

NORTH YORK COMMUNITY PRESERVATION PANEL
MINUTES
2020 Report No. 8

Date of Meeting: Monday, September 28, 2020
Time: 7:00 p.m. (by ZOOM)
Present: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair),
 Rosanna Iaboni
Regrets: Mary Ann Cross, Sam Ghose, Karl Frank
Guests: Sharon Mourer, Anne-Marie Branch, Elora Garbutt

2020-8-1 Approval of Agenda:

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

2020-8-2 Minutes of Last Meeting (2020 Report No. 7, July 27, 2020)

It was moved by Alex Grenzebach and seconded by Rosanna Iaboni that the Minutes of the July 27, 2020 meeting be approved. Passed.

2020-8-3 DELEGATIONS AND PRESENTATIONS

None.

2020-8-4 Area Planning – North York District (see Appendix – Status of Studies)

8.4.1 Downsview Lands

Round Two of the id8 Downsview consultation process by Northcrest Developments and Canada Lands Company: A Virtual Townhall is being held on Tuesday, September 29, 2020 at 7-9pm.

For more information:

<https://www.id8downsview.ca/>

8.4.2 Don Mills Crossing Study (Wards 15,16)

Further to the North York Community Preservation Panel (NYCPP) Minutes of Meeting 7, held on July 27, 2020, City Council on July 28, 2020 approved the North York Community Council (NYCC) recommendations which did not include the Toronto Preservation Board (TPB) resolution (which had been proposed by the NYCPP), i.e.

- That City Council request staff to report back as soon as possible on the outstanding properties assessed in the Don Mills Crossing Cultural Heritage Resource Assessment (CHRA) Study.

8.4.3 Yonge Street North Planning Study

On September 9, 2020, City Planning staff conducted a Virtual Community Consultation Meeting to kick-off the Transportation Master Plan that is part of the Yonge Street North Planning Study. Some of the topics discussed included:

- New road connections

- Walking and cycling networks
- Safety and road design
- Access to public transit
- Parking
- Managing travel growth

The Transportation Master Plan will follow Phases 1 and 2 of the Municipal Class Environmental Assessment process.

In addition, Community Planning staff presented an amended draft Secondary Plan boundary that expanded the boundary further east to Willowdale Avenue and further south to Centre Avenue and initiated a discussion around “missing middle” Housing through the introduction of a range of low-rise, low-scale building types in the expanded boundary area. The term “missing middle” refers to housing types ranging from duplexes to low-rise apartments, all of which can be found in many parts of Toronto today, but which are currently limited in where they can be newly built.

Materials on Missing Middle and Study Boundary Changes

https://www.toronto.ca/wp-content/uploads/2020/09/9826-CityPlanning_YongeStreetNorthBoards_0814.pdf

Community Planning requested that feedback on all the materials presented during the Virtual Community Consultation Meeting be provided by October 13, 2020 to Guy Matthew, Senior Planner at Guy.Matthew@toronto.ca

8.4.4 Jane Finch Study

No update.

8.4.5 City-Wide Heritage Survey

Tamara Anson-Cartwright (Heritage Planning) contacted the NYCPP with a request for assistance to confirm the status of several Modernist properties. Several members of the Panel provided input to this review.

2020-8.5 Neighbourhood Planning

8.5.1 Neighbourhood Planning Guidelines

The NYCPP noted that several neighbourhoods are interested in character guidelines being developed by the City, but unfortunately this process appears to have stalled.

8.5.2 Neighbourhoods Intensification Work Plan Report

It was noted that City Planning included “missing middle” typologies in their presentation on the Yonge Street North Planning Study at the September 9, 2020 Community consultation meeting.

2020-8.6 SITE-SPECIFIC ITEMS and properties of interest

8.6.1 Ward 6 York Centre

8.6.1.1 12 Alexis Boulevard (Neil Cottage)

Rosanna Iaboni visited the property in the Clanton Park neighbourhood and has taken photographs. The NYCPP will contact Heritage Planning and determine whether the Heritage Property Standards by-law (and/or the regular Property Standards by-law) applies even though it is a listed rather than a designated property.

8.6.2 Ward 8 Eglinton-Lawrence

8.6.2.1 23 Glengrove Avenue West

Eli Aaron advised the Panel (by email dated Sept 18, 2020) that 23 Glengrove Avenue West has been sold, for \$5.4 million. The real estate listing said the house was an "amazing opportunity." The NYCPP hopes that that would be an opportunity to own a historic house as opposed to building a new one.

E. Aaron noted that Glengrove Avenue has about 20 homes dating to the period of 1895-1910, many of which are on the same block as 23 Glengrove Avenue West. A growing number of these early homes are facing lot splitting and new builds due to their wide lots.

The homes in the entire Lytton Park have similar styles, but E. Aaron thinks that there is a distinct heritage component. It appears that 95% of the homes date to 1920-1935 and about 5% date to 1895-1915. The oldest homes are primarily near Yonge Street, along Glengrove Avenue and the streets within a few blocks north and south of Glengrove Avenue. A Cultural Heritage Resource Assessment (CHRA) and batch listing may be a possibility.

8.6.3 Ward 15 Don Valley West

8.6.3.1 324 Old Yonge Street (Yonge Ridge)

Geoff 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.

8.6.3.2 2 Valleyanna Drive - Annandale Gatehouse

A Zoning By-law Amendment Application was submitted to City Planning and a Preliminary report on the development was adopted, NYCC agenda September 10, 2020

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY17.6>

A Community Consultation Meeting will be arranged.

8.6.4 Ward 16 Don Valley East

8.6.4.1 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.

8.6.4.2 230 The Donway West (Donway United Church)

Joe Muller (Heritage Planning) has linked Options for Homes with the NYCPP.

8.6.5 Ward 17 Don Valley North

8.6.5.1 9 Barberry Place (Thomas Clarke House)

Geoff Kettel reported that the North York Historical Society has been contacted by a resident living near the Thomas Clarke house on Barberry Place. The resident is concerned about the condition of the house and grounds. He has complained to the City about the unkempt grounds and is concerned that the building may be being used as a rooming house. He says that the police have been called at least once and kicked people out but they seem to have returned.

The NYCPP has contacted Heritage Planning to ask whether the Heritage Building Standards requirements apply to this listed (but not designated) property.

8.6.6 Ward 18 Willowdale

8.6.6.1 5800 Yonge Street (former North York Hydro)

At its September 10, 2020 meeting, NYCC directed staff to arrange a Community Consultation Meeting for the application.

NY17.7 Preliminary Report - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications - 5800 Yonge Street

<https://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-156019.pdf>

Anne-Marie Branch and the NYCPP submitted letters to NYCC in regard to this item.

A.M. Branch advised the NYCPP that North York Community Planning staff had committed to letting NYCPP know if heritage designation is possible vis a vis the purchase and sale agreement.

2020-8.7 ADMINISTRATIVE ITEMS

8.7.1 Panel Financial Report

No update.

8.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

October 26, November 23, 2020

8.7.3 Correspondence

8.7.3.1 EX 16.3 Responding to the Dundas Street Renaming Petition

(September 19, 2020) Letter from Geoff Kettel, North York Community Preservation Panel (EX.Supp.EX16.3.4)

<http://www.toronto.ca/legdocs/mmis/2020/ex/comm/communicationfile-118500.pdf>

2020-8.8 OTHER BUSINESS

8.8.1 Toronto Preservation Board

The TPB working group report will be introduced at the September 29, 2020 TPB meeting. The report will be discussed at the October 30, 2020 meeting.

8.8.2 2020 Architectural Conservancy of Ontario (ACO) Heritage Awards

The 2020 Awards Month will celebrate the nominees and recipients. Each weekday between October 5th and October 14th, ACO will be showcasing two of the award categories and announcing the award recipients.

www.ACOheritageawards.ca

8.8.3 National Trust Conference (October 5-7, 2020)

The National Trust Conference (in association with the Canadian Association of Heritage Professionals (CAHP) features virtual and interactive events, including plenary and concurrent sessions, a sponsor exhibit hall, and special events during the core conference days of October 5-7, 2020.

8.8.4 COVID Related City Programs

8.8.4.1 HistoricTO Walking Tours

HistoricTO walking tours, a time-ticketed, guided neighbourhood walking tour experience, will offer visitors an opportunity to engage in discussions and explore Toronto through diverse perspectives. Tours were held from July 30 to September 4, 2020. Themes included: Colonization and the evolution of land use over time, the impact of urban development and industrialization, settlement patterns and immigration, Indigenous, Black, LGBTQ2S+ and women's history.

As well, the City has offered never-before seen access to the Museums' artifact and fine art collections through Toronto History Museums Artifact Collection, an online virtual database, available at toronto.ca/museums. This collection

consists of 150,000 artifacts, 1.1 million archaeological specimens and 3,000 works of art reflecting the 11,000-year span of human occupation of the Toronto area.

<https://www.toronto.ca/museums>.

8.8.4.2 StrollTO Walks

The City has developed walking tours in each Ward:

<https://www.toronto.ca/explore-enjoy/festivals-events/showloveto/strollto/>

8.8.4.3 Toronto Island Stories

The City of Toronto presents Island Stories - a collective storytelling project meant to capture the unique ways in which Torontonians experience Toronto Island. Whether it's a photo, a video, words or a piece of art, submissions are welcome on [toronto.ca/islandstories](https://www.toronto.ca/islandstories) or on social media using [#IslandStories](https://twitter.com/IslandStories). What is your island story?

8.8.5 Proposed regulation under the Ontario Heritage Act

The proposed regulation was posted on September 21, 2020, The regulation is expected to come into force on January 1, 2021.

Deadline for comment is November 5, 2020.

<https://ero.ontario.ca/notice/019-1348>

8.8.6 Fall 2020 Ontario Budget

It was noted that the Ontario Minister of Finance has invited submissions from organizations.

2020-8.9. 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