

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2021 Report No. 3**

Date of Meeting: Monday, March 22, 2021
Time: 7:00 p.m. (by Google Meet)
Present:
Current Members: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair), Sam Ghose
Prospective Members: Sharon Mourer, Anne-Marie Branch, Eli Aaron
Regrets: Mary Ann Cross, Rosanna Iaboni (Treasurer), Karl Frank
Guest: Emma Abramowicz, Project Manager, ERA Architects

2021-3-1 Approval of Agenda:

It was moved by Sam Ghose and seconded by Alex Grenzebach that the proposed agenda be adopted. Passed.
Declarations of conflict of interest: none

2021-3-2 Minutes of Last Meeting (2021 Report No. 2, February 22, 2021)

It was moved by Sam Ghose and seconded by Alex Grenzebach that the Minutes of the February 22, 2021 meeting be approved. Passed.

2021-3-3 DELEGATIONS AND PRESENTATIONS

Emma Abramowicz, Project Manager, ERA Architects, made a presentation on ERA's Cultural Heritage Evaluation Report of 1-3 Concorde Gate, 10-12 Concorde Place.

See Site Specific Items - Ward 16 Don Valley East (below).

2021-3-4 PANEL DIRECTIONS AND INITIATIVES

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

City Council approved the 2021 Budget without changes that would impact City Planning's 2021 Study Work Program (see February 2021 Minutes)

3.4.2 Downsview Lands

No update.

3.4.3 Neighbourhood Planning

4.3.1 Expanded Housing Options in Neighbourhoods (EHON)

No update.

2021-3.5 SITE-SPECIFIC ITEMS and properties of interest

3.5.1 Ward 6 York Centre

3.5.1.1 4700 Bathurst Street (former headquarters of the National Council of Jewish Women of Canada)

A pre-application public consultation was held on February 23, 2021.

3.5.1.2 134 Sandringham Drive (Armour Heights)

This is a large Tudor style house that was listed on the Register of Heritage Properties on Sept. 27, 2006.

It appears to be a future North York Committee of Adjustment (CofA) application. It was recently submitted for Zoning Review: "proposed to construct a rear 3 storey addition, new west side stair addition, new east side garage addition, new excavated rear deck and basement walkout" i.e. the additions appear to involve all sides of the building except the front elevation.

3.5.2 Ward 7 – Humber River-Black Creek

3.5.2.1 Jacob Stong House, York University

No update.

3.5.3 Ward 8 Eglinton-Lawrence

3.5.3.1 Lytton Park Character Initiative

Eli Aaron has completed nominations for 14 properties, all in the Glen Grove Park area.

80 Lytton Boulevard

This is a "Georgian Cottage" that was listed for sale at \$4.5 million and recently sold.

It was agreed that the heritage nomination should be submitted urgently

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

3.5.4 Ward 15 Don Valley West

3.5.4.1 55 St Edmunds's Drive

It was listed for sale at \$2,995,000.

The real estate listing does not list room dimensions. Considering its location and lot size (50x170), this price is low and may only represent land value.

<https://www.realtor.ca/real-estate/22931461/55-st-edmunds-dr-toronto-lawrence-park-north>

55 St. Edmund's is described in *the Historical Walking Tour of Lawrence Park* booklet (Stop 4) which was published by the Toronto Public Library Board in 2007 as follows:

"Originally Albert R. Greene House...This attractive stone-and-stucco house at the northeast corner of Lympstone Avenue was first owned by Albert R. Greene of A. R. Greene & Co., manufacturers agents, located at 590 King Street West. Although it is a good-sized house, with four bedrooms on the second floor and two more in the attic, the long, sloping gables tend to reduce its impact. The curved-top windows give a Mediterranean flavour as does the red tile roof. This house is the first of several on the tour designed by W. Breden

Galbraith (c.1926). It is listed as design no. 1601 in his 1930 publication, *A Canadian Home Plan Book*."

Its architect, W. Breden Galbraith, is described on pages 12-13 of the walking tour booklet as one of the major architects of Lawrence Park. Sadly, two of the three Galbraith-designed houses on Glengowan Road have been demolished.

Its prominent location at the corner of St. Edmund's Drive and Lympstone Avenue and its distinctive architecture justify its description as an "iconic" house in Lawrence Park.

Alex Grenzebach will prepare and submit a heritage nomination for the 55 St Edmund's property on behalf of the NYCPP.

On St. Edmund's Drive, immediately south of Lympstone Avenue, are 37 and 35 St. Edmund's Drive, which both predate WWI and are mentioned in the walking tour booklet. Both houses have been beautifully restored, and it would be most unfortunate if a "McMansion" is built to their north. *Buena Vista*, at 35 St. Edmund's Drive, is one of the six houses previously submitted by NYCPP for listing on the Heritage Register.

These properties are within the area of the Lawrence Park West Heritage Conservation District study, which was authorized by Council in 2016.

3.5.4.2 3167 Bayview Avenue (McBride House)

Communication from the Bayview Village Association (BVA) in regard to this property:

"On October 7, 2020, the North York Committee of Adjustment approved an application for consent to sever the property into two undersized lots and approved a new three-storey detached residential dwelling on each new lot will be built and fronting Burbank Drive. The existing property contains, inside the existing walls, the 150-year-old McBride Family Farm, built by a family who came to Upper Canada nearly 220 years ago and the McBride's were part of the very first wave of settlers in Upper Canada.

Working with local Bayview Village residents, BVA is supporting an effort to appeal to the Toronto Preservation Board with respect to a failure to designate or register this home as Heritage".

3.5.4.3 1747-49 to 1783-85 Bayview Avenue (Talbot Quads)

The development application for the west side of Bayview Avenue (1718-1734 Bayview Avenue) just south of Eglinton Avenue was re-submitted for 1710-1736 Bayview in February 2021 to include additional properties acquired by the applicant. This is across the street from the Talbot Quads on the east side of Bayview.

3.5.4.4 1779-81 and 1783-85 Bayview Avenue

Expected application for development of a high-rise building above the LRT station plus potentially involving the two quads south of it. One of the two

quads is listed and designated (1783-85 Bayview Avenue), but not the other one (1779-81 Bayview Avenue).

Heritage nominations for each of the ten quads were submitted in 2011; Geoff Kettel has written to Heritage Preservation Services (HPS) to request that they move forward with the listing of 1779-81 Bayview Avenue as soon as possible.

3.5.4.5 2365 Bayview Ave. (Crescent School)

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

On March 1, 2021, North York Community Council (NYCC) postponed consideration of this item to the April 20 2021 meeting of the NYCC. 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>

3.5.4.6 19 Plymbridge Crescent

Application for minor variances (and demolition) of the building was on the North York CofA agenda for the February 25, 2021 meeting. Heritage Planning requested deferral of the application pending heritage assessment of the property.

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

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

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

March 1, 2021: NYCC recommended designation of the property.

March 10, 2021: City Council approved designation of the property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY22.24>

3.5.5 Ward 16 Don Valley East

3.5.5.1 1-3 Concorde Gate and 10-12 Concorde Place.

ERA Architects have undertaken a due-diligence Cultural Heritage Evaluation Report (CHER) for the property, largely as a precaution, to ensure for the client's sake that heritage will not become a question later in the process. The site is not listed or designated, nor is it identified in the North York Modernist Inventory. It is located in close proximity to the former Japanese Canadian Cultural Centre at 123 Wynford Drive. The buildings on site were constructed in 1987 and 1991.

Because engagement with the relevant Community Preservation Panel is currently an expectation for CHERs that will be submitted to HPS, Emma Abramowicz of ERA Architects came to NYCPP to present their research and value assessment on the site, and solicit any feedback or missing

information that NYCPP members may have. The discussion with Emma tended to confirm the initial ERA view that the properties are a straightforward site, without significant heritage value.

3.5.5.2 49-57 Jocelyn Crescent, Don Mills

57 Jocelyn Crescent – Shawn Micallef wrote about this property in the Toronto Star on March 13, 2021:

“Bought for \$19,000, sold for more than \$2 million, this Don Mills home is a reminder of when Canada helped Canadians house themselves”.

<https://www.thestar.com/opinion/contributors/2021/03/13/bought-for-19000-sold-for-more-than-2-million-this-don-mills-home-is-a-reminder-of-when-canada-helped-canadians-house-themselves.html>

3.5.5.3 390-400 Woodsworth Road

One of the townhouse 'villages' around the Leslie Street-Sheppard Avenue area.

Joe Muller (HPS) contacted the NYCPP to determine whether it has potential interest in the structures present (or has indicated so in the past).

The response from Panel members was in the negative.

3.5.6 Ward 17 Don Valley North

3.5.7 Ward 18 Willowdale

3.5.7.1 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/>

3.5.7.2 20 Harrison Garden Boulevard (Elihu Pease house)

The North York Historical Society submitted a proposal for a commemorative plaque for the Elihu Pease house, 20 Harrison Gardens Boulevard.

March 11, 2021: City Council approved funding for the plaque.

Heritage Plaque to Commemorate the Elihu Pease house at 20 Harrison Garden Boulevard funded by Section 45(9) Planning Act Reserve Funds

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM30.6>

2021-3.6 ADMINISTRATIVE ITEMS

3.6.1 Panel Financial Report

No report.

3.6.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

Apr. 26

May 24
June 28
July 26

3.6.3 Correspondence

None.

2021-3.7 OTHER BUSINESS

3.7.1 Panel Membership

Interim Chair received a request from HPS to confirm members who were no longer active on the Panel.

3.7.2 ICOMOS Canada, ICOMOS USA and DOCOMO

Discussion about whether the Panel should become a member of one or more of these organizations. More information is needed.

2021-3.8 ADJOURNMENT

There being no further business, the meeting was adjourned.