

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 3**

Date of Meeting: Monday, March 28, 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,

2022-3-1 Approval of Agenda:

Moved: Alex Grenzebach, Seconded: Karl Frank. Passed

Declarations of conflict of interest: None.

2022-3-2 Minutes of Previous Meeting

2022 Report Number 2 – February 28, 2022

Moved: Alex Grenzebach, Seconded: Karl Frank. Passed

2022-3-3 DELEGATIONS AND PRESENTATIONS

None.

2022-3-4 HERITAGE PLANNING UPDATE

3.4.1 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>

PH32.9 Toronto Heritage Survey Phase One and Heritage Planning Process Update

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.9>

This item was considered by the [Planning and Housing Committee](#) on March 25, 2022 and recommended for adoption by City Council on April 6, 2022.

The Panel agreed to send a letter of support to City Council.

3.4.2 Cultural Districts Program

EC28.8 - Little Jamaica Initiative - Master Plan and Aligned Initiatives - Introduction and Status Report (Ward 5, 8, 9, 12)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EC28.8>

3.4.3 Area Planning – North York District

3.4.3.1 Downsview Lands (Ward 6)

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

No update

3.4.3.2 Yonge Street North Planning Study (Ward 18)

Councillor Filion held an additional town hall meeting on March 3, prior to the final City community meeting scheduled for March 21, 2022.

3.4.4 Neighbourhoods: Expanded Housing Options in Neighbourhoods (EHON)

What are the implications for heritage? Not addressed?

2022-3-5 SITE-SPECIFIC ITEMS and properties of interest

3.5.1 Ward 6 York Centre

3.5.2 Ward 7 – Humber River-Black Creek

3.5.3 Ward 8 - Eglinton-Lawrence

38 Alexandra Wood

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 a Heritage Planning letter requesting deferral for 6 months to permit a heritage assessment. North York Community Preservation Panel also wrote in support of this request.

Update: The house has been demolished and 35 trees are to be removed.

Discussed possible follow-up action with the Integrity Commissioner regarding the failure of the CofA to follow City Planning advice.

Lytton Park Character Initiative

Eli Aaron has now completed nominations for 32 properties in the Glen Grove Park area. To date, only a single nomination for 22 Lytton Blvd has been submitted to HPS. The remaining 31 nominations have not been submitted. There are likely a minimum of 8 more to complete. Councillor Colle has indicated his support for the nominations. Nominations are nearly complete and proofreading has commenced.

3.5.4 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 quads is listed and designated (1783-85 Bayview), but not the other (1779-81 Bayview).

Heritage nominations for each of the ten quads were submitted in 2011.

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 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").

On Feb 17, 2022 ERA Architects met with the Leaside Residents Assn. to get input to the SCP and to get answers to three questions:

- 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.

ERA Architects provided LRA with a copy of the draft SCP for comments.

On March 24, 2022 LRA submitted a report from Paul Dilse, Heritage Planning

Consultant, to Metrolinx and ERA with comments on the draft SCP report

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. The community learned that this historic theatre was for sale and there was potential it could be bought for the purpose of redevelopment.

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

Update: Terra Bruce Productions, a production company based in St. John's Newfoundland, has purchased the Regent Theatre and plans to use the space for live theatre.

"New owner vows to breathe new life into Regent Theatre"

<https://bayview-news.com/2022/02/new-owner-vows-to-breathe-new-life-into-regent-theatre.html/>

21 Dinnick Crescent

On March 24, 2022 NY CofA approved the minor variances for a replacement dwelling.

3.5.5 Ward 16 Don Valley East

230 The Donway West (Donway Covenant United Church)

The Church is working with Options for Homes on a joint project for a residential housing project. Karl and Geoff met with ERA Architects several times to consider the heritage values on the site and submitted a report to ERA that recommends retention of the Sanctuary (only) and redevelopment of the site in an arc shape behind the Sanctuary.

However, Options for Homes 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.

On July 28, 2021, a Heritage Nomination was submitted by Karl Frank.

Update: Options for Homes notified NYCPP that their application was submitted to North York Planning on March 17, 2022.

Proposal for a 6 storey mixed use building with a 735 m² integrated church on the ground level, and 18,886m² residential area.

The proposal includes 271 residential units in total (5 townhouses, 266 condominiums) and 237 parking spaces in total.

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 Jocelyn Crescent were not model homes, as they were all built to the same plan (with reversals). The homes' 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.

On Jan. 18, 2022, NYCPP requested a further update – Gary Miedema's 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 NYCPP chair) the property first came to our attention through a nomination. We met with the nominator and Alex as Interim Chair of the NYCPP 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."

On March 24, 2022, a hearing was held for a CofA application for minor variances (A0416/21NY) related to new construction at 57 Jocelyn Crescent.

NYCPP (Alex Grenzebach) wrote in opposition as did the Don Mills Residents Inc.(DMRI). The CofA decision was to refuse the application.

3.5.6 Ward 17 Don Valley North

3377 Bayview Avenue (Tyndale University)

Local residents have submitted a heritage nomination.
NYCPP agreed to be referenced in the nomination as in support.

3.5.7 Ward 18 Willowdale

IE18.2 North York Centre - Doris Avenue Extension South Service Road

The City has completed the North York Centre South Service Road Municipal Class Environmental Assessment Addendum.

The study has been carried out under Schedule 'C' of the Municipal Class Environmental Assessment (EA), which is an approved planning process under the Ontario Environmental Assessment Act. The review period ends on April 15, 2022
A copy of the Environmental Study Report can be found at
www.toronto.ca/nyc-south-road. Karl agreed to review this.

Naming of Private Laneway at 36-40 Churchill Avenue

Mary Ann Cross provided suggestions for historic names to the developer.

2022-3-6 ADMINISTRATIVE ITEMS

3.6.1 Panel Financial Report

Motion to pay for Ancestry.ca membership for Mary Ann Cross in connection with research on 36-40 Churchill Ave. Alex moved, Karl seconded. Passed

3.6.2 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule:

April 25

May 30 (May 23 is Victoria Day)

June 27

3.6.3 Correspondence

None.

2022-3-7 OTHER BUSINESS

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

No update.

3.7.2 2022 Ontario Heritage Conference

Brockville June 16-18 2022

Details at: <https://ontarioheritageconference.ca/>

2022-3-8 ADJOURNMENT

There being no further business, the meeting was adjourned.