

NORTH YORK COMMUNITY PRESERVATION PANEL
MINUTES
2020 Report No. 9

Date of Meeting: Monday, October 26, 2020
Time: 7:00 p.m. (by ZOOM)
Present: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair),
Rosanna Iaboni, Karl Frank
Regrets: Mary Ann Cross, Sam Ghose,
Guests: Sharon Mourer, Anne-Marie Branch, Eli Aaron

2020-9-1 Approval of Agenda:

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

2020-9-2 Minutes of Last Meeting (2020 Report No. 8, September 28, 2020)

It was moved by Alex Grenzebach and seconded by Rosanna Iaboni that the Minutes of the Sept. 28, 2020 meeting be approved. Passed.

2020-9-3 DELEGATIONS AND PRESENTATIONS

None.

2020-9-4 Area Planning – North York District (see Appendix – Status of Studies)

9.4.1 Downsvieview Lands

id8 Downsvieview has held virtual consultation workshops in October on topics such as Parks and Nature; Getting Around and Across the Site; Jobs and Employment, and People and Neighbourhoods. For more information:

<https://www.id8downsvieview.ca/>

Two main Heritage Issues have emerged:

1. whether the Bombardier buildings (Northcrest) have potential for re-use and re-purposing; and
2. whether the Canadian Air and Space Museum could be brought back to Downsvieview.

Rosanna Iaboni has referred id8 Downsvieview to Ken Swartz, the former Vice Chairman and Director of Marketing & Communications and Aerospace Industry Historian at the Canadian Air & Space Museum/Toronto Aerospace Museum (2003-2016)

9.4.2 Don Mills Crossing Study (Wards 15,16)

No update.

9.4.3 Yonge Street North Planning Study

No update.

9.4.4 Jane Finch Study

No update.

9.4.5 City-Wide Heritage Survey

The North York Community Preservation Panel (NYCPP) earlier work on North York Modernist Architecture (2009, 2010) is being incorporated in the City-Wide Heritage Survey.

Alex Grenzebach, Karl Frank and Geoff Kettel met with Gary Miedema and Zoi de la Pena on October 7, 2020 to discuss Heritage Planning's questions about the status of North York Modern Inventory properties.

2020-9.5 Neighbourhood Planning

9.5.1 Neighbourhood Planning Guidelines

No update.

9.5.2 Neighbourhoods Intensification Work Plan Report

City Planning is expected to report back in January 2021 regarding "missing middle" scenarios.

2020-9.6 SITE-SPECIFIC ITEMS and properties of interest

9.6.0 Map and List of North York Heritage Properties

Alex Grenzebach reported on this 2008 project of the NYCPP. Following discussion it was agreed that the availability on the City's website of the location of properties in map format made the NYCPP's map largely redundant.

9.6.1 Ward 6 York Centre

9.6.1.1 12 Alexis Boulevard (Neil Cottage)

The North York Historical Society (NYHS) advised that the property (listed October 6, 1997) appears to be in poor condition. The NYCPP contacted Joe Muller of Heritage Planning and he advised that in March 2020 a vehicle collided with the house (as reported by a witness), and caused damage. Heritage Planning (HP) was contacted and Toronto Building attended to enforce property standards. Not being designated, heritage property standards do not apply, but they were able to effect more durable securing of the house.

Joe Muller advised that Neil Cottage was on HP's list of vacant heritage properties that they are tracking. He invited the NYCPP to advise HP of any other such properties that we may know of, so that they can cross-check them with their list.

9.6.2 Ward 7 – Humber River-Black Creek

9.6.2.1 Jacob Stong House, York University

The NYHS was contacted by Susan Grundy, the great-great-great granddaughter of the original owner, Jacob Stong. She visited the designated property a few years ago and was struck by the lack of care

to the building inside and out. It had not been occupied in a while. Ms Grundy contacted the York University Development Corp and the City of Toronto at that time; everyone assured her that the building is protected. However, recently a contact on campus informed her that the building continues to decline.

Stong House plays a prominent role in Ms. Grundy's novel, "Black Creek" (literary fiction), due to be published next year by Toronto's Inanna Publications. Her hope was that the book would spur some attention, but it could be too little, too late.

Geoff contacted Joe Muller who indicated that HP would look into it. (Oct. 9).

ACTION: request Heritage Planning for an update.

9.6.3 Ward 8 Eglinton-Lawrence

9.6.3.1 23 Glengrove Avenue West

No update

9.6.3.2 60 Roselawn Ave.

This late 19th century frame dwelling together with two other buildings on the lot has been of interest to the NYCPP for a while. It's now for sale. Tenants and several residents have suggested heritage protection for the property. Alex Grenzebach is preparing the heritage nomination.

9.6.3.3 744 Duplex Ave. (Snider Farmhouse)

Alex Grenzebach provided photographs that indicated that the renovations were well underway, and are protecting the integrity of the house.

9.6.3.4 2676-2704 Yonge Street (former Trull Funeral Home)

On September 16, 2020, a rezoning application was submitted by Triage Developments for the properties at 2676-2704 Yonge Street at the southwest corner of Yonge Street and Alexandra Boulevard. The developer will be using the address "1 Alexandra" This includes the former Trull Funeral Home site as well as a low-rise apartment building to the south.

The development proposal consists of a 9-storey, 30.8m-tall building, and contains 127 units, including rental replacement units, and new condo units. The proposal includes a parkland dedication to expand Snider Parkette.

The Alexandra Gates historically served as a gateway to the community. The Lytton Park Residents Organization (LPRO) had previously initiated an effort to restore the Gates, which were in poor condition and deteriorating. The developer has dismantled the Gates and has committed to restoring them to their original appearance.

9.6.3.5 592 Oriole Parkway (Willowbank)

A heritage nomination was submitted for this property in August, 2020 and receipt was acknowledged by HP on August 7, 2020.

ACTION: Follow up re status with Heritage Planning.

9.6.3.6 31 Bedford Park Avenue

This property, known as the "Beehive House", was listed in 1980 and is currently for sale.

9.6.4 Ward 15 Don Valley West

9.6.4.1 324 Old Yonge Street (Yonge Ridge)

A listing nomination was submitted for this property on May 27, 2020. There has been no response from HP.

ACTION: Panel to request Heritage Planning for an update.

9.6.4.2 1755-57 and 1783-85 Bayview Avenue (Talbot Quads)

A development application has been submitted for a mid-rise building on the west side of Bayview Avenue (1718-1734 Bayview Avenue) across the road from the Talbot Quads on the east side of Bayview Avenue. The applicant has submitted a Heritage Impact Assessment. The NYCC approved a Preliminary Report on Sept 10, 2020 and a community meeting will be arranged

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY17.4>

9.6.4.3 2875 Yonge Street – Lawrence Park Apartments

These apartments are in the ACO TOBuilt data base but are not listed or designated

https://www.acotoronto.ca/show_building.php?BuildingID=8335

ACTION: NYCPP to submit a heritage nomination

9.6.4.4 Regent Theatre, 551 Mount Pleasant Road

Sharon Mourer reported that the Regent Theatre (1920's) is for sale (asking \$7.5M).

9.6.4.5 2323-2329 Yonge Street

This property at the northeast corner of Yonge Street and Roehampton Avenue is actually in Ward 12 not Ward 15 (a block inside Ward 12).

A planning application was submitted to North York Planning on June 17, 2020: A Zoning By-law Amendment application to facilitate the development of the site for a 37-storey mixed use building comprised of 7,506.10 square metres of non-residential gross floor area and 23,240 square metres of residential gross floor area. A total of 380 residential dwelling units are proposed.

The existing concrete building is not heritage listed. Comment in Urban Toronto: "I've always considered this building, 1200 Bay, and the Padulo building at St. Clair & Yonge to be siblings scattered through the city. Mid-rise office buildings from the 60-70's continue to be an overlooked and fading breed".

<https://urbantoronto.ca/forum/threads/2323-2329-yonge-st-riocan-37s.31320/page-3>

https://www.acotoronto.ca/show_building.php?BuildingID=7772

9.6.5 Ward 16 Don Valley East

9.6.5.1 230 The Donway West (Donway United Church)

No update.

9.6.5.2 Southill Village (Don Mills)

A townhouse development in Modernist style located at Barber Greene Road and Southill Drive.

Karl Frank is working on a heritage nomination.

9.6.5.3 Three Valleys Auto Centre, 58 Three Valleys Drive

This remarkable example of a well-preserved (time capsule) gas station in Modernist style (located in the Parkwoods/Donalda neighbourhood) is now for sale. Included in ACO Buildings at Risk but is not listed.

9.6.5.4 1185 Lawrence Avenue East (The Milne House)

Alex Grenzebach reported that he was following up with the Toronto and Region Conservation Authority.

https://www.acotoronto.ca/show_building.php?BuildingID=10997

9.6.6 Ward 17 Don Valley North

9.6.6.1 9 Barberrry Place (Thomas Clarke House)

As reported last month, there is a concern about the condition of the (listed) house and grounds. Geoff Kettel contacted HP to ask whether the Heritage Building Standards requirements apply to this listed (but not designated) property. Joe Muller said they were looking into the situation with Toronto Buildings.

ACTION: Request Heritage Planning for an update

9.6.6.2 9 Lionel Heights Crescent

The NYCPP was contacted by Gary Miedema regarding an October 7, 2020 North York Committee of Adjustment application for the above property. The property is in the Parkwoods neighbourhood east of the Don Valley Parkway and was the home of John Boddy, notable builder in Don Mills. Karl Frank determined that:

(1) John Boddy was a Don Mills developer (passed in 2012) known for his philanthropy and principled approach to development. He was related through his wife to Robert McClintock, the developer of Bridletown in Scarborough .

(2) The house is a "sidesplit" and appears to be typical of the area. The proposal is to add a second storey addition to the one storey portion. It appears that the project is relatively benign (it's not a teardown) and we advised Gary Miedema that on balance we would not be opposed

9.6.6.3 3167 Bayview Avenue

Geoff Kettel advised that he was contacted by Jane Robertson, the President of the Bayview Village Association, in regard to this property, which was the subject of a recent Committee of Adjustment (CofA) application for variances required for a replacement house. The property appears to be the sole remaining McBride family residence (based on Scott Kennedy's book "Willowdale"). However the property is not listed, and therefore it would be very difficult to make a successful appeal at Toronto Local Appeal Board (TLAB) of the minor variances approved by the CofA.

9.6.7 Ward 18 Willowdale

9.6.7.1 5800 Yonge Street (former North York Hydro)

No update

2020-9.7 ADMINISTRATIVE ITEMS

9.7.1 Panel Financial Report

Rosanna requested any expenses to be submitted.

9.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

November 23, 2020. It was agreed to continue with meetings on the fourth Monday of the month in 2021.

9.7.3 Correspondence

None.

2020-9.8 OTHER BUSINESS

9.8.1 Proposed New Ontario Heritage Act Regulations

The proposed OHA regulations will be discussed at the Oct 30, 2020 Toronto Preservation Board meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PB18.1>

The deadline for comments on the draft regulation is November 5, 2020.

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

9.8.2 Report of the Working Group to Consider Options to Improve the Advisory Role of the Toronto Preservation Board

The working group report will be discussed at the October 30, 2020 TPB meeting. The report considers the TPB structure and process in light of the provincial changes impacting on City Planning e.g. compressed time

frames. There is a need to ensure meaningful input from the Board and Community Preservation Panels.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PB18.7>

9.8.3 2020 Architectural Conservancy of Ontario (ACO) Heritage Awards

The 2020 Awards Month celebrates the nominees and recipients. On October 14th, 2020, the ACO announced Karl Frank as the recipient of the 2020 Margaret and Nicholas Hill Cultural Heritage Landscape Award. The ACO stated that:

“Karl Frank, BLA OALA CSLA Emeritus, is being recognized this year for championing the natural and cultural built environments in Toronto’s Don Mills community, including the designation of a Cultural Heritage Landscape corridor on Eglinton Ave. East”.

Congratulations Karl!!

<https://acoheritageawards.ca/margaret-and-nicholas-hill-cultural-heritage-landscape-award/>

9.8.4 ICOMOS Standard for Conservation of Modernist Architecture

Anne-Marie Branch is following up her request to the Minister of Environment responsible for Parks Canada by:

- (1) contacting heritage leaders and officials from ICOMOS, and
- (2) contacting places which have already adopted the Madrid standards.

2020-9.9 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