

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2021 Report No. 5**

Date of Meeting: Monday, June 28, 2021

Time: 7:00 p.m. (by Google Meet)

Present:

Current Members: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair), Karl Frank, Rosanna Iaboni (Treasurer)

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

Regrets: Mary Ann Cross, Sam Ghose

2021-5-1 Approval of Agenda:

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

Declarations of conflict of interest: None.

2021-5-2 Minutes of Last Meeting (2021 Report No. 4, May 10, 2021)

It was moved by Rosanna Iaboni and seconded by Alex Grenzebach that the Minutes of the May 10, 2021 meeting be approved. Passed.

2021-5-3 DELEGATIONS AND PRESENTATIONS

None.

2021-5-4 PANEL DIRECTIONS AND INITIATIVES

5.4.1 Area Planning – North York District

5.4.1.1 Downsview Lands (Ward 6)

Downsview Lands Secondary Plan, William Baker District

NY25.10 Preliminary Report - Zoning By-law Amendment and Plan of Subdivision Applications - 1350 Sheppard Avenue West

(June 22, 2021) E-mail from Rosanna Iaboni, North York Community Preservation Panel (NY.New)

(<http://www.toronto.ca/legdocs/mmis/2021/ny/comm/communicationfile-133135.pdf>)

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

5.5.1 Ward 6 York Centre

5.5.1.1 134 Sandringham Drive (Armour Heights)

This is a large Tudor style house, which was listed on September 27, 2006.

It appears that there will be a future North York Committee of Adjustment (NY CofA) application - recently submitted for Zoning Review: "Proposed to construct rear 3 storey addition, new west side stair addition, new east side garage addition, new excavated rear deck and basement walkout."

5.5.1.2 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.

It appears that the building was purpose-built for the Jewish community.

Anne-Marie Branch contacted 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 the current status is

A response is awaited.

5.5.2 Ward 7 – Humber River-Black Creek

5.5.3 Ward 8 Eglinton-Lawrence

5.5.3.1 60-64 Roselawn Ave.

An Application was submitted to the 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 for listing was previously submitted by Alex Grenzebach in December 2020.

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

In discussion with Heritage Planning, it appears that the house has been extensively modified over time and that unfortunately the property does not meet the criteria for listing. It remains a “quirky little property”. It was emphasized that the property is in an area of archaeological interest and that a proper archaeological assessment should be undertaken.

5.5.3.2 2512 R Yonge Street (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 been made. It is still listed for sale at \$11M. The advertisements do not indicate the heritage status of the property.

5.5.3.3 Lytton Park Character Initiative

Eli Aaron has now completed nominations for 30 properties, in the Glen Grove Park and Alexandra Gardens areas.

80 Lytton Boulevard

This Georgian Cottage was for sale at \$4.5M and recently sold. However, it does not appear to be in danger.

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

5.5.3.4 744 Duplex Ave. (Snider Farmhouse)

After two years, this property is still under renovation.

5.5.3.5 31 Bedford Park Avenue (The Houle House)

The Houle House was built around 1885, most likely by the Mason family who owned the property at the time. According to the North Toronto Historical Society, 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 on 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.

Alex Grenzebach will submit the nomination for designation by June 30, 2021.

5.5.4 Ward 15 Don Valley West

5.5.4.1 55 St. Edmund's Drive

55 St. Edmund's Drive 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 City Council (CC) in 2016.

On May 7, 2021, Alex Grenzebach submitted a heritage nomination for listing 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.

On June 16 2021, listing and designation was recommended by the Toronto Preservation Board (TPB) to CC.

PB25.1 Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 55 St. Edmunds Drive
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PB25.1>

Letter to TPB from Alex. M. Grenzebach, Interim Chair, North York Community Preservation Panel
(<http://www.toronto.ca/legdocs/mmis/2021/ny/bgrd/backgroundfile-168661.pdf>)

June 23, 2021 NYCC recommended listing and designation to City Council
NY25.21 Inclusion on the City of Toronto's Heritage Register - 55 St Edmunds Drive
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY25.21>

5.5.4.2 West side of Bayview Avenue (south of Eglinton)

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 Planning held a Community Consultation Meeting for the revised development application.

5.5.4.3 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; the Panel made a Motion at its May meeting to request that Heritage Preservation Services move forward ASAP with the listing of 1779-81 Bayview Avenue.

5.5.4.4 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>

5.5.4.5 19 Plymbridge Crescent

Application for minor variances (and demolition) of the building was on the 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>

On May 22, 2021 the house was demolished by the owner. Further to this, the City has been engaged in a multidivisional investigation involving Toronto Building, Heritage Planning, Urban Forestry and City Legal, and led by Alan Shaw, Deputy Chief Building Official.

"A luxury homebuilder tore down a Toronto heritage home without a permit. What happens next could test Ontario's heritage rules".

Toronto Star June 21, 2021

https://www.thestar.com/news/gta/2021/06/21/a-luxury-homebuilder-tore-down-a-toronto-heritage-home-without-a-permit-what-happens-next-could-test-ontarios-heritage-rules.html?source=newsletter&utm_content=a07&utm_source=ts_nl&utm_medium=email&utm_email=7ECDB2631EB5A6DB7311F24D751D66D7&utm_campaign=teve_59268

5.5.4.6 Annandale Gatehouse - 2 Valleyanna Drive

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

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

A community consultation meeting was held on November 17, 2020.

On Jan. 7, 2021 Councillor Robinson, in an email to attendees, indicated her firm opposition to the project

On June 16, 2021 TPB recommended to Council designation of the listed property.

PB25.8 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PB25.8>

On June 23, 2021 NYCC recommended to City Council

NY25.8 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY25.8>

The recommendation will be considered by City Council on July 14, 2021

5.5.4.7 505 Balliol Street

A heritage listed property. Now listed for sale.

5.5.5 Ward 16 Don Valley East

5.5.5.1 230 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.

At the May 2021 meeting the Panel agreed to submit a heritage nomination for listing of 230 The Donway West (Church sanctuary).

5.5.5.2 1185 Lawrence Avenue East (The Milne House)

The opening of the East Don 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

At its last meeting the Panel agreed to write to Councillor Denzil Minnan-Wong (copy TRCA) with the suggestion.

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

5.5.6 Ward 17 Don Valley North

5.5.6.1 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 to 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 was held on June 10, 2021.

5.5.6.2 75 Talara Drive and 11 Dervock Crescent

NYCC at its May 21 meeting adopted a motion brought forward by Councillor Shelley Carroll to request staff to undertake a heritage assessment of this 4-storey multifamily apartment complex in the Leslie Sheppard area.

NY24.28 Request to Evaluate the Heritage Potential of 75 Talara Drive and 11 Dervock Crescent

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY24.28>

2021-5-6 STREET NAMING

2021-5-7 ADMINISTRATIVE ITEMS

5.7.1 Panel Financial Report

No report.

5.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

July 26

5.7.3 Correspondence

None

2021-5-8 OTHER BUSINESS

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

No update.

5.8.2 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 (later extended to July 21).

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

5.8.3 Protection for Heritage Properties

Councillor Jaye Robinson made a motion at City Council on June 8, 9 2021 initiating a review of the City's processes and procedures for protecting buildings with cultural heritage value. The motion was unanimously supported by Toronto City Council. As part of their review, Heritage Planning staff will report back in the coming months with recommendations to strengthen and enhance these protections. The review will be undertaken alongside the [changes](#) to the Ontario Heritage Act made by the Province of Ontario under Bill 108, which will come into force on July 1.

MM34.49 Strengthening and Refining Protections for Heritage Properties in Toronto - by Councillor Jaye Robinson, seconded by Councillor Mike Colle

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM34.49>

5.8.4 ACO Awards

Submissions due June 30, 2021. The Panel agreed to endeavour to submit two nominations.

2021-5-9 ADJOURNMENT

There being no further business, the meeting was adjourned.