

NORTH YORK COMMUNITY PRESERVATION PANEL
MINUTES
2021 Report No. 7

Date of Meeting: Monday, Sept. 27, 2021

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

Present:

Current Members: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair),

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

Regrets: Mary Ann Cross, Sam Ghose, Rosanna Iaboni (Treasurer), Karl Frank

NOTE: Required member quorum was not reached (so no motions were made).

2021-7-1 Approval of Agenda:

Deferred.

Declarations of conflict of interest: None.

2021-7-2 Minutes of Previous Meetings

2021 Report Number 5 – June 28, 2021

Deferred (Passed by email vote July 28, 2021)

2021 Report Number 6 – July 26, 2021

Deferred (passed by email vote Sept 25, 2021)

2021-7-3 DELEGATIONS AND PRESENTATIONS

None.

2021-7-4 HERITAGE PLANNING UPDATE

74.1 Implementation of Ontario Heritage Act Amendments as of July 1, 2021

Mary MacDonald made presentations to:

Toronto Preservation Board (TPB) on September 1, 2021

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-170350.pdf>

Planning and Housing Committee (PHC) on September 19, 2021

<http://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-171017.pdf>

Heritage listings will, as before, be submitted to the TPB, but those properties that are to be designated will be submitted, in addition, to the Planning and Housing Committee, and then to City Council(CC) as before.

7.4.2 Official Plan Review “Our Plan” and Municipal Comprehensive Review

A Place to Grow: Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019. The Ministry of Municipal Affairs and Housing has established a deadline of July 1, 2022 for municipalities to update their Official Plans to achieve conformity with the 2019 Growth Plan. This provincially legislated requirement is satisfied through a Growth Plan Conformity exercise and Municipal Comprehensive Review. On June 29, 2020, City Council approved a work plan ([Item PH14.4](#)) for the “Growth Plan Conformity and Municipal Comprehensive Review of the Toronto Official Plan”.

Through *Our Plan Toronto*, the City of Toronto is undertaking an intensification strategy to satisfy the Growth Plan (2019) policies. This intensification strategy is intended to direct Transit Oriented Development (TOD) and prioritize growth where transit and other

infrastructure currently exists or is planned, including in Major Transit Station Areas, Urban Growth Centres, and other Strategic Growth Areas. As part of the intensification strategy, City staff is conducting a Land Needs Assessment, as required by the Growth Plan, to assess the quantity of land required to accommodate forecasted growth to 2051. <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

In October, 2021, consultation meetings will be held with stakeholders and the public as part of the Official Plan (*Our Plan Toronto*) consultation program.

7.4.3 Protection for Heritage Properties

Councillor Jaye Robinson made a Member's motion at the CC meeting on June 8 and 9, 2021, to initiate 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 are to 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 came into force on July 1, 2021.

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>

7.4.4 Area Planning – North York District

7.4.4.1 Downsview Lands (Ward 6)

Downsview Lands Secondary Plan,

Northcrest Development and Canada Lands Company (id8 Downsview)

Id8 Downsview will be submitting plans to the City later this year.

There will be two identical Public Information Meetings to learn about the id8 application and how it has been shaped by the public, rights holder, and stakeholder feedback.

Wednesday October 6, 4-6 pm

Thursday October 7, 7-9 pm

The NYCPP has applied to be a member of the id8 Community Advisory Group (CAG).

7.4.5 Expanded Housing Options in Neighbourhoods (EHON):

Garden Suites

Garden Suites are one of several initiatives as part of the Expanding Housing Options in Neighbourhoods (EHON) work program endorsed by City Council in July 2020.

A public consultation process has occurred with the [Garden + Suites Survey](#) and a series of virtual community consultation meetings were held where residents could learn more, ask questions, and share comments about Garden Suites.

Expanding Housing Options in Neighbourhoods - Garden Suites - Proposals Report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.15>

2021-7-5 SITE-SPECIFIC ITEMS and properties of interest

7.5.1 Ward 6 York Centre

7.5.2 Ward 7 – Humber River-Black Creek

7.5.3 Ward 8 - Eglinton-Lawrence

60-64 Roselawn Ave.

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

The question arises as to whether a severance with six lots is eligible for consideration as a "minor variance"!

A heritage nomination for the property was previously submitted by Alex Grenzebach. However, consultation with North York Planning and Heritage Planning suggests that unfortunately heritage values are not strong enough for listing and designation of the property.

2512 R Yonge Street (Orange Lodge and Orange Hall),

On Yonge Street, west side, between Castlefield and St. Clement's Avenues

City Council approved the listing of the property November 9, 2016.

St. Clement's School and Madison Group have both put in offers on the land.

No decision has yet been made.

Lytton Park Character Initiative

Eli Aaron has now completed research for 32 heritage property nominations in the Glen Grove Park and Alexandra Gardens areas. To date, 2 nominations have been submitted; 22 Lytton Blvd. and 22 Cortleigh Blvd. Remaining nominations will be reviewed by Alex Grenzebach and submitted on behalf of the Panel.

22 Lytton Boulevard

A "short house" submitted for heritage listing and designation by Alex Grenzebach on behalf of the Panel.

TPB recommended listing and designation on September 1, 2021.

NYCC recommended listing to City Council on Sept 13 2021.

PHC recommended designation on September 21, 2021.

A CofA application is on hold pending the heritage decisions

22 Cortleigh Boulevard

The house was built in 1912 and is among the two oldest houses on Cortleigh Boulevard, where development peaked in the 1930s. It also sits at the end of an intact row of four wide-lot, pre-WWI houses. The house is set on top of an embankment of a former stream. The front of the house is an L-shape.

Eli Aaron thinks this was common in suburban and rural Ontario in the early 20th century. There are no other examples that he is aware of in Lytton Park. The front and sides of the facade and roof largely retain their original appearance. The architect is not known. He has a 1915 photo from the Archives and a contemporary photo.

The house has not been previously identified as a property with heritage potential but Eli Aaron wanted to flag it and submit it for assessment. He prepared a nomination which was submitted by Alex Grezenbach on September 2, 2021.

A zoning review has been submitted to build a new three-storey single detached home at 22 Cortleigh Boulevard in Lytton Park.

A CofA hearing (for variances related to a new house) has been scheduled for November 4, 2021.

217 Woburn Avenue

217 Woburn Avenue appears to date from about 1912, though it may be older. It has a very distinct character, with a steep front gabled roof. The house is basically unaltered, but has not been well maintained. It is located on a forty-foot corner lot, whereas the average lot width is twenty-five feet. This house was put up for sale on September 24, 2021 and will likely be demolished, unless it is listed.

Whether to nominate for heritage? It was suggested that the Bedford Park Residents Organization be consulted to see whether they would support listing.

7.5.4 Ward 15 Don Valley West

7.5.4.1 505 Balliol Street

This is a heritage-listed property.

On July 5, 2021, the owner's lawyer asked the Conservation Review Board/Ontario Land Tribunal for a four-month deferral of the appeal hearing.

On July 6, 2021, the property was listed for sale. The real estate listing states that the property is historical and "cannot be torn down".

On July 12, 2021, plans were submitted for Zoning Review.

The status is "Not Started".

Two media articles about this property:

Toronto Star

[A property owner wanted to demolish this old house and rebuild. He was turned down, so he's gone back to the drawing board | The Star](https://www.thestar.com/news/gta/2021/08/26/property-owner-wanted-to-demolish-this-old-house-and-rebuild-he-was-turned-down-so-hes-gone-back-to-the-drawing-board.html)

<https://www.thestar.com/news/gta/2021/08/26/property-owner-wanted-to-demolish-this-old-house-and-rebuild-he-was-turned-down-so-hes-gone-back-to-the-drawing-board.html>

BlogTO

[Home listed in Toronto is raising eyebrows with impossible sales pitch \(blogto.com\)](https://www.blogto.com/real-estate-toronto/2021/08/505-balliol-toronto/)

<https://www.blogto.com/real-estate-toronto/2021/08/505-balliol-toronto/>

7.5.5 Ward 16 Don Valley East

7.5.6 Ward 17 Don Valley North

2021-7-6 STREET NAMING

2021-7-7 ADMINISTRATIVE ITEMS

7.7.1 Panel Financial Report

No report.

7.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

October 25

November 29

Meetings are held virtually until North York Civic Centre re-opens.

7.7.3 Correspondence

None.

2021-7-8 OTHER BUSINESS

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

No update.

7.8.2 Community Preservation Panel Recruitment

No update.

7.8.3 Walking Tours in North York

Many thanks to Eli Aaron for leading the Lytton Park Walk for several NYCPP members and others on Saturday, September 18, 2021.

7.8.4 Institute for New Suburbanism -- Imagining the Suburbs -- Suburbs as Places of Complexity and Diversity -- Tuesday, August 24, 2021

The Institute for New Suburbanism (INS) is a suburban planning policy think tank whose mandate is to create a forum for dialogue on suburban planning, design and development, to encourage the planning profession to think about planning principles that are suited to a suburban environment, rather than force-fitting downtown-oriented planning principles onto the suburbs. INS was founded in Scarborough, as Scarborough “seeks to emerge as a place of ideas”.

2021-7-8 ADJOURNMENT

There being no further business, the meeting was adjourned.