

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2021 Report No. 4**

Date of Meeting: Monday, May 10, 2021

Time: 6:00 p.m. (by Google Meet)

Present:

Current Members: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair), Sam Ghose, Karl Frank

Prospective Members: Sharon Mourer, Anne-Marie Branch, Eli Aaron, Elora Garbutt

Regrets: Mary Ann Cross, Rosanna Iaboni (Treasurer)

2021-4-1 Approval of Agenda:

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

Declarations of conflict of interest: None.

2021-4-2 Minutes of Last Meeting (2021 Report No. 3, March 22, 2021)

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

2021-4-3 DELEGATIONS AND PRESENTATIONS

None.

2021-4-4 PANEL DIRECTIONS AND INITIATIVES

4.4.1 Area Planning – North York District

No update.

4.4.2 Neighbourhood Planning

4.4.2.1 Expanded Housing Options in Neighbourhoods (EHON)

Garden Suites Study

The Garden Suites Study is one of several studies that the City Planning Division is leading to expand housing options in Neighbourhoods as part of the Expanding Housing Options in Neighbourhoods (EHON) work program ([EHON website](#)), endorsed by City Council in July 2020.

The public consultation process is currently underway with the [Garden + Suites Survey](#). As the next step in the consultation process, City Planning is hosting a series of virtual community consultation meetings where residents can learn more, ask questions, and share comments about Garden Suites.

North York Community Preservation Panel (NYCPP) members discussed potential concerns with the program; i.e., overbuilding on lots, loss of vegetation and trees.

2021-4-5 SITE-SPECIFIC ITEMS and properties of interest

4.5.1 Ward 6 York Centre

4.5.1.1 4700 Bathurst Street (former headquarters of the National Council of Jewish Women of Canada)

A Zoning By-Law Amendment application has been submitted to permit the proposal for a 9-storey midrise residential building.

The building is not a listed property and no heritage report was submitted.

March 21, 2021 Preliminary report at North York Community Council (NYCC)

<https://www.toronto.ca/legdocs/mmis/2021/ny/bgrd/backgroundfile-163478.pdf>

ACTION: Anne-Marie Branch will contact Councillor Pasternak to ask:

- a) whether the City of Toronto is commissioning a Cultural Heritage Assessment study
- b) whether the study has already begun; if not, what is the current status

4.5.2 Ward 7 – Humber River-Black Creek

4.5.3 Ward 8 Eglinton-Lawrence

4.5.3.1 60-64 Roselawn Ave.

An Application was submitted to the North York Committee of Adjustment (NY CofA) on February 21, 2021 for severance and minor variances to permit six semi-detached dwellings. No hearing is scheduled at present.

A heritage nomination was previously submitted by Alex Grenzebach.

The question arises as to whether a severance with six lots is even permitted for consideration as a "minor variance".

ACTION: The NYCPP will follow up with North York Planning, and Heritage Planning.

4.5.3.2 2512 R Yonge St. (Orange Lodge and Orange Hall),

Located on the west side of Yonge Street, between Castlefield and St. Clement's Avenues.

City Council approved the heritage listing on November 9, 2016.

St. Clement's School and Madison Group have both put in offers on the land. No decision has yet been made.

ACTION: Alex Grenzebach will follow up with Heritage Planning.

4.5.3.3 Lytton Park Character Initiative

Eli Aaron has now completed nominations for 23 properties, all in the Glen Grove Park area.

ACTION: The NYCPP will submit the heritage nominations before June 30.

4.5.3.4 31 Bedford Park Avenue (The Houle House)

The 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."

It was listed on the Inventory of Heritage Properties in October 1, 1980.

It was sold as of the first week of March 2021 and it is rumoured that it has been bought by someone who plans on demolishing it.

Bedford Park Bulletin article "Houle House"

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

The NYCPP agreed at its January 2021 meeting to submit a nomination for designation.

ACTION: Alex Grezenbach will contact Heritage Planning to discuss the status.

4.5.4 Ward 15 Don Valley West

4.5.4.1 55 St. Edmund'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 four 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.

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.

On May 7, 2021 Alex Grenzebach submitted a heritage nomination for listing of the 55 St Edmund's property on behalf of the NYCPP. Heritage Planning has acknowledged the nomination and indicated they will bring it forward for listing shortly.

4.5.4.2 West side of Bayview Avenue Development Applications

Two development applications for 9-storey mid-rise buildings are important from a heritage perspective due to their proximity to, and potential impacts on heritage properties, respectively:

1466-1500 Bayview Avenue – adjacent to **1477 Bayview Avenue – Garden Court Apartments** - the iconic Art Deco complex.

The Community Consultation Meeting was held on May 13, 2021.

1710-1736 Bayview Avenue – adjacent to **1747-49 to 1783-85 Bayview Avenue** (Talbot Quads) – quadraplexes built by Henry Howard Talbot, Mayor of Leaside.

The original development application was for 1718-1734 Bayview Avenue. This was re-submitted for 1710-1736 Bayview in February 2021, to include additional properties acquired by the applicant.

June 2, 2021: City is holding a Community Consultation Meeting for the revised development application.

4.5.4.3 1779-81 and 1783-85 Bayview Avenue

There is an expected application for development of a high-rise building above the LRT station, 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.

ACTION: Motion to support the listing of 1779-81 Bayview Avenue. Moved by Alex Grenzebach, seconded by Sam Ghose. Carried.

4.5.4.4 2365 Bayview Ave. (Crescent School)

On 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 April 20, 2021, the NYCC referred the item back to staff for further consultation with the property owner.

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.NY23.30>

4.5.4.5 19 Plymbridge Crescent

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

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

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

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

February 18, 2021: Alex Grenzebach wrote to NY CofA in support of deferral.

February. 25, 2021: NY CofA deferred consideration of the CofA application.

March 11, 2021: City Council approved listing of the property.

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

City tries to save century-old stables: Hogg's Hollow home was purchased in 2019.

North Toronto Post, April, 2021, page 9

<https://issuu.com/postcity/docs/northto-2021-04>

4.5.4.6 Sherwood Park

The Sheldrake Boulevard and Stibbard Avenue area adjacent to the Blythwood Heritage Conservation District has much cultural heritage value but is undergoing accelerated real estate activity and change.

Blythwood Sherwood Walking Tour Booklet (North Toronto Historical Society).

217 Sheldrake Boulevard (Forsey Page House) was previously designated, and is currently for sale.

211 Sheldrake Boulevard appears to be deserving of heritage protection **ACTION:**

Motion: NYCPP to submit 211 Sheldrake for heritage listing. Moved by Alex Grenzebach,

Seconded: Karl Frank. Carried.

4.5.5 Ward 16 Don Valley East

4.5.5.1 1-3 Concorde Gate and 10-12 Concorde Place

Further to the April NYCPP meeting, when ERA Architects consulted with the NYCPP regarding these properties, Karl Frank reported on his later conversation with ERA where he suggested that Wynford /Concorde should be recognized as a cultural heritage landscape.

4.5.5.2 230 The Donway West (Donway Covenant United Church)

Karl Frank and Geoff Kettel met with Jeff Evenson of Options for Homes on May 10, 2021 to hear firsthand that their preferred proposal involves demolition of the Church building and a "forward on the lot" design. Karl's report to ERA recommended retention of the Sanctuary (only) and redevelopment of the site in an arc shape behind the Sanctuary.

ACTION Motion to submit a heritage nomination for listing of 230 The Donway West (Church sanctuary). Moved by Karl Frank, seconded by Rosanna Iaboni. Carried

4.5.5.3 1185 Lawrence Avenue East (The Milne House)

The opening of the Don Valley East trail has lead to increased use of the Lawrence Avenue trailhead and its parking lot, which are close to the Milne House. The question arises as to whether this could stimulate a viable use for the Milne House as a visitor centre/washroom etc

ACTION: NYCPP to write to Councillor Denzil Minnan-Wong (copy TRCA) with the suggestion.

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

4.5.6 Ward 17 Don Valley North

4.5.6.1 9 Barberry Place (Thomas Clarke House)

NY23.11 589 Sheppard Avenue East, 7-9 Barberry Place

NYCC April 20, 2021 NYCC meeting

The application for 589 Sheppard Avenue East and 7-9 Barberry Place proposes a 14-

storey mixed-use building with 160 residential units and 410 square metres of retail space. The application also proposes to relocate Thomas Clark House, a heritage building, to the northwest corner of the site.

NYCC approved the preliminary report and directed staff schedule a Community Consultation Meeting regarding the application.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY23.11>

The Community Consultation Meeting for this proposal has been scheduled for June 10, 2021.

2021-4.6 STREET NAMING

4.6.1 Naming of Proposed Public Street at 939 Eglinton Ave. East

On April 20, 2021, North York Community Council approved the name "Frederick Todd Way" to identify the proposed public street at 939 Eglinton Avenue East.

In 1912, two principal shareholders of the Canadian Northern Railway – Donald Mann and William Mackenzie – hired Frederick Gage Todd, a town planner and landscape architect, to lay out the plans for the Town of Leaside. Todd had designed two of their other model towns: Mount Royal (Montreal) and Port Mann (Vancouver).

NY23.26 Naming of a Proposed Public Street at 939 Eglinton Avenue East

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY23.26>

2021-4.7 ADMINISTRATIVE ITEMS

4.7.1 Panel Financial Report

No report.

4.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

June 28

July 26

4.7.3 Correspondence

None.

2021-4.8 OTHER BUSINESS

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

No update.

4.8.2 Community Preservation Panel Recruitment

The Community Preservation Panel Recruitment Application is now online – see link below. It provides an overview of Panel responsibilities and member qualifications. The deadline for submission is June 30, 2021.

<https://secure.toronto.ca/pa/agencies.do>

4.8.3 Steven Logan: "In the Suburbs of History"

This is a recently published book which includes a whole chapter devoted to Willowdale and another chapter on suburban development more generally in North America. Perhaps a public forum could be organized in cooperation with the North York Public Library?

[In the Suburbs of History \(UTP 2021\)](#)
[The Sub/urban Fix \(Urban Geography\)](#)

4.8.4 Focus on Demolition Issues

4.8.4.1 Cathy Nasmith: Demolition: Fix the Building Code not the Heritage System!

<https://uwaterloo.ca/heritage-resources-centre/blog/post/demolition-fix-building-code-not-heritage-system>

4.8.4.2 Upcoming Event: Toronto Branch of ACO: Demolition, Deconstruction and Displacement

Free virtual Spring Speaker Series which explores the role Demolition, Deconstruction and Displacement play in shaping past and future urban environments. Hosted by Alison Creba in collaboration with emerging and established practitioners across multiple fields, the series will expand on conventional heritage discourses to consider the ongoing legacy of these activities on physical and cultural landscapes.

Session 1: On Demolition

Thursday May 13, 2021: 8-9:30 pm

In conversation with historians and demolition practitioners, this panel explores the historical and evolving role of demolition as a process which simultaneously destroyed and enabled urban development. Entangled with notions of progress and loss are stories of physical erasure and destruction, but also the emergence of new livelihoods.

Speakers include: Francesca Russello Ammon, Jeff Byles, Jordan Teperman

Session 2: On Deconstruction

Thursday May 20, 2021: 8-9:30 pm

Considered an alternative to demolition, deconstruction is a process which seeks to conserve the value of architectural components through a more careful disassembly. This talk will present various perspectives on the ways these processes take place and intersect heritage and sustainability as well as stories of reclamation, salvation and displacement.

Speakers include: Susan Ross, Dr. Hazel and Rick Denhart, Andrew Judge, Adam Corneil

Session 3: On Displacement

Thursday May 27, 2021: 8-9:30 pm

Inherent in both topics of demolition and deconstruction, displacement occurs in both physical and cultural ways. This panel will explore the patterns, legacies and consequences of this activity. While the heritage discourse often focuses on what is lost, this discussion critically examines these processes and products - and the places they create.

Speakers include: Jennifer Foster & Heidy Schopf, Ron Ma, Lena Sanz Tovar, Michelle Murphy

http://acotoronto.ca/events_new.php

2021-4.9 ADJOURNMENT

There being no further business, the meeting was adjourned.