

NORTH YORK COMMUNITY PRESERVATION PANEL **MINUTES** **2020 Report No. 4**

Date of Meeting: Monday, April 27, 2020
Time: 7:00 p.m. (by ZOOM)
Present: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair)
Rosanna Iaboni, Mary Ann Cross
Regrets: Sam Ghose, Karl Frank
Guests: Sharon Mourer, Anne-Marie Branch, Elora Garbutt

2020-4-1 Approval of Agenda:

It was moved by Mary Ann Cross and seconded by Alex Grenzebach that the proposed agenda be adopted. Passed.

2020-4-2 Minutes of Last Meeting (2020 Report No. 3, March 23, 2020)

It was moved by Alex Grenzebach and seconded by Mary Ann Cross that the Minutes of the March 23, 2020 meeting be approved. Passed.

2020-4-3 DELEGATIONS AND PRESENTATIONS: Gary Miedema, Project Manager, Heritage Survey

Gary Miedema, Project Manager, Heritage Survey, Heritage Preservation Services, updated the Panel on the City-Wide Survey, and the project's interest in compiling and updating the North York Modernist Inventory as part of the City-wide survey. A discussion followed on how the Panel might assist in compiling information on North York, and in particular, North York Modernist Architecture. Note: The North York Community Preservation Panel (NYCPP) organized North York Modernist Architecture Forums in 2009 and 2010, and contributed to two books by ERA Architects, North York's Modernist Architecture (2009) and North York's Modernist Architecture Revisited (2010).

The NYCPP reiterated its concern about the lack of activity on outstanding authorized heritage projects in the 2020 Planning Study Program (see Appendix 1)

ACTION: The NYCPP undertook to update its list of Properties of Heritage Interest in North York, and share with Heritage Planning.

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

4.4.1 Downsview Airport Lands (Ward 6)

North York Planning has been advised of the NYCPP's interest in participating in planning studies for the re-development that is expected to come to the area.

4.4.2 Don Mills Crossing Study (Ward 16)

Anne-Marie Branch reported that at the February 26, 2020 City Council meeting there was an item dealing with changes (not involving heritage) to the Zoning By-law for 844 Don Mills Road, 1150 and 1155 Eglinton Avenue East, requiring approval by the Local Planning Appeal Tribunal (LPAT). She advised that the materials tabled (including the previously approved Zoning By-law) included significant heritage provisions (see Appendix 2 for details).

4.4.3 Yonge Street North Planning Study (Ward 18)

Anne-Marie Branch will consult with Guy Matthew, Planner, regarding the status of the project.

4.4.4 Neighbourhood Density Survey

City Planning initiated a survey of resident association views on neighbourhood density. However, there are a number of concerns about the survey including its lack of appreciation for neighbourhood "character" as a key consideration.

2020-4-5 Site Specific Items

4.5.1 Ward 6 York Centre

4.5.2 Ward 8 Eglinton-Lawrence

4.5.3 Ward 15 Don Valley West

4.5.3.1 49-51 Lawrence Avenue East (ward 15) and 84 Weybourne Crescent

Alex Grenzebach reported that a revised development scheme involving semi-detached houses rather than town houses has been proposed for the property following the Ontario Municipal Board's rejection of the previous application.

https://mcusercontent.com/cff97da15d068762170f569de/files/f139dd87-51f9-4e56-a126-1a3c98555879/Notes_on_84_Weybourne.pdf

4.5.4 Ward 16 Don Valley East

4.5.4.1 Milne House - 1185 Lawrence Avenue East

Further to the last meeting, discussion continued regarding this property and focused on re-use possibilities. It was suggested that the Panel consider putting forward the idea of its re-purposing for use as a trailhead, given the expanding trail network in the Don Valley.

ACTION: Alex Grenzebach will follow up with Toronto and Region Conservation Authority regarding the possibility of putting forward a capital project.

4.5.5 Ward 17 Don Valley North

4.5.6 Ward 18 Willowdale

4.5.6.2 5800 Yonge Street (former North York Hydro)

No update.

2020-4-6 Administrative Items

4.6.1 Panel Financial Report

The cost of the March meeting teleconference amounted to \$101.16.
Motion to approve the payment of (and submit to the City for reimbursement) by Geoff Kettel. Moved by Alex Grenzebach. Seconded by Rosanna Iaboni. Passed.

4.6.2 Future Panel Meeting Dates

Confirmed meeting dates for 2020 are as follows:

Monday May 25

Monday June 22

Monday July 27

Monday September 28

Monday October 26

Monday November 23

4.6.3 Correspondence

None.

4.6.4 Committee Reports

4.6.4.1 Lawrence Park Heritage Committee

No update.

4.6.4.2 Leaside Matters

No update.

2020-4-7 Other Business

4.7.1 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) continues to meet.

4.7.2 Community Preservation Panel Appointments

No update.

4.7.3 2020 Community Heritage Ontario (CHO) Annual Conference, May 28-30, 2020, Markham Ontario

CHO has announced a new date of October 22-24, 2020 for the conference

www.ontarioheritageconference.ca

4.7.4 NYCPP Records and Archives

Discussion continued about as to whether the NYCPP Minutes should be placed in the Toronto Archives, even though they are submitted to the City and are received by the TPB at their meetings. Elora Garbutt will discuss further with the Past Chair.

4.7.5 Ontario Heritage Act Regulations

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) has decided to postpone consultation on the revisions to the Ontario Heritage Act regulations required to support the amendments made under the *More Homes, More Choice Act*, 2019. Instead of July 2020, the regulations are expected to come into force on January 1, 2021.

4.7.6 Jane's Walks

Geoff Kettel and Sharon Mourer reported that they have submitted self-guided walking tours for the 2020 Jane's Walks: "Leaside - A Model Town", and "Davisville Village East", respectfully.

4.7.7 Information Items:

4.7.7.1 National Trust for Canada Agora Listserv

<https://nationaltrustcanada.ca/who-we-are/our-networks/agora>

"The National Trust's Agora is a Listserv where Canadians involved in saving places that matter – volunteers, community leaders, professionals, policymakers, and craftspeople – gather to share issues, questions, and solutions for historic places. Access success stories, resources, and advice from colleagues who've faced similar projects and challenges. This free platform is as relevant for individuals involved in heritage conservation as it is for those working to improve the vitality of historic sites or traditional downtowns."

4.7.7.2 Urban Toronto –Extending interest in heritage

<https://urbantoronto.ca/news/2020/04/then-and-now-bathurst-and-lawrence-modernist-era>

2020-4-8 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

**844 Don Mills Road, 1150 and 1155 Eglinton Avenue East - Official Plan
Amendment, Zoning By-law Amendment and Plan of Subdivision Applications
- Request for Direction**

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC16.8>

20 (j) the owner agrees to the following heritage preservation matters for the lands shown as **844 Don Mills Road** on Diagram 1 of By-law - 2019 [Clerks to insert number]:

- (i) Carefully document, dismantle and store the reconstructed heritage elements (entrance portals) until such time that they can be re-introduced in tandem with phasing and construction related to development of Blocks 4 and 5A, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
- (ii) Prior to the issuance of a demolition permit for 844 Don Mills Road, submit a dismantling and reconstruction plan, lighting plan and interpretation plan, for the heritage elements (entrance portals), to the satisfaction of the Senior Manager, Heritage Preservation Services; and
- (iii) To design and construct a Base Building for each building on Blocks 4 and 5A as shown on Diagrams 6 and 7 of By-law - 2019 [Clerks to insert number], that incorporates the entrance portals, including the use of appropriate exterior finishes, the details of which to be secured during site plan approval, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

20 (k) prior to the earlier of final site plan approval or the issuance of any building permit on Block 12, including for clarity any conditional permit or any demolition permit but excluding any building permit otherwise acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. provide a detailed Conservation Plan, prepared by a qualified heritage consultant, for the existing building at **1150 Eglinton Avenue East**, substantially in accordance with the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd., dated February 13, 2018 and the listed plans and drawings that form part of such Heritage Impact Assessment, subject to revisions, to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. enter into a Heritage Easement Agreement with the City for the property at **1150 Eglinton Avenue East** substantially in accordance with the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd., dated February 13, 2018 and the listed plans and drawings that form part of such Heritage Impact Assessment, subject to revisions, to the satisfaction of the Senior Manager, Heritage Preservation Services subject to and in accordance with the approved Conservation Plan required in Part 2.h.xi.1. above, all to the satisfaction of the Senior Manager, Heritage Preservation Services, and shall register such agreement to the satisfaction of the City Solicitor; and
3. provide a Letter of Credit, including provisions for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan;

20 (l) the Owner agrees to produce urban design guidelines prior to issuance of Notice of Approval Conditions for the first residential development on the lands, to the satisfaction of the Chief Planner and Executive Director, City Planning, that will:

1. achieve a high quality public realm;
2. allow incremental development with each phase adding to the fully built out development;
3. provide a context for existing heritage features for both landscape and buildings;
4. foster design excellence, and an innovative architecture and landscape design; and
5. provide explicit direction for the new portions of the development, particularly those Blocks that are adjacent to **844 Don Mills Road and 1150 Eglinton Avenue East**, in order to capitalize on the important thematic qualities of modernist architecture inherent in the design of these landmarks, and to ensure a continued spirit of architectural excellence augments the importance of other noteworthy buildings of the post-war era that contribute to the unique heritage of the Don Mills Community;