

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 2**

Date of Meeting: Monday, February 28, 2022

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

Present:

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

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

Regrets: Mary Ann Cross, Sam Ghose

2022-2-1 Approval of Agenda:

Moved: Alex Grenzebach, Seconded: Karl Frank. Passed

Declarations of conflict of interest: None.

2022-2-2 Minutes of Previous Meeting

2022 Report Number 1 – January 24, 2022

Moved: Karl Frank, Seconded: Alex Grenzebach, Passed

2022-2-3 DELEGATIONS AND PRESENTATIONS

None.

2022-2-4 HERITAGE PLANNING UPDATE

2.4.1 Toronto Heritage Survey

PB31.5 Toronto Heritage Survey Phase One and Heritage Planning Process Update

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB31.5>

This report responds to Council's request in July 2019 to provide an update in the second quarter of 2020 on progress and a timeline for completion of Phase One of the Toronto Heritage Survey (THS). Though delayed by the global pandemic and by the impact of recent, significant Bill 108 changes to the Ontario Heritage Act, this report demonstrates that City Planning has established the Toronto Heritage Survey (THS) as a fundamental building block of good planning that will help to provide transparency and clarity about where properties have heritage interest. This report summarizes the accomplishments of Phase One to date, including revisions to Heritage Planning processes related to the implementation of Bill 108.

The projected deliverables of Phase One were identified in the City-Wide Heritage Survey Feasibility Study report's recommendations and Attachment 3: Phase One Work Plan (2019-2022). A phased approach to the survey was recommended due to the importance of establishing clear and consistent business practices, communications, and survey and engagement methods prior to scaling up to a city-wide program.

Since the launch of Phase One, the City Planning Division has:

- co-developed, with First Nations, Métis and Inuit communities, the Economic Development and Culture Division and the Indigenous Affairs Office, an Indigenous Heritage Engagement Project
- supported greater equity and inclusion in City Planning engagement practices

- shaped processes, work flows, and methodologies across the Heritage Planning unit and throughout the City Planning Division to achieve early, efficient, and systematic review of properties to determine if they do, or do not, have cultural heritage value
- achieved greater transparency and predictability for the public and development review through the prompt inclusion of identified properties on the Heritage Register
- contributed to new development and growth plans that conserve cultural heritage resources and the sense of place they define or support

Progress within Phase One has largely been the result of a strategic approach that has tested city-wide survey methodologies within the existing study work program, supported by staff across the City Planning Division.

In delivering the THS, City Planning is not only identifying properties of heritage interest and clearing the vast majority of others of heritage concern, the Division is advancing the implementation of Toronto's Official Plan vision and the strategic priorities of Toronto's Corporate Strategic Plan, 2019, including implementation of the Toronto Office of Recovery and Rebuild recommendations. To this end, the THS and the City Planning Division's Study Work Program have been responsive to emerging issues and priorities facing the city to ensure that everyone can benefit from and share the rewards and advantages of living in Toronto. The Toronto Heritage Survey's key goals remain especially relevant today and for the future of the city.

More work remains to be done before Phase One can be completed. This report identifies key next steps and proposes a Staff Report in Q3 2023 to summarize the results of Phase One and recommend next phases of the THS.

(February 7, 2022) Report and Attachments 1-3 from the Chief Planner and Executive Director, City Planning - Toronto Heritage Survey Phase One and Heritage Planning Process Update

(<http://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-199377.pdf>)

(February 18, 2022) Staff Presentation - Toronto Heritage Survey Phase One and Heritage Planning Process Update

(<http://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-222130.pdf>)

2.4.2 Cultural Districts Program

(From News Release, Nov. 26 2021)

The City of Toronto is moving ahead with the creation of a Cultural Districts Program to maintain and advance Toronto's identity and international reputation as one of the world's most multicultural cities.

A Cultural Districts Program in Toronto will allow for more flexibility and opportunity for the City to engage in economic and cultural initiatives to help communities thrive, in particular Church-Wellesley, Little Jamaica, Downtown Chinatown and Geary Avenue, and at least one community and neighbourhood in the former cities of Etobicoke, **North York** or Scarborough.

2.4.3 Area Planning – North York District

2.4.3.1 Downsview Lands (Ward 6)

Downsview Lands Secondary Plan, Northcrest Development and Canada Lands

Company (id8 Downsvie)

id8 Community Resource Group (CRG) of which NYCPP is a member, had its second meeting on February 8, 2022.

2.4.3.2 Yonge Street North Planning Study (Ward 18)

Planning study to develop a vision for the future of the Yonge Street corridor between Cummer/Drewry and Steeles, and from Willowdale to Hilda. The study will determine the boundaries of the development area and what will be allowed in specific parts of it. It will also decide where new roads will be located.

Yonge North Official Plan Townhall Meeting Thursday, March 3, 7:30 to 9 PM

In recent years, the City has held several community consultation meetings as it develops a new Official Plan for the Yonge North area. However Councillor Filion has scheduled his own (additional) town hall meeting, prior to the final City community meeting scheduled for March 21, 2022.

2.4.4 Neighbourhoods: Expanded Housing Options in Neighbourhoods (EHON)

What are the implications for heritage? Not addressed?

Feb 15 2022 PHC: Expanding Housing Options in Neighbourhoods – Update Report
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH31.6>

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

2.5.1 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>

Anne-Marie Branch contacted Councillor Pasternak to ask:

a) whether the City of Toronto is commissioning a Cultural Heritage Resource Assessment (CHRA) study.

b) whether the study has already begun; if not, what is the current status?

Anne-Marie received email confirmation from Perry Korouyenis, Planner that a CHRA has been requested, but none has yet been received.

Next Steps: Anne-Marie would like to contact the developer, if permitted, to ask about consideration of a design option to incorporate heritage features.

2.5.2 Ward 7 – Humber River-Black Creek

2.5.3 Ward 8 - Eglinton-Lawrence

38 Alexandra Wood

An application for minor variances was on the agenda of the NY CofA on Jan. 20, 2022. The application for a new build was approved despite HP letter requesting deferral for 6

months to permit a heritage assessment. North York Community Preservation Panel also wrote in support of this request.

60-64 Roselawn Ave.

An Application was submitted to NY CofA on Feb 21, 2021 for severance and minor variances to permit six semi-detached dwellings.

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"?

North York CofA hearing on March 8 – Consent to sever 5 sub-standard lots was approved (Heritage was not opposed to demolition).

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.

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

So far there is no C of A application for 80 Lytton Blvd.

However, given that it just sold, should we submit this nomination urgently?

Was the heritage nomination submitted?

17 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. November 9, 2021: Heritage Nomination submitted to Heritage Planning

A Committee of Adjustment (CofA) application was made to demolish and construct two single detached houses on two lots.

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.

Dec. 2, 2021 CofA hearing for application for severance to two lots and construct two single detached houses on two lots. Severance approved by C of A.

178 Blythwood Road

Designated Under Part V. Severance application has been posted on the Zoning Review website. Unclear whether the existing house would be retained or demolished.

51 Glengowan Road:

This 1.5 storey cottage is located outside of the potential Lytton Park West Heritage Conservation District, however it probably would merit listing.

C of A application for major additions. Hearing is on April 28 2022.

Thankfully it looks like the additions will mostly be at the sides and rear.

2.5.4 Ward 15 Don Valley West 1779-81 and 1783-85 Bayview Avenue

Potential development of hi-rise building above the LRT station potentially involving the two quads south of it. One of the two is listed and designated (1783-85 Bayview), but not the other (1779-81 Bayview)

Heritage nominations for each of the quads were submitted in 2011

Heritage Planning has been requested to move forward with the listing and designation of 1779-81 Bayview ASAP.

1783-85 Bayview is owned by Metrolinx and is a Provincial Heritage Property which means it is subject to the Provincial Standards and Guidelines.

Metrolinx has retained the ERA Architects Inc. to prepare a draft Strategic Conservation Plan ("SCP") for Metrolinx's consideration. The SCP will be undertaken in accordance with the Standards and Guidelines for Conservation of Provincial Heritage Properties (the "Standards and Guidelines").

Feb 17, 2022 ERA Architects met with the Leaside Residents Assn to get inout to the SCP and to get answers to three questions: three questions being asked of the Leaside Residents Association now are:

- What do you value about this property?
- What's most important about this property?
- What should be the future of the property?

The LRA provided a formal response in follow-up to the meeting.

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 City Council.

Dec. 9, 2021 City Council approved the amended Statement of heritage value

Feb. 2, 3, 2022 City Council passed the designation bylaw 83-2022

2.5.5 Ward 16 Don Valley East

390-400 Woodsworth Road

One of the townhouse 'villages' around the Leslie-Sheppard area.

HPS is interested in whether the NYCPP has potential interest in the structures present (or has indicated so in the past). Development application has been submitted which proposes demolishing the buildings along Leslie and retaining the buildings along Woodsworth.

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

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 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.

Jan. 18 2022 NYCPP requested a further update – Gary Miedema response is as follows:

"Much has taken place since the CofA deferral. In short, following the Committee's decision to defer the minor variance application last summer Heritage Planning staff

initiated work researching and evaluating the property. Unfortunately, while this work was underway, the owner unexpectedly submitted a building permit application for a new house that did not require variances along with an application to demolish the existing house. As the property was not included on the City's Heritage Register, and as we were informed that the proposal met Applicable Law under the Building Code Act, the City was not in a position to hold these permits. With insufficient time to consult the Toronto Preservation Board and to make a recommendation to Council prior to the anticipated issuance of permits, it was not possible for us to complete our research and make potential recommendations for inclusion on the Heritage Register.

I might add that (as you likely know as former NYCPC chair) the property first came to our attention through a nomination. We met with the nominator and Alex as Chair of the NYCPC in early November to update them on 57 Jocelyn Crescent, including the information above. We indicated we remained committed to reviewing the 4 neighbouring homes on Jocelyn which were also nominated. We shared our research to date indicating that 55 Jocelyn Crescent was designed and lived in by Henry Fliess, that it and neighbouring homes were very likely not model homes for Don Mills, and that they were very likely built to the same plans by Henry Fliess. We are continuing to work on those properties with the assistance of Alex and the nominator."

2.5.6 Ward 17 Don Valley North

2.5.7 Ward 18 Willowdale

Finch Ave. West between Beecroft and Edithvale

North York Historical Society has been contacted by Alessandro Termini of ACO Toronto about Victory housing, particularly the subdivision on the south side of Finch between Beecroft and Edithvale that was completed around 1950.

William deBacker, a heritage architect and board member with the Edithvale RA is being contacted.

2022-2-6 ADMINISTRATIVE ITEMS

2.6.1 Panel Financial Report

Update from Treasurer:

Community Heritage Ontario (CHO) membership fee paid

ACO membership paid

2.6.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule

March 28

April 25

May 30 (May 23 is Victoria Day)

June 27

2.6.3 Correspondence

None.

2022-2-7 OTHER BUSINESS

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

No update.

2.7.2 Community Preservation Panel Appointments

Community Preservation Panel Recruitment deadline was July 21 2021.

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

The staff recommended appointments were expected to be on the agenda of the NYCC on February 23rd. however they were not.

2022-2-8 ADJOURNMENT

There being no further business, the meeting was adjourned.