

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2021 Report No. 1**

Date of Meeting: Monday, January 25, 2021
Time: 7:00 p.m. (by Google Meet)
Present:
Current Members: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair), Rosanna Iaboni (Treasurer), Sam Ghose, Karl Frank
Prospective Members: Sharon Mourer, Anne-Marie Branch
Regrets: Mary Ann Cross

2021-1-1 Approval of Agenda:

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

2021-1-2 Minutes of Last Meeting (2020 Report No. 10, November 23, 2020)

It was moved by Alex Grenzebach and seconded by Rosanna Iaboni that the Minutes of the November 23, 2020 meeting be approved. Passed.

2021-1-3 DELEGATIONS AND PRESENTATIONS

None

2021-1-4 PANEL DIRECTIONS AND INITIATIVES

1.4.1 Area Planning – North York District

2021 Study Work Program (see Appendix 1)

It appears that there is a slowdown in City Planning studies and plans, including Heritage studies and plans.

On Jan, 19, 2021 Planning and Housing Committee reviewed the 2021 Study Work Program.

The Planning and Housing Committee passed a motion requesting the Chief Planner and Executive Director, City Planning, to prepare a budget briefing note to the Budget Committee presenting the backlog of planning and heritage report requests and the necessary resources that would be required from the appropriate Reserve Fund, to address the backlog of planning and heritage report requests and provide scenarios for completing the backlog of requests within 3 years and within 5 years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.2>

1.4.2 Downsview Lands

On January 21, 2021 the City of Toronto hosted a Public Information Session to provide an update on the June 29, 2020 City Council direction to advance negotiations with Canada Lands and Northcrest to resolve their site-specific Appeal 134 (with respect to the lands designated Employment Areas within the Downsview Area Secondary Plan) to Official Plan Amendment (OPA) 231 in accordance with the approved Downsview Area Secondary Plan Review Principles.

1.4.3 Neighbourhood Planning

4.3.1 Neighbourhood Planning Guidelines

Per 2021 Study Work Program, Neighbourhood Design Guidelines Template has been downgraded from Forecast to Hold.

4.3.2 Expanded Housing Options in Neighbourhoods (EHON)

City Planning report on this topic was approved by City Council on July 28, 2020.

Dec. 8, 2020 Planning and Housing Cttee approved moving forward on "garden suites"

PH 19.4 C Expanding Housing Options in Neighbourhoods - Garden Suites Review

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.3>

1.4.2 Don Mills Crossing Study (Wards 15,16)

No update.

1.4.3 Yonge Street North Planning Study

No update

1.4.4 Jane Finch Study

No update.

1.4.5 City-Wide Heritage Survey

The City-Wide Heritage Survey will incorporate the North York Modernist Architecture work (2009, 2010). Karl and Geoff submitted responses to questions from the Survey team about the status of some properties included in the North York Modernist Inventory (1997).

2021-1.6 SITE-SPECIFIC ITEMS and properties of interest

1.6.1 Ward 6 York Centre

1.6.1.1 4700 Bathurst Street (former National Council of Jewish Women of Canada)

Demolition and redevelopment of existing office building to mid-rise building. Preliminary report at NYCC on March 1, 2021

ACTION: NYCPP will inquire with City Planning about heritage consideration of the building

1.6.2 Ward 7 – Humber River-Black Creek

1.6.3 Ward 8 Eglinton-Lawrence

1.6.3.1 60 Roselawn Ave.

19th century frame dwelling with two other buildings that included industrial function. Tenants and several residents have requested heritage protection. Property has been sold and may be threatened with redevelopment.

Alex Grenzebach prepared and submitted a nomination on Dec. 30, 2020

1.6.3.2 31 Bedford Park Avenue (The Houle House)

Houle House was built in 1885, most likely by the Mason family who owned the property at the time. According to Gary Schlee, "The house was named after Albert Houle, a florist who bought it in 1907 and lived in the house until 1922."

(Information from Bedford Park Bulletin article "Houle House")

<https://www.bprotoronto.ca/wp-content/uploads/2020/12/December-2020.pdf>

Listed on Oct 1, 1980. For sale currently.

ACTION: Alex Grenzebach to prepare a nomination for designation

1.6.3.3 Lytton Park Character Initiative

Eli Aaron met with Heritage Planning (HP) to discuss this initiative of the Lytton Park Residents Organization (LPRO). HP say they do not have the resources to conduct a CHRA and suggest that individual properties be nominated for listing. Glen Grove Park Walk, a 1979 publication of the North Toronto Historical Society (NTHS) included 38 homes. NTHS has already conducted research on at least 25 homes which remain intact. It is proposed that the NYCPP submit the nominations on behalf of the community.

1.6.4 Ward 15 Don Valley West

1.6.4.1 324 Old Yonge Street

The owner wants to demolish and split the single lot into three lots. It is believed that the house is the former home of Larry Denman Clarke, an Order of Canada recipient who founded Spar Aerospace Ltd., which built the Canadarm used on the space shuttle.

Since the end of September 2020 the owner has submitted additional materials to the Committee of Adjustment in preparation for requesting a hearing on their application for consent to sever the lot in three.

A heritage nomination was submitted by a local resident with the support of NYCPP,
A staff report with recommendation to include the property in the City's Heritage Register is to be considered by the Toronto Preservation Board on January 29, 2021.

1.6.4.2 1747-49 to 1783-85 Bayview Avenue (Talbot Quads)

Development application on the west side of Bayview (1718-1734 Bayview Avenue) across from the Talbot Apartments on east side of Bayview. The applicant has submitted a Heritage Impact Assessment. NYCC approved a Preliminary Report on Sept 10, 2020

At a community meeting held on November 12, 2020 it was revealed that the owner has acquired more properties - so the project will be still larger.

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

Note: Of the ten quads only two are currently listed/designated.

1.6.4.3 2 Valleyanna Drive (Gatehouse to former Annandale Estate)

This is a listed property. Alex Grenzebach submitted a nomination for designation in June 2019.

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

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

A community consultation meeting was held on November 17, 2020. Councillor Robinson has indicated her firm opposition to the project in a Jan. 7, 2021 email to attendees of the community consultation meeting.

1.6.4.4 551 Mount Pleasant Road (Regent Theatre)

Since the 1920s, the Regent Theatre (once known as the Belsize and then the Crest) has been an iconic theatre on Mount Pleasant Road. In 2018 the community learned that this historic theatre was for sale and there was potential it could be bought for the purpose of redevelopment.

Councillor Matlow put out a call inviting members of our community, arts and culture industry leaders, city staff, and other creative thinkers to come together for a conversation on how best to preserve the Regent's built form and purpose. He also initiated a Regent Theatre Steering Committee for creative ways to do outreach. This led to serious conversations from different arts and culture organizations about re-purposing the Regent Theatre. However these inquiries did

not result in the theatre being purchased by a group that could feasibly repurpose it for their organization's new home.

A heritage nomination for designation was submitted by Sharon Mourer of the South Eglinton Residents and Ratepayers Assn. (SERRA) on Dec. 28, 2020.

1.6.4.5 20 Research Road (former Research Enterprises Ltd., till recently Parkhurst Knitting Mill)

Dec. 2019 City Council approved the property to be listed in the Heritage Register.

A site plan application (SPA) was submitted for this site in 2020 to convert the building to a storage facility. (The SPA process is not a public process). North York Planning has issued the NOAC (applicant satisfied all conditions and have also been issued their Statement of Approval).

Heritage provided comments requiring that the site plan drawings need to reference the conservation plan work, which is included in the approved conservation plan. This has been done and the Planning file is closed.

1.6.5 Ward 16 Don Valley East

1.6.5.1 230 The Donway West

Heritage Preservation Services linked Options for Homes with the Panel. Karl Frank and Geoff Kettel met with Philip Evans of ERA Architects on November 20, 2020 and again on Dec. 8, 2020 with Phil Evans and Emma Abramowicz to discuss planning/heritage conservation options.

Karl Frank will do further research on the property and planning options.

1.6.5.2 Southill Village (Don Mills)

Comprises Barber Greene Road (120 units) and Southill Drive (70 units)

The developments represent a cultural heritage landscape – the row house buildings/split level fit into the landscape

Karl Frank submitted the completed nomination (for listing) of 190 units on Dec. 30, 2020.

1.6.5.3 Greenbelt Village (Don Mills)

Rental housing complex of stacked town houses in Don Mills.

1.6.5.4 Three Valleys Auto Centre, 58 Three Valleys Drive
In Parkwoods-Donalda, classic 1960's gas station in Modernist style.
As of December 2020 the property is not for sale.
Included in ACO Buildings at Risk.

1.6.6 Ward 17 Don Valley North

1.6.6.1 9 Barberry Place (Thomas Clarke House)

An Official Plan and Zoning By-Law Amendment application on the corner of Barberry Place and Sheppard Avenue East was filed in December, 2020. The application proposes to build a new 14 storey mixed use building, with retail and residential uses and to relocate the Thomas Clark House (heritage building) to the northwest corner of the development site on Sheppard. Right now the front is obscured by a later house at the corner of Barberry and Sheppard. The move would allow the house to be fully visible from public property.

1.6.7 Ward 18 Willowdale

1.6.7.1 Moorehead Park (Doris and Sheppard)

Background: In 2015 the North York Centre South Service Road was going to push through parkland on Sheppard east of Yonge. Due to objections this was stalled but the proposal has now reappeared. After a hiatus of over 5 years the destruction of Moorehead Park at the NE corner of Doris and Sheppard is once again being proposed in order to streamline traffic!

This would destroy an important privately owned public space (POPS) in area of major growth where public space is at a premium.

In 2015 when the destruction of the Park was proposed as the "solution" the North York Community Preservation Panel submitted Moorehead Park for a heritage nomination and also a "what's out there" nomination (Cultural Landscape Foundation).

IE18.2 North York Centre - Doris Avenue Extension (South Service Road - Environmental Assessment Addendum)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.IE18.2>

1.6.7.2 5800 Yonge Street (former North York Hydro)

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>

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>

North York Community Council 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.

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

Background: This property was included in the 1997 City of North York Inventory of Heritage Properties and Anne-Marie Branch submitted a nomination for listing in 2018. But it has not been assessed as far as we know.

Times Group submitted a redevelopment application on Jan. 31, 2020. There is no heritage assessment among the reports submitted.

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

Sept. 16, 2020, Giulio Cescato said: "City staff take our direction from Council. We need to evaluate the previous decision of council in regards to this property and how it may or may not affect the heritage designation of the property. To date we have been informed that council's decision effectively constitutes a decision to allow for redevelopment of the entire property. We will look into this further as part of our due diligence recognizing that you have raised heritage as a potential issue for this property."

1.6.7.2 90 Burndale Avenue (Joseph Sheppard House)

The Georgian style home (1835) is one of the city's few surviving buildings with a direct link to the 1837 Upper Canada Rebellion, according to a [Heritage Toronto](#) plaque outside the home. Now [on the market](#) for nearly \$5 million.

<https://www.blogto.com/real-estate-toronto/2021/01/toronto-house-built-1835-now-sale-5-million/>

2021-1.7 ADMINISTRATIVE ITEMS

1.7.1 Panel Financial Report

1.7.1.1 Report on 2020 Panel Expenses

Total 2020 NYCPP expenses of \$724.67 including CHO membership and design and printing of a pamphlet (Downsview heritage)

1.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

Feb 22

Mar 22

Apr. 26

May 24

June 28

July 26

1.7.3 Correspondence

None.

2021-1.8 OTHER BUSINESS

1.8.1 Bill 108 and Regulations under the Ontario Heritage Act

The regulations required to implement Bill 108 were not filed on Dec 31, 2020 as they were expected to be. So existing rules continue in place.

1.8.2 ICOMOS Canada – membership?

The Panel discussed membership in ICOMOS Canada or ICOMOS USA but no decision was made.

2021-1.9 ADJOURNMENT

There being no further business, the meeting was adjourned.

Attachment
City Planning Study Work Program – North York
Planning/Heritage Conservation/Guidelines 2020 and 2021

Secondary Plans and Area Planning	2020*	2021*
Allen District Plan	Forecast	Forecast
Downsview Lands Re-imagined Phase 1	Forecast	?
Jane-Finch Planning Study- Phase 1	Forecast	Forecast
Keele-Finch Plus: Final Report	Forecast	Forecast
Midtown Implementation Strategies – Interim Report and Final Report	Forecast	Forecast
Mount Dennis Planning Framework Study	Forecast	Forecast
North Yonge Secondary Plan Implementation	Forecast	Forecast
Sheppard/Don Mills Context Plan Study	Forecast	Forecast
Wilson Visioning Study	Forecast	?
Heritage Planning Projects	2020	2021
Glebe Manor Estates HCD Study	Hold	Hold
Jane-Finch CHRA	-	Active
Lawrence Park West HCD Study	Hold	Hold
Leaside CHRA	Hold	Hold
Mount Dennis CHRA	Active	Forecast
City-wide/Area Guidelines	2020	2021
Cultural Heritage Landscape Guidelines	Active	Hold
Historic Main Street Properties – Guidelines/best practices for conserving and enhancing	Hold	Forecast
Neighbourhood Design Guidelines Template	Forecast	Hold

*Forecast = currently underway and targeted for completion by year end

Active = preliminary completion dates beyond the year

Hold = potential study on hold

Source: Attachments to City Planning Study Work Program Report - Jan 2020, Jan 2021