

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2021 Report No. 8**

Date of Meeting: Monday, October 25, 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: Anne-Marie Branch, Sharon Mourer, Eli Aaron

Regrets: Mary Ann Cross, Sam Ghose

2021-8-1 Approval of Agenda:

Moved: Alex Grenzebach, Seconded: Rosanna Iaboni. Passed

Declarations of conflict of interest: None.

2021-8-2 Minutes of Previous Meeting

2021 Report Number 7 – September 27, 2021

Moved: Alex Grenzebach, Seconded: Rosanna Iaboni. Passed

2021-8-3 DELEGATIONS AND PRESENTATIONS

None.

2021-8-4 HERITAGE PLANNING UPDATE

8.4.1 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/>

Virtual public consultation meetings were held in mid-October, four focusing on specific topics and the last two involved more general discussion. The latter discussions employed a question and answer format, along with a “chat” function, which tended to be chaotic and confusing.

ACTION: The Panel agreed to make a request for a focused meeting for Community

Preservation Panels (CPPs) in the next phase of engagement.

8.4.2 City Wide Heritage Survey

The October 6 Toronto Preservation Board agenda included several properties in Etobicoke-York which are nominated for Inclusion on the City of Toronto's Heritage Register. It appears that similar properties in other districts may be brought forward in future months.

8.4.3 Area Planning – North York District

8.4.3.1 Downsview Lands (Ward 6)

Downsview Lands Secondary Plan, Northcrest Development and Canada Lands Company (id8 Downsview)

id8 Downsview will be submitting an application for an Official Plan Amendment (OPA) to the City later this year. Two identical Public Information Meetings were held on October 6 and 7 dealing with the id8 application and how it has been shaped by the public, rights holders and stakeholder feedback.

NYCPP has been approved as a member of the id8 Community Resource Group (CRG). The first meeting of the CRG is arranged for October 26th.

NYCPP will be represented by Geoff Kettel and Alex Grenzebach; Rosanna Iaboni is also a member, representing Downsview Lands Community Voice Association.

Noted recent article on the project: Alex Bozikovic, "People and place come together in green-minded design for Downsview development in north Toronto".

<https://www.theglobeandmail.com/canada/article-people-and-place-come-together-in-green-minded-design-for-downsview/>

2021-8-5 SITE-SPECIFIC ITEMS and properties of interest

8.5.1 Ward 6 York Centre

134 Sandringham Drive (Armour Heights)

File closed

8.5.2 Ward 7 – Humber River-Black Creek

8.5.3 Ward 8 - Eglinton-Lawrence

60-64 Roselawn Ave.

An Application was submitted to North York Committee of Adjustment on Feb. 21, 2021 for severance 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 even permitted for consideration as a "minor variance". The Lytton Park Residents Organization (LPRO) sent a letter of opposition to the North York City Planning.

A heritage nomination was previously submitted by Alex Grenzebach. However, consultation with Heritage Planning suggests that, unfortunately, heritage values are not strong enough for listing and designation of the property. Hopefully, the archaeology of the site will be studied before any redevelopment as it is in an area of archaeological interest.

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

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

City Council approved listing Nov. 9, 2016.

St. Clement's School and Madison Group have both put in offers on the land. The property is still for sale.

Lytton Park Character Initiative

Eli Aaron has now completed nominations for 34 properties in the Glen Grove Park area.

22 Lytton Boulevard

A "short house" submitted by Alex Grenzebach on behalf of the Panel.

Toronto Preservation Board recommended listing and designation on Sept. 1, 2021.

NYCC recommended listing to City Council on Sept. 19, 2021

PHC recommended designation on Sept. 19, 2021

City Council approved listing on October 1 and 4, 2021.

On Oct. 8 the City Clerk issued the Notice of Intention to Designate the Property

A CofA application is on hold pending the heritage decisions.

On Oct. 16 the builder officially abandoned the 22 Lytton Blvd. project – the house was listed for sale, with a note that it is "Proposed to be considered a Heritage Home."

Photos of the interior in the listing; "lots of character, new kitchen and 5 bedrooms".

<http://22lyttonblvd.com>

22 Cortleigh Boulevard

A zoning review has been submitted to build a new 3-storey single detached home at 22 Cortleigh Blvd. in Lytton Park.

The existing home has not been previously identified as a property with heritage potential. The home was built ca. 1912 and is among the two oldest houses on Cortleigh, where development peaked in the 1930s. It also bookends 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. Name of architect is not known. Eli has a 1915 photo from the City Archives and a contemporary photo.

Alex Grenzebach submitted the nomination (prepared by Eli Aaron) on Sept 2nd 2021.

On October 23, Eli advised that Heritage Planning decided not to proceed with listing and/or designation.

A Committee of Adjustment hearing for variances related to a new house has been scheduled for November 4.

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? Alex Grenzebach and Eli Aaron will contact the Bedford Park Residents Organization to see whether they would support listing.

8.5.4 Ward 15 Don Valley West

505 Balliol Street

This is a heritage-listed property.

A Committee of Adjustment application was refused but appealed to the Conservation Review Board.

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".

The house was for sale, but apparently not at present.

551 Mount Pleasant Road (Regent Theatre)

Since the 1920s, the Regent Theatre (once known as the Belsize and then the Crest) has been an iconic theatre on Mount Pleasant Road in the heart of Toronto. Over two years ago the community learned that this historic theatre was for sale and there was discussion about the potential for redevelopment. Councillor Matlow put out a call inviting members of the community, arts and culture industry leaders, city staff, and other creative thinkers to come together for a conversation on how best to preserve the Regent's built form and purpose. He also initiated a Regent Theatre Steering Committee for creative ways to do outreach. This led to serious conversations from different arts and culture organizations about re-purposing the Regent Theatre. However, these serious inquiries did not result in the theatre being purchased by a group that could feasibly repurpose it for their organization's new home.

Apparently there is a provisional buyer (real estate developer?) with a conditional offer to December 1, 2021.

A heritage nomination for designation was submitted by Sharon Mourer on Dec. 29, 2020.

8.5.5 Ward 16 Don Valley East

49-57 Jocelyn Crescent, Don Mills

NYCPP submitted nominations for heritage listing for 49 to 57 Jocelyn Crescent in 2018.

57 Jocelyn Crescent – Shawn Micallef in Toronto Star 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>

Application for minor variances on a replacement dwelling was on the North York Committee of Adjustment agenda for August 5 2021. However Heritage Planning and NYCPP wrote in opposition and the CofA deferred the item, pending a heritage assessment.

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. This is a growing issue with the City agreeing to clear trails to encourage usage of the trails in winter.

ACTION: NYCPP to contact Councillor Denzil Minnan Wong with the suggestion.

8.5.6 Ward 17 Don Valley North

2021-8-6 STREET NAMING

No update

2021-8-7 ADMINISTRATIVE ITEMS

8.7.1 Panel Financial Report

The Panel discussed two booklet projects – (1) re-publication of the Downsview Places and People booklet by Rosanna Iaboni and (2) publication of a booklet based on Eli Aaron's Lytton Park Heritage Walk (and an earlier North Toronto Historical Society booklet).

8.7.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

November 29

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

8.7.3 Correspondence

None.

2021-8-8 OTHER BUSINESS

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

No update.

8.8.2 Community Preservation Panel Appointments

No update.

8.8.3 2021 Architectural Conservancy of Ontario (ACO) Awards

Alex Grenzebach was awarded a ACO Special Jury Award.

"This year the Awards Jury decided to bestow a special award to Alex Grenzebach. The jury felt that even though Alex wasn't chosen as the recipient of this year's Advocacy Award, his longstanding work and advocacy in Toronto should be lauded and recognized. Congratulations!"

8.8.4 Centennial of North York (June 13, 2022)

The North York Historical Society (NYHS) is proposing that the City celebrate 100 years from the establishment of the Township of North York on June 13, 1922.

2021-8-9 ADJOURNMENT

There being no further business, the meeting was adjourned.