

**NORTH YORK COMMUNITY PRESERVATION PANEL**  
**MINUTES**  
**2020 Report No. 3**

**Date of Meeting:** Monday, March 23, 2020  
**Time:** 7:00 p.m. (by teleconference)  
**Present:** Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair)  
Rosanna Iaboni, Karl Frank  
**Regrets:** Sam Ghose, Mary Ann Cross  
**Guests:** Sharon Mourer, Anne-Marie Branch, Elora Garbutt

**2020-3-1 Approval of Agenda:**

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

**2020-3-2 Minutes of Last Meeting (2020 Report No. 2, Feb. 24, 2020)**

It was moved by Rosanna Iaboni and seconded by Alex Grenzebach that the Minutes of the February 24, 2020 meeting be approved. Passed.

**2020-3-3 DELEGATIONS AND PRESENTATIONS**

None.

**2020-3-4 Area Planning – North York District (See Appendix – Status of Studies)**

**3.4.1 Downsview Airport Lands (Ward 6)**

Northcrest Developments and Canada Lands Company have launched a new project at Downsview, one of the largest undeveloped sites in Toronto.

Rosanna Iaboni noted that the Bombardier airport/factory lands were sold and likely to be developed. According to the press release “Northcrest Developments and Canada Lands are working together to create a planning framework for the future of the Downsview Lands site, which is approximately 520 acres and includes the Downsview Airport, slated to close in 2023, the Sheppard and Chesswood Districts and a portion of the Allen District lands west of Allen Road. Northcrest Developments is a wholly-owned subsidiary of PSP Investments, a federal Crown corporation which manages funds for the pension plans of the Public Service, the Canadian Armed Forces, the Royal Canadian Mounted Police, and the Reserve Force”.

<https://www.investpsp.com/en/news/northcrest-developments-and-canada-lands-company-come-together-for-new-project-at-downsview/?ref=/en/news/>

**ACTION:** The North York Community Preservation Panel (NYCPP) will express its interest in participating in any planning studies for the lands.

### **3.4.2 Jane-Finch Planning Study (Wards 6-7)**

The Economic and Community Development Committee adopted a [staff report](#) on the Jane-Finch Initiative, with amendments, at its March 10, 2020 meeting. The report was to have been considered by City Council on April 1, 2020 but that meeting has been cancelled.

EC12.1 - Jane-Finch Initiative - Community Development Plan and Updated Land Use Planning Framework

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC12.1>

The Proposed Study includes a Cultural Heritage Resource Assessment (CHRA). The NYCPP has communicated its interest in being included as stakeholder in the Planning study

(March 8, 2020) Letter from Geoff Kettel, North York Community Preservation Panel (EC.New.EC12.1.2)

(<http://www.toronto.ca/legdocs/mmis/2020/ec/comm/communicationfile-101434.pdf>)

### **3.4.3 Don Mills Crossing Study (Ward 16)**

No further update.

### **3.4.4 Yonge Street North Planning Study (Ward 18)**

The public consultation meeting scheduled for March 12, 2020 was cancelled. North York Planning expects to report back to City Council by the end of 2020.

## **2020-3-5 Site Specific Items**

### **3.5.1 Ward 6 York Centre**

#### **3.5.1.1 134 Sandringham Drive (Armour Heights)**

The listed Tudor Revival style house, which was built in 1932, is for sale. <https://www.blogto.com/real-estate-toronto/2019/09/134-sandringham-drive/>

### **3.5.2 Ward 8 Eglinton-Lawrence**

#### **3.5.2.1 2490-2506 Yonge St. (Capitol Theatre)**

North York Community Council approved the staff report including recommendations at its meeting on March 12, 2020. It was to be considered by City Council on April 1, 2020 but the meeting has been cancelled.

NY12.7 Intention to designate and enter into Heritage Easement agreement at 2490 – 2506 Yonge Street

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY14.4>

#### **3.5.2.1 592 Oriole Parkway (Willowbank)**

A heritage nomination was submitted for this property in December 2019.

This is a local landmark, a very important property in relation to the history of North Toronto for the following reasons:

- (1) James Leslie owned this property
  - (2) The Gartshores farmed the land and built the house
  - (3) It served as the clubhouse for the Eglinton Hunt Club prior to the opening of a new clubhouse at Roselawn Avenue and Avenue Road in 1924
  - (4) Willowbank Boulevard derives its name from the estate.
- It is included in the books Estates of Old Toronto by Liz Lundell, and North Toronto by Don Ritchie.

### **3.5.3 Ward 15 Don Valley West**

#### **3.5.3.1 1783-85 Bayview Avenue (Talbot Quads)**

This property is owned by Metrolinx and is located next door to the Leaside (Bayview) LRT station under construction. It was heritage designated by City Council in June 2019.

Metrolinx invited the Leaside Residents Association (LRA) to a private meeting regarding a Heritage Impact Assessment (HIA) (presumably related to a development on the station site) on March 24, 2020; however the meeting was cancelled at the last minute.

### **3.5.4 Ward 16 Don Valley East**

#### **3.5.4.1 Milne House - 1185 Lawrence Avenue East**

Alex Grenzebach visited the site and reported that the building is well protected but the roof shingles are deteriorating.

[https://www.acotoronto.ca/show\\_building.php?BuildingID=10997](https://www.acotoronto.ca/show_building.php?BuildingID=10997)

### **3.5.5 Ward 17 Don Valley North**

### **3.5.6 Ward 18 Willowdale**

#### **3.5.6.1 Moorehead Park (Doris Avenue and Sheppard Avenue)**

The NYCPP's letter of opposition to the "Future state - full implementation" submitted to the public consultation program for the North Yonge Service Road is attached.

#### **3.5.6.2 5800 Yonge Street (former North York Hydro)**

Anne-Marie Branch spoke to Stephen Gardiner, Planner on the file, and a meeting will be arranged.

## **2020-3-6 Administrative Items**

### **3.6.1 Panel Financial Report**

It was noted that there would be a cost for the March meeting teleconference call.

### **3.6.2 Future Panel Meeting Dates**

Confirmed meeting dates for 2020 are as follows:

Monday April 27

Monday May 25

Monday June 22  
Monday July 27  
Monday September 28  
Monday October 26  
Monday November 23

### **3.6.3 Correspondence**

None.

### **3.6.4 Committee Reports**

#### **3.6.4.1 Lawrence Park Heritage Committee**

No update.

#### **3.6.4.2 Leaside Matters**

No update.

## **2020-3-7 Other Business**

### **3.7.1 Toronto Preservation Board (TPB)**

Geoff Kettel reported that the working group established by the Toronto Preservation Board to consider and recommend any changes required as a result of provincial legislation (Bill 108 and Bill 138) has been meeting and will be preparing a report.

### **3.7.2 Community Preservation Panel Appointments**

No update.

### **3.7.2 ICOMOS Standard for Conservation of Modernist Architecture**

Anne-Marie Branch submitted a letter (dated January 2, 2020) to the Honourable Jonathan Wilkinson, Minister of Environment and Climate Change (via the constituency office of Ali Ehsassi, MP, Willowdale), to request that Parks Canada make a public announcement to outline next steps to update 'The Standards and Guidelines for the Conservation of Historic Places in Canada' (2010) to incorporate the 2017 ISC20C framework 'Approaches for the Conservation of the Twentieth Century Heritage'. An earlier version of the latter was adopted by the City of Toronto (March 3,4,5, 2008).

### **3.7.4 ACO Toronto 2020 Symposium - Buildings as Resources April 25, 2020 (postponed)**

### **3.7.5 2020 Community Heritage Ontario (CHO) Annual Conference, May 28-30, 2020, Markham Ontario (postponed)** [www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca)

### **3.7.6 NYCPP Records and Archives**

The Panel discussed the nature of the records including minutes of meetings. Panel Minutes are submitted to the City and are received by the TPB at their meetings. Discussion to continue at next meeting.

**2020-3-8 Adjournment**

There being no further business, the meeting was adjourned.

**Appendix 1:**

**City Planning -- Status of Study Work Program for North York District**

(for reference purposes - per the staff report dated Jan. 2, 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

Wilson Visioning Study

Midtown Implementation Strategies – Interim Report and Final Report

North Yonge Secondary Plan Implementation

Sheppard/Don Mills Context Plan Study

Heritage Conservation

2020 Forecast - nil

Active (beyond 2020) – nil

On Hold

Lawrence Park West HCD Study

Leaside CHRA

Glebe Manor Estates HCD Study

**Appendix 2:**

**Letter of opposition to the “Future state - full implementation”  
of the North Yonge Service Road**

**North York Community Preservation Panel**

March 4, 2020

Jason Diceman,  
Sr. Public Consultation Coordinator,  
Metro Hall, 19th Floor, 55 John St.,  
Toronto, ON M5V 3C6

**RE: North York Centre South Service Road - Municipal Class Environmental Assessment Addendum**

Dear Jason,

The North York Community Preservation Panel (the Panel) is a City of Toronto-appointed committee, reporting to the Toronto Preservation Board, that recommends properties, landscape spaces and areas in North York which should be considered for heritage protection and conservation, and supports and encourages an understanding and appreciation of its built heritage.

The North York Centre South Service Road proposal would make changes to Doris Avenue, Bonnington Place, and Tradewind Avenue which, if *approved in full*, would destroy a significant cultural heritage landscape, namely Moorehead Park, which is located at the north east corner of Doris and Sheppard Avenues.

The proposal is divided into two parts; Phase 1 – Interim – Offset Intersection, and Phase 2 – Future – Single Intersection. The Panel would not oppose the Phase 1 Interim – Offset Intersection because Moorehead Park would not be significantly affected. The Panel continues to oppose the Phase 2 – Future, and recommends that this Phase be abandoned. In fact, the offset intersection will enhance the significance of the Moorehead Park, and assist in the continuation of the pedestrian crossing to the promenade on the east-side southward, assuming the design is properly executed.

We bring to your attention that this longstanding issue has not really changed. Neither has our response. In response to an earlier (2015) North York Centre South Service Road EA proposal the Panel submitted a letter of opposition (see attached). In addition, at that time, the Panel submitted a nomination of Moorehead Park as a Significant Cultural Heritage Landscape, and to The Cultural Landscape Foundation (TCLF) inventory.

Respectfully submitted,

*Geoff Kettel* for

Alex Grenzebach, Interim Chair and  
Geoff Kettel, Past Chair, for the Panel

C.c. Councillor John Filion, Ward 23, Willowdale  
Giulio Cescato, Director (Acting), Community Planning, North York Planning  
John Andreevski, Manager, East District, Community Planning, North York Planning

Leo DeSorcy, Program Manager, Urban Design  
Joseph Muller, Acting Senior Manager, Heritage Planning, Urban Design

Attachments:

2015 NYCPP Letter re North York South Service Road EA  
2015 Nomination of Moorehead Park as Significant Cultural Heritage Landscape  
2015 Submission to TCLF What's Out There inventory