NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2020 Report No. 7

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

2020-7-1 Approval of Agenda:
It was moved by Sam Ghose and seconded by Alex Grenzebach that the proposed agenda be adopted. Passed.

2020-7-2 Minutes of Last Meeting (2020 Report No. 6, June 22, 2020)
It was moved by Sam Ghose and seconded by Alex Grenzebach that the Minutes of the June 22, 2020 meeting be approved. Passed.

2020-7-3 DELEGATIONS AND PRESENTATIONS
None

2020-7-4 Area Planning – North York District (see Appendix – Status of Studies)

7.4.1 Downsview Lands
Some Panel members had requested copies of the discussion guide and work book, however they were received too late to contribute to Phase 1 of the consultation, which closed on June 30, 2020. The Panel will continue to monitor the process.

7.4.2 Don Mills Crossing Study (Wards 15,16)
The North York Community Preservation Panel (NYCPP) submitted a letter (June 30, 2020) to the Toronto Preservation Board (TPB) regarding 1150 Eglinton Avenue East (see Correspondence) that included the following recommendation:

- That City Council request staff to report back ASAP on the outstanding properties assessed in the Don Mills Crossing CHRA Study.

The NYCPP recommendation was moved as a motion and adopted by the TPB at its July 2, 2020 meeting.
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PB15.7

However, North York Community Council (NYCC) at its July 15, 2020 meeting adopted the staff report recommendations which did not include

the motions adopted by TPB. The NYCC recommendations will go to City Council for approval on July 28, 2020.

7.4.3 Yonge Street North Planning Study

Anne-Marie Branch reported on her work on post WWII bungalows. She will

contact Richard Unterman to inquire whether his report for City Planning will include this aspect.

2020-7.5 Neighbourhood Planning

7.5.1 Neighbourhoods Intensification Workplan Report

The City Planning report on Yellowbelt/Missing Middle was approved at Planning and Housing Committee (PHC) on July 15, 2020 and will go to City Council on July 28, 2020. The project will involve extensive consultation and the Community Preservation Panels will need to become engaged.

2020-7.6 SITE-SPECIFIC ITEMS and properties of interest

7.6.1 Ward 6 York Centre

7.6.1.1 12 Alexis Boulevard

The North York Historical Society brought this listed property (Oct 6, 1997) in Clanton Park to the attention of the NYCPP. TOBuilt indicates the cottage was constructed in 1900 and moved to the current site in 1910.
https://www.acotoronto.ca/show_building.php?BuildingID=6392
NYCPP will contact the Heritage Planning regarding its status.

7.6.2 Ward 8 Eglinton-Lawrence

7.6.2.1 23 Glengrove Ave West

Dating to the early 1890s, it is believed to be the second oldest home (after Snider Farmhouse – 744 Duplex Ave.) in the Lytton Park area. The property is still for sale.

7.6.3 Ward 15 Don Valley West

7.6.3.1 324 Old Yonge Street (Yonge Ridge)

G.Kettel reported that the heritage nomination which was submitted on May 27, 2020 to Heritage Planning, has also received the support of Councillor Jaye Robinson and the North York Historical Society.

7.6.3.2. 2875 Yonge Street – Lawrence Park Apartments

A 3 storey apartment building built in 1925
https://www.acotoronto.ca/show_building.php?BuildingID=8335
The NYCPP decided to nominate it as a candidate for heritage listing.
ACTION: A. Grenzebach to prepare a draft heritage nomination.

7.6.4 Ward 16 Don Valley East

7.6.4.1 1150 Eglinton Ave E.
Designation, alteration and heritage easement agreement at 1150 Eglinton Avenue East

TPB July 2 2020
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PB15.7
NYCC July 15, 2020
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY16.4
City Council July 28, 2020
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY16.4
The discussion at TPB noted the important historical features of the property and its association with IBM and computer technology (e.g. punched cards). The TPB made amendments intended to ensure a robust Heritage Interpretation Plan is developed; however NYCC approved the staff recommendations without the TPB amendments, as did City Council.

7.6.4.2 844 Don Mills Road
The NYCPP requested and received an update from Joe Muller, Heritage Planning, regarding the status of the heritage designation, alterations and heritage easement agreement. His response indicated that as a result of the settlement for the redevelopment, the building at 844 Don Mills Road is being (mostly) demolished. The two entrance portals are being dismantled, reconstructed, and will be incorporated into two new buildings. The dismantling and reconstruction has been secured through the Section 37 agreement.

As a result of the demolition and salvage, the interpretation and commemoration taking place on this property do not meet the City's criteria for conservation, and so the property is not being listed or designated.

7.6.5 Ward 18 Willowdale
7.6.5.1 5800 Yonge Street (former North York Hydro)

NY16.5 Preliminary Report - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications - 5800 Yonge Street
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY16.5

Anne-Marie Branch and NYCPP each submitted letters to NYCC in regard to this item (see Correspondence).
The NYCC referred the item back to the Director, Community Planning, North York District, for further consideration. According to Councillor Filion there was concern about the reference to the secondary plan.

Background: This property was included in the 1997 City of North York Inventory of Heritage Properties; however it has not been listed by the City of Toronto. Anne-Marie Branch submitted a nomination for listing in 2018. Times Group submitted a redevelopment application on Jan. 31, 2020. There is no heritage assessment among the reports submitted to date.

https://urbantoronto.ca/news/2020/02/times-group-proposes-four-tower-complex-5800-yonge

The NYCPP will continue to request that the City make the submission of a Heritage Impact Assessment a condition of the application.

2020-7.7 ADMINISTRATIVE ITEMS

7.7.1 Panel Financial Report

No update.

7.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)
September 28, October 26, November 23.

7.7.3 Correspondence

Re 1050 Eglinton Avenue East

(June 30, 2020) Letter from Geoff Kettel and Alex Grenzebach, North York Community Preservation Panel (PB.Supp.PB16.7.2)
(http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-107599.pdf)

Re 5800 Yonge Street

(July 14, 2020) E-mail from Anne-Marie E. Branch, Volunteer Attendee, North York Community Preservation Panel (NY.New.NY16.5.1)
(http://www.toronto.ca/legdocs/mmis/2020/ny/comm/communicationfile-111128.pdf)
(July 14, 2020) E-mail from Geoff Kettel, Past Chair, North York Community Preservation Panel (NY.New.NY16.5.2)
(http://www.toronto.ca/legdocs/mmis/2020/ny/comm/communicationfile-111129.pdf

2020-7.8 OTHER BUSINESS

7.8.1 Toronto Preservation Board – Working Group

G. Kettel reported on the TPB working group established to consider and recommend any process changes required as a result of the revised provincial planning and heritage legislation i.e. Bill 108.

7.8.2 2020 ACO Heritage Awards

The NYCPP submitted nominations for Bill Greaves (A.K. Sculthorpe Award for Advocacy) and Karl Frank (Margaret and Nicholas Hill Cultural Heritage Landscape Award). The ACO Heritage Awards will be a virtual event on Thursday, October 1, 2020.

7.8.3 Self-Guided Walks #3 Bayview Institutional Lands (Route/Introduction), Leaside Life, July 2020

https://leasidelife.com/a-self-guided-walking-tour-of-leaside-part-3-bayview-institutional-lands/

2020-7.9 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