

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 1**

Date of Meeting: Monday, January 24, 2022

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

Present:

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

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

Regrets: Mary Ann Cross, Sam Ghose, Rosanna Iaboni

2022-1-1 Approval of Agenda:

Moved: Alex Grenzebach, Seconded: Karl Frank. Passed

Declarations of conflict of interest: None.

2022-1-2 Minutes of Previous Meeting

2021 Report Number 9 – November 29, 2021

Moved: Alex Grenzebach, Seconded: Karl Frank. Passed

2022-1-3 DELEGATIONS AND PRESENTATIONS

None.

2022-1-4 HERITAGE PLANNING UPDATE

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

Since the OP section on Heritage Planning was reviewed and updated earlier, Heritage will not be part of the current review.

1.4.2 City Wide Heritage Survey

No update.

1.4.3 Area Planning – North York District

1.4.3.1 Downsview Lands (Ward 6)

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

id8 Community Resource Group (CRG) of which NYCPP is a member, had its first meeting on October 26, 2021.

A CRG Site Tour was held on Saturday, November 20, 2021.

id8 Downsview (ERA, CLC and Northcrest) held a consultation meeting with the North York Community Preservation Panel (NYCPP) on November 24, 2021.

Background: The Official Plan Amendment application filed by Urban Strategies Inc. on behalf of Canada Lands Company and Northcrest Developments proposes to update the 2011 Downsview Area Secondary Plan for the subject lands with a Framework Plan. This application will be used to inform the City-initiated review of the Downsview Secondary Plan which is ongoing. The proposed Framework Plan is guided by six principles: 1) establishing complete, connected communities; 2) achieving inherent sustainability and resilience; 3) cultivating "City Nature"; 4) connecting people and places; 5) embedding

equity and accessibility; and 6) honouring the uniqueness of the place and its people. Collectively, these guiding principles would set the stage for a series of mixed-use, complete, and connected communities. The subject lands are expected to host 83,500 residents and 41,500 jobs by 2051. This growth would occur in multiple phases. The proposed Framework Plan identifies 10 districts where more detailed planning (District Plans, Zoning By-laws, Plans of Subdivision, etc) would occur in the future. The Framework Plan submission includes a Cultural Heritage Resource Assessment (CHRA) report on the Downsview Lands by ERA Architects (157 pages).

1.4.3.2 Sheppard Willowdale Secondary Plan (Ward 18)

NY29.4 Sheppard Willowdale Secondary Plan - Final Report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY29.4>

Panel wrote with concern about lack of heritage study.

(January 6, 2022) Submission from Geoff Kettel, Past Chair and Alex Grenzebach, Interim Chair, North York Community Preservation Panel (NY.New)

(<https://www.toronto.ca/legdocs/mmis/2022/ny/comm/communicationfile-143040.pdf>)

1.4.4 Neighbourhoods:

Expanding Housing Options in Neighbourhoods (EHON) which includes Laneway Housing, Garden Suites, and Multiplexes was approved by City Council in July 2020.

What are the implications for heritage?

1.4.4.1 Garden Suites

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>

1.4.4.2 Multiplexes

City Planning will be holding public consultation with regard to this initiative.

PH29.9 Expanding Housing Options in Neighbourhoods: Multiplex Study - Interim Report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.9>

2022-1-5 SITE-SPECIFIC ITEMS and properties of interest

1.5.1 Ward 6 York Centre

4700 Bathurst Street (former National Council of Jewish Women of Canada Zoning By-Law Amendment application to permit the proposal for a 9-storey midrise residential building.

This 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?

1.5.2 Ward 7 – Humber River-Black Creek

1.5.3 Ward 8 - Eglinton-Lawrence

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

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

City Council approved listing on November 9, 2016.

Apparently both St. Clement's School and Madison Group put in offers to acquire the land but the successful buyer is unknown.

80 Lytton Boulevard –

This Georgian Cottage was for sale at \$4.5M and recently sold.

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

It was agreed to submit the heritage nomination for this property urgently.

217 Woburn Avenue

217 Woburn Avenue (at Greer Road) appears to date from about 1912, although 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.

The house was put up for sale on September 24, 2021 and will likely be demolished, unless it is heritage-protected. A Committee of Adjustment (CofA) application was made to demolish and construct two single detached houses on two lots.

November 9, 2021: Heritage Nomination submitted to Heritage Planning

November 24, 2021: Heritage Planning submitted a letter and report to North York Committee of Adjustment (NY CofA) recommending deferral for 6 months to consider heritage listing.

1.5.4 Ward 15 Don Valley West

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 September 10, 2020.

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

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

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

June 16, 2021: The Toronto Preservation Board (TPB) recommended designation of the listed property to City Council (CC) .

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>

June 23, 2021: NYCC recommended to City Council,

NY25.20 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive

July 14, 2021: NYCC approved the listing and designation..

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY25.20>

November 9, 2021 CC Meeting

PH27.8 Valleyanna Drive - Proposed Designation By-law Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objections (Ward 15)

Staff reviewed the owner's Notice of Objection to Council's Notice of Intention to Designate and recommended revisions in order to clarify the Statement of Significance. CC approved the revised designation bylaw

(October 14, 2021) Letter from Alex M. Grenzebach, Interim Chair, North York Community Preservation Panel (PH.New)

(<http://www.toronto.ca/legdocs/mmis/2021/ph/comm/communicationfile-137493.pdf>)

2365 Bayview Ave. (Crescent School)

February. 17, 2021: TPB recommended listing and designation.

April 22, 2021: NYCC referred the item back to staff for more consultation with the property owner.

NY23.30 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>

November 16, 2021: TPB recommended the amended Statement of Heritage to CC.

1.5.5 Ward 16 Don Valley East

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's 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.

The NYCPP was previously consulted by ERA on the CHER

Pre-application discussions for a 9-tower proposal have occurred with the Councillor and City staff.

September 13, 2021: NYCC directed that a Focused Area Study (FAS) be done.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY26.10>

November, 2021: Karl Frank submitted a document to City Planning for consideration by the FAS.

49-57 Jocelyn Crescent, Don Mills

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

57 Jocelyn Crescent Application for minor variances on a replacement dwelling was on the NY CofA agenda for August 5, 2021. However, Heritage Planning and NYCPP wrote in opposition and the CofA deferred the item, pending a heritage assessment.

November 3, 2021: Karl Frank and Alex Grezenbach met with HPS Gary Miedema, and Paul Maka of Heritage Preservation Services (HPS) and were updated on the heritage research. The research report indicated that 49–57 were not model homes, as they were all built to the same plan (with reversals). Their architect was Henry Fliess who lived in number 55. According to a January 1954 article in the RAIC Architectural Journal, model homes, by different architects, were built to the east, on the block from 2-10 Jocelyn Crescent.

The owner filed a plan that did not require variances.

October 18, 2021: The owner applied for demolition permit. It was observed that this “loop hole” would allow the owner to demolish the house and then go back to the CofA with revised plans requiring variances.

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>

1.5.6 Ward 17 Don Valley North

1.5.7 Ward 18 Willowdale

2022-1-6 ADMINISTRATIVE ITEMS

1.6.1 Panel Financial Report

1.6.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule

Jan 24

Feb. 28

March 28

April 25

May 30 (23 is Victoria Day)

June 27

1.6.3 Correspondence

None.

2022-1-7 OTHER BUSINESS

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

No update.

1.7.2 Community Preservation Panel Appointments

No update.

1.73 Geddy Lee, RUSH and Willowdale

A suggestion was made to recognize this by a plaque rather than heritage listing/designation.

ACTION: Anne-Marie Branch to contact Councillor Filion.

1.7.4 Centennial of North York (June 13, 2022)

A motion to celebrate 100 years from the establishment of the Township of North York (June 13, 1922) was adopted by (City) Council on November 9, 2021. MM37.10

Celebrating 100 Years Since the Founding of the Township of North York - by Councillor James Pasternak, seconded by Councillor Jaye Robinson (Ward All)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM37.10>

The NYCPP wrote a letter in support.

(November 9, 2021) Letter from Geoff Kettel, Past Chair and Alex Grenzebach, Interim Chair, North York Community Preservation Panel

(<http://www.toronto.ca/legdocs/mmis/2021/mm/comm/communicationfile-139558.pdf>)

2022-1-8 ADJOURNMENT

There being no further business, the meeting was adjourned.