: Monday, June 22, 2020
Time: 7:00 p.m. (by ZOOM)
Present: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair), Sam Ghose
Regrets: Karl Frank, Mary Ann Cross, Rosanna Iaboni
Guests: Sharon Mourer, Anne-Marie Branch, Elora Garbutt

2020-6-1 Approval of Agenda:

It was moved by Alex Grenzebach and seconded by Sam Ghose that the proposed agenda be adopted. Passed.

2020-6-2 Minutes of Last Meeting (2020 Report No. 5, May 25, 2020)

It was moved by Sam Ghose and seconded by Alex Grenzebach that the Minutes of the May 25, 2020 meeting be approved. Passed.

2020-6-3 DELEGATIONS AND PRESENTATIONS

None

2020-6-4 Area Planning – North York District (see Appendix – Status of Studies)

6.4.1 Downsview Lands

Canada Lands and Northcrest have begun the process of working together to plan 520 acres of their adjacent lands at Downsview, including approximately 370 acres that currently make up the Downsview Airport and hangar lands managed by Northcrest, as well as approximately 150 acres of the former Canadian Forces base lands owned by Canada Lands. The collaboration is intended to “enable synergy in future development, generate public benefits, support local communities, and demonstrate how to build sustainable, resilient, vibrant, healthy, and complete neighbourhoods”.

The adjacent 291-acre Downsview Park will be the heart of the community, and the size of the park will remain the same. The work underway by Canada Lands at Stanley Greene and William Baker Districts is proceeding separately from this project.

Canada Lands and Northcrest say that the upcoming departure of Bombardier Aerospace provides an opportunity to rethink the evolution of the area and build sustainable, resilient, vibrant, healthy, and complete communities together. They are proceeding with an engagement process, recognizing that timing will remain flexible to respond to any COVID-19 requirements.

The community is being invited to share its thoughts at www.id8downsview.ca by filling out and mailing back a workbook (available upon request by e-mailing info@id8downsview.ca or calling 647.245.3399 (closes June 30, 2020).

ACTION: The North York Community Preservation Panel (NYCPP) agreed to request copies of the Re-imagining Downsview Discussion Guide and workbook.

6.4.2 Don Mills Crossing Study (Wards 15,16)

There was no update on the status of the 7 properties for listing deferred by City Council on January 29, 2020; however one (1200 Eglinton Avenue East) has been demolished.

6.4.3 Midtown Implementation Strategy

The Midtown Planning Group has re-formed to deal with implementation initiatives and met for the first time on June 11, 2020. The terms of reference note that both the Glebe Manor Heritage Conservation District (HCD) and the Main Street Heritage Guidelines are shown as “in the future”.

2020-6.5 Neighbourhood Planning

6.5.1 Neighbourhood Planning guidelines

No update.

6.5.2 Neighbourhoods Intensification Workplan Report

It was noted that the City Planning report on Yellowbelt/Missing Middle is scheduled for the Planning and Housing Committee (PHC) on July 15 2020.

2020-6.6 SITE SPECIFIC ITEMS and properties of interest

6.6.1 Properties and Areas of Interest to NYCPP

The first phase (Version 1) of the Properties and Areas of Interest (PAI), list based on NYCPP minutes from 2008 to 2012, was submitted to Gary Miedema, Project Manager, Toronto Heritage Survey, on May 19, 2020.

2020-6.6.2 Ward 15 Don Valley West

6.6.2.1 324 Old Yonge Street (Yonge Ridge)

The property is an example of the earliest suburban development in the York Mills Neighbourhood. The remainder of the York Mills/St. Andrews Neighbourhood was developed between 1950 and 1965, 20-35 years after the group of houses on the west side of Old Yonge Street were built.

The heritage nomination was submitted on May 27, 2020 to Heritage Planning by Doug Farley, President of Yonge Ridge Homeowners Association, based on research by Eli Aaron. Gary Miedema acknowledged receipt of the nomination on May 27, 2020.

6.6.2.2. Annandale Gatehouse - 2 Valleyanna Drive

A Zoning By-law Amendment Application has been submitted to permit a three storey (9.6metre) residential building containing five 3-bedroom units on the north and east portions of the property. The existing two-storey heritage-listed building on the site would be retained in its entirety. The proposed development includes 10 resident and 2 visitor parking spaces, with vehicular access from Valleyanna Drive.

Luxury Residential Building Proposed Beside Heritage Gatehouse on Bayview
<https://urbantoronto.ca/news/2020/06/luxury-residential-building-proposed-beside-heritage-gatehouse-bayview>

6.6.3 Ward 16 Don Valley East

6.6.3.1 1299 Don Mills Road (Gray House)

The NYCPP received information that four lots were being advertised for sale, which appeared to include the heritage property. Heritage Preservation Services (HPS) staff advised that the applicants have entered into a Heritage Easement Agreement with the City in accordance with Council's direction in approving the Heritage Alterations and Zoning Amendment for the project. This Agreement has been registered on title. This creates the obligations for the owners to undertake the restoration of the house. As per Council's approval of the Heritage Alterations, the applicants cannot obtain any building permits until they have an approved conservation plan and have posted a letter of credit to secure that the work on the Heritage Home is completed. Heritage Planning advise that they have accepted the Conservation Plan for the house's restoration.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY8.4>

Joe Muller of Heritage Planning confirmed that this will offer protection with respect to ensuring that the applicant cannot pull permits for the new dwellings without addressing Heritage Planning's requirements, with the Letter of Credit being held by the City to ensure the work is done, and done correctly.

2020-6.7. ADMINISTRATIVE ITEMS

6.7.1 Panel Financial Report

No update.

6.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

July 27, September 28, October 26, November 23

2020-6.8 OTHER BUSINESS

6.8.1 Downsview Park Walk

The NYCPP thanked Rosanna Iaboni for leading the very informative Walk for Panel members on June 13, 2020 in Parc Downsview Park including views of the Downsview Airport.

6.8.2 Leaside Heritage

Geoff Kettel authored an article: "When will we move to save Leaside?"
CHONews, June, 2020, page 7.

https://www.cityofkingston.ca/documents/10180/38577807/Heritage-Kingston_Meeting-05-2020_Schedule-B_Correspondence.pdf/795712b4-616b-2983-cb5a-e01c9f941ed7?t=1591973569223

6.8.3 Self-guided Walks in Leaside

Geoff Kettel has written the first two in a series of self-guided Walks in Leaside focusing on architectural heritage and planning:

1. Central Leaside, Leaside Life, May, 2020

<https://leasidelife.com/walking-tour-of-west-central-leaside/>

2. North Leaside, Leaside Life, June, 2020

<https://leasidelife.com/a-solo-guided-walking-tour-part-2-north-leaside/>

6.8.4 2020 ACO Heritage Awards

The NYCPP agreed to nominate:

- Bill Greaves for the A.K. Sculthorpe Award for Advocacy for his work on getting UNESCO recognition of Ontario Place;
- Karl Frank (NYCPP Member) for the Margaret and Nicholas Hill Cultural Heritage Landscape Award for his advocacy work with built and landscape architecture especially in the Don Mills area.

Thanks were given to Anne-Marie Branch for suggesting these nominations. Nominations will close at midnight on June 30, 2020.

2020-6.9 ADJOURNMENT

There being no further business, the meeting was adjourned.

Appendix:
City Planning–Study Work Program for North York District (Jan. 2020)

Secondary plans and Area Studies 2020 Forecast

Allen District Plan

Downsview Lands Re-imagined Phase 1

Jane-Finch Planning Study- Phase 1

Keele-Finch Plus: Final Report

Midtown Implementation Strategies – Interim Report and Final Report

Mount Dennis Planning Framework Study

North Yonge Secondary Plan Implementation

Sheppard/Don Mills Context Plan Study

Wilson Visioning Study

Heritage Conservation

2020 Forecast - nil

Active (beyond 2020) – nil

On Hold

Lawrence Park West HCD Study

Glebe Manor Estates HCD Study

Leaside CHRA

