

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2021 Report No. 2**

Date of Meeting: Monday, February 22, 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, Eli Aaron, Elora Garbutt
Regrets: Mary Ann Cross

2021-2-1 Approval of Agenda:

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

2021-2-2 Minutes of Last Meeting (2021 Report No. 1, January 25, 2021)

It was moved by Alex Grenzebach and seconded by Rosanna Iaboni that the Minutes of the January 25, 2021 meeting be approved. Passed.

2021-2-3 DELEGATIONS AND PRESENTATIONS

None

2021-2-4 PANEL DIRECTIONS AND INITIATIVES

**2.4.1 Area Planning – North York District
2021 Study Work Program**

A Budget briefing note responding to the Planning and Housing Committee's motion at its Jan 19 meeting was tabled at the Budget Committee

[Briefing Note 30 – 2021 Operating Budget Briefing Note – City Planning Division – Study Resources](#)

<https://www.toronto.ca/legdocs/mmis/2021/bu/bgrd/backgroundfile-163306.pdf>

2.4.2 Downsview Lands

Feb. 2, 2021 City Council

CC28.10 LPAT Appeal of OPA 231 - Appeal 134 by Parc Downsview Park and Canada Lands Company Ltd - Request for Direction

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC28.10>

City Council's Feb. 2nd decision included the following:

9. City Council request the Chief Planner and Executive Director, City Planning to consider opportunities to celebrate the site's varied history through the adaptive reuse of identified features, such as existing buildings, the runway, or others as part of Policy 15.e in preparation of the Public Realm Structure Plan.

2.4.3 Neighbourhood Planning

4.3.1 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 Committee 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>

2021-2.5 SITE-SPECIFIC ITEMS and properties of interest

2.5.1 Ward 6 York Centre

2.5.1.1 4700 Bathurst Street (former headquarters of the National Council of Jewish Women of Canada)

Demolition of existing office building and redevelopment to mid-rise building. -Zoning By-Law Amendment application to permit the proposal for a 9 storey, midrise residential building.

Not a listed property and no heritage report submitted.

Preliminary report will be on NYCC agenda on March 21, 2021.

Geoff Kettel contacted the planner and asked why Heritage was not referenced in the staff report and why there was no HIA?

The planner responded that they were discussing with the applicant. Also Councillor Pasternak noted that the applicant is having a pre-application public consultation on February 23, 2021 and his office would furnish us with the link.

2.5.2 Ward 7 – Humber River-Black Creek

2.5.2.1 Jacob Stong House, York University (designated property)

The North York Historical Society (NYHS) was contacted by Susan Grundy, the great-great-great- granddaughter of the original owner, Jacob Stong. She visited the 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. Everyone assured her that the building is protected. However, a contact on campus informed her that the condition of the building continues to decline.

Ms Grundy contacted the President of York University to inquire about the status and condition of the property.

Feb. 18, 2021: Susan Grundy shared a copy of the letter she received from Carol McAulay, Vice-President Finance and Administration, York University. This included the following:

"We would like to make more use of the Stong House and are currently conducting a study to identify the requirements to bring the house into a more widely useable state. For this study we have engaged specialist consultants to conduct a historical review of these buildings. In addition to the Stong House and Barn, the buildings being studied include Hoover House, Burton Auditorium and the Cottage at Glendon".

2.5.3 Ward 8 Eglinton-Lawrence

2.5.3.1 Lytton Park Character Initiative

Eli Aaron has completed nominations for 9 properties!!

In addition, he is looking at two others:

80 Lytton Boulevard - a Georgian Cottage

<https://www.blogto.com/real-estate-toronto/2021/02/toronto-home-bathroom-library-prohibition-history/>

22 Lytton Boulevard - a “short house”

2.5.4 Ward 15 Don Valley West

2.5.4.1 324 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 the NYCPP.

On Jan. 29, 2021, TPB recommended to NYCC (as recommended by the staff report) that the property be listed in the City’s Heritage Register. February 2, 3 and 5, 2021, City Council approved listing of the property in the Heritage Register.

2.5.4.2 1747-49 to 1783-85 Bayview Avenue (Talbot Quads)

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

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

At the community meeting held on November 12, 2020, it was revealed that the owner has acquired more properties - so the project will be still larger. Feb. 18, 2021: The applicant submitted a revised application (1710-1736 Bayview Avenue) to encompass additional properties acquired.

2.5.4.3 1779-81 and 1783-85 Bayview Avenue

Potential development of hi-rise building above the LRT station plus involving the two quads south of it. One of the two is listed and designated (1783-85 Bayview), but not the other (1779-81 Bayview) Heritage nominations for each of the quads were submitted in 2011;

however, only one of the quads is listed (and designated) currently. Geoff Kettel wrote to Heritage Preservation Services (HPS) to request that they move forward with the listing of 1779-81 Bayview as soon as possible.

2.5.4.4 2365 Bayview Ave. (Crescent School)

Feb. 17, 2021: the Toronto Preservation Board adopted a staff report recommending designation of this property which had been listed on the Heritage Register in 2006.

On March 1, NYCC recommended the report to City Council - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue (Ward 15)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY22.18>

2.5.4.5 19 Plymbridge Crescent

Application for minor variances (and demolition) of the building on NY CofA agenda for Feb. 25, 2021 meeting.

Heritage Planning has requested deferral of the application pending heritage assessment of the property.

Feb. 17, 2021: TPB recommended listing of the property to City Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PB21.8>

Feb. 18, 2021: Alex Grenzebach (for NYCPP) wrote to North York CofA in support of deferral.

2.5.5 Ward 16 Don Valley East

2.5.6 Ward 17 Don Valley North

2.5.7 Ward 18 Willowdale

2.5.7.1 90 Burndale Avenue (Joseph Sheppard House)

This 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. It is 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/>

2021-2.6 ADMINISTRATIVE ITEMS

2.6.1 Panel Financial Report

No report

2.6.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

Mar 22

Apr. 26

May 24

June 28

July 26

2.6.3 Correspondence

None

2021-2.7 OTHER BUSINESS

2.7.1 Regulation required for implementation of changes to Ontario Heritage Act

The following Motion from Councillor Mike Layton was approved by City Council on Feb. 2, 3 and 5 further to discussion at the Toronto Preservation Board.

Responding to Bill 108, Schedule 11 before proclamation of the Regulations by the Province of Ontario –

City Council direct the Chief Planner and Executive Director, City Planning, to write to the Province of Ontario, requesting:

- a. clarity of its plans in relation to the filing of the regulation required for implementation of Schedule 11 of the Ontario Heritage Act;
- b. public consultation regarding the proposed Regulation; and
- c. the revised Heritage Toolkit be made public before the Regulation is filed.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM28.30>

2.7.1 Empathy Squad

The Empathy Squad is a group of podcast-creators and audio storytellers in training who are tasked to foster meaningful connections and increase our understanding of one another across the province. Through public engagement, facilitated conversations, active listening and community presentations, they aim to capture and preserve Canada's collective community histories for generations to come.

To listen to pieces created by previous cohorts and learn more, please visit:

www.empathysquad.ca

Mary Ann and Anne-Marie have agreed to participate on behalf of NYCPP.

2021-2.8 ADJOURNMENT

There being no further business, the meeting was adjourned.