

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 4**

Date of Meeting: Monday, April 25, 2022

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

Present:

Current Members: Alex Grenzebach (Interim Chair), Geoff Kettel (Past Chair), Sam Ghose, Mary Ann Cross

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

Regrets: Rosanna Iaboni, Karl Frank

2022-4-1 Approval of Agenda:

Moved: Alex Grenzebach, Seconded: Mary Ann Cross. Passed.

Declarations of conflict of interest: None.

2022-4-2 Minutes of Previous Meeting

2022 Report Number 3– March 28, 2022

Moved: Mary Ann Cross, Seconded: Sam Ghose. Passed.

2022-4-3 DELEGATIONS AND PRESENTATIONS

None.

2022-4-4 HERITAGE PLANNING UPDATE

4.4.1 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 adopted by City Council (CC) on April 6, 2022.

The North York Community Preservation Panel (NYCPP) sent a letter of support to CC. (April 6, 2022) Letter from Alex Grenzebach, Interim Chair, North York Community Preservation Panel (CC.New)

(<http://www.toronto.ca/legdocs/mmis/2022/cc/comm/communicationfile-148502.pdf>)

4.4.2 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>

4.4.3 Area Planning – North York District

4.4.3.1 Downsview Lands (Ward 6)

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

Community Resource Group (CRG) Site Tour #2 - Wednesday, May 11, 2022, 3-7pm

This tour is being organized primarily to ensure all CRG members have a chance to tour

the site, see the facilities, and the runway.

CRG 2022 meeting #2 - Tuesday, May 17, 2022, 5-7pm

Alex Grenzebach will plan to attend.

4.4.3.2 Yonge Street North Planning Study (Ward 18)

This Planning study is to develop a vision for the future of the Yonge Street corridor between Cummer/Drewry and Steeles Avenues, from Willowdale Avenue to Hilda Avenue. 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.

Anne-Marie Branch is interested in the "Victory Homes" present in the area.

4.4.4 Neighbourhoods: Expanded Housing Options in Neighbourhoods (EHON)

What are the implications for heritage? Not addressed?

2022-4-5 SITE-SPECIFIC ITEMS and properties of interest

4.5.1 Ward 6 York Centre

Centennial College Downsview Campus - Centre for Aerospace and Aviation

In 2011, the NYCPP supported the Toronto Preservation Board's request that the TPB Chair write to the Mayor expressing deep concern with the potential loss of 65 Carl Hall Road (formerly known as Canadian Forces Base Downsview Plant No. 1). It was the home of the former Toronto Aerospace Museum.

April 2022: Centre for Aerospace and Aviation received design award from OAA

<https://oaa.on.ca/whats-on/bloaag/bloaag-detail/Centennial-College-Downsview-Campus-Centre-for-Aerospace-and-Aviation>

4.5.2 Ward 7 – Humber River-Black Creek

4.5.3 Ward 8 - Eglinton-Lawrence

80 Lytton Boulevard - A Georgian Cottage

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

The building was for sale at \$4.5M and recently sold. To date, there has been no CoA application.

4.5.4 Ward 15 Don Valley West

32 Saintfield Avenue (The Bridle Path area)

A minor variance application for this property has been submitted and was to be heard by the NY CofA on April 14, 2022. The proposal would see the demolition of the existing house and the construction of a new house in its place. The house was designed by Jerome Markson. The property is not included on the City's Heritage Register, but was identified through the inventory included in *North York's Modernist Architecture*, published in 1997 by the former City of North York (republished in 2010 by ERA Architects consultation with the NYCPP).

Heritage Planning requested that the Committee defer consideration of this application to allow staff to research and evaluate the property using the Provincial criteria under the Ontario Heritage Act.

Alex Grenzebach wrote to the NY CoA on behalf of the NYCPP supporting the deferral request.

501-503 Eglinton Ave. East

The NYCPP received a request from ERA Architects for input into a Cultural Heritage Evaluation Report (CHER) for the property.

1779-81 and 1783-85 Bayview Avenue

There is the potential for development of a high-rise building above the LRT station, possibly involving the two quads south of it. One of the two quads is listed and designated (1783-85 Bayview Avenue), but not the other (1779-81 Bayview Avenue). 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 Association (LRA) to get input into 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, the LRA submitted a report from Paul Dilse, Heritage Planning Consultant, to Metrolinx and ERA with comments on the draft SCP report

The final ERA SCP report states that "In ERA's view, Metrolinx's disposal of the Site to a new owner best reflects the factors reviewed in Section 4 of this SCP and above, including Metrolinx's mandate".

If disposal is selected, in ERA's view, the pursuit of ongoing legally-binding protections for the Site is not warranted, given that these protections should be "appropriate to the cultural heritage value of the property".

1477 Bayview Avenue (Garden Court Apartments) and 1466-1500 Bayview Avenue

The Garden Court apartments are located such that the front elevation terminates the view eastward along Davisville Avenue.

This view may be impinged upon by a new mid-rise development at 1466-1500 Bayview Avenue (northwest corner of Bayview and Davisville Avenues).

67 Sutherland Drive

A heritage nomination was submitted by Mitch Bubulj on June 30, 2021. The property has been sold and the new owner apparently plans to retain the home but make renovations.

51 Glengowan Road:

This 1.5 storey cottage is located outside the Lawrence Park West proposed Heritage Conservation District (HCD), but it would possibly merit listing. The NY CoA application for major additions is on the April 28, 2022 agenda. Thankfully, it looks like the additions will mostly be at the sides and rear.

4.5.5 Ward 16 Don Valley East

123 Wynford Drive (Noor Centre - Former Japanese Canadian Cultural Centre)

This property is included in the North York Modernist Inventory, was listed in 2006, and was noted in the Don Mills Crossing heritage survey. It has recently been sold.

4.5.6 Ward 17 Don Valley North

4.5.7 Ward 18 Willowdale

Naming of Private Laneway at 36-40 Churchill Avenue

The North York Historical Society (NYHS) was contacted by Sina Moharramzadeh, Aramount Corporation, for suggested names for a private laneway at 36-40 Churchill Avenue. The NYHS contacted Mary Ann Cross. On behalf of the NYCPP, she suggested the following names in order of preference:

1. William Wallace
2. Flax Festival
3. Robert Lackie
4. Flax Field

The developer has chosen to proceed with "Flax Field".

William Wallace:

William Wallace was an early settler of Willow Dale, who in 1871 purchased the 105 acres of the north half of Lot 18, Concession 1 West of Yonge Street except for the southeast corner. The land stretched from Yonge Street to present-day Bathurst Street.

He was one of the farmers selected by the Ontario government during World War 1 to try growing flax, which was used to make linen to cover WW1 airplane wings. Originally, the flax came from Northern France and Belgium, but when the Germans captured those countries, those sources of flax were not available. Canada was asked to experimentally grow flax, and produced good-quality crops.

A flax festival was held at harvest time in the fields behind the Wallace family home for an entire week in August 1918, as a fundraiser for the Red Cross. There were different activities every day, with the highlight being an aviation show. Land Army women were brought in to help harvest the flax.

William Wallace provided 0.52 acres of land for the site of the two-storey brick schoolhouse, Willowdale School S.S. (School Section) No. 4, built in 1875 to replace the first brick schoolhouse in the local area, which had been built in 1842, north of the second school. Subsequently, in 1892, a large two-storey brick schoolhouse with a belfry was built on the site of the first brick schoolhouse to replace the one on William Wallace's land. It provided barracks for the Land Army women who harvested the flax on William Wallace's land.

After his death, William Wallace provided a legacy of \$25,000 and an acre of land on Ellerslie Avenue for the second and present location of the Willowdale Presbyterian Church (originally the Westminster Presbyterian Church).

Robert Lackie:

Robert Lackie was another early settler, whose land was adjoining and north of William Wallace's land.

In 1858, his father, Thomas, purchased the 107.9 acres of the south half of Lot 19, Concession 1 West of Yonge Street, and also had other properties in North York from 1830 onwards. Thomas Lackie and his wife, Mary Johnson, had two daughters and four sons. Their son, Thomas Johnson Lackie, obtained the land in 1866, and sold it to his brother, Robert James Lackie, in 1874.

Robert Lackie's storey-and-a half brick veneer house is still standing at present-day 25 Abbotsford Road. The floor plan and irregular, narrow fenestration (the openings in a building's facade, most notably the doors and windows) indicate that it was built in the 1870's. It is built in a rather unusual cross plan so it looks virtually the same from the front and the back. Its location is shown in the 1878 Historical Illustrated Atlas of the County of York, and it is likely that it was built by Robert Lackie after his purchase of the property.

Moorehead Park (Doris and Sheppard Avenues)

Background:

In 2015, it was proposed that the North York Centre South Service Road be rerouted through parkland on Sheppard Avenue, east of Yonge Street. Due to objections, this was stalled but the proposal has now reappeared. After a hiatus of over 5 years, the destruction of Moorehead Park at the northeast corner of Doris and Sheppard Avenues is once again being proposed in order to streamline traffic. This will destroy an important privately owned public space (POPS) in area of major growth where public space is at a premium.

In 2015, when the destruction of the Park was proposed as the "solution", the North York Community Preservation Panel submitted Moorehead Park for a heritage nomination and also a "what's out there" nomination (Cultural Landscape Foundation).

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

The City has now 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. A copy of the Environmental Study Report can be found at www.toronto.ca/nyc-south-road. The review period ended on April 15, 2022.

Finch Ave. West between Beecroft Road and Edithvale Drive

The NYHS has been contacted by Alessandro Termini of the Architectural Conservancy of Ontario (ACO Toronto) about Victory housing, particularly the subdivision on the south side of Finch Avenue between Beecroft Road and Edithvale Drive that was completed around 1950.

William deBacker, a heritage architect and associated with the Edithvale Residents Association is being contacted.

2022-4-6 ADMINISTRATIVE ITEMS

4.6.1 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule:

May 30 (May 23 is Victoria Day)

June 27

July 25

4.6.2 Correspondence

None.

2022-4-7 OTHER BUSINESS

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

No update.

4.7.2 Suggestions for discussion (Anne-Marie Branch)

- (1) Set up a one-two hour mid-month Planning & Projects session
- (2) Contact/engage with the Design Review Panel with respect to Adaptive Re-use/ Complementary Design for New Development for 5800 Yonge Street and the Regent Theatre.

Their engagement would be pursuant to that Panel's Private Development Thresholds for Major Streets & Avenues (Yonge Street & Mount Pleasant Road)

<https://www.toronto.ca/city-government/planning-development/outreach-engagement/design-review-panel/private-development/>

- (3) NYCPP's ability to engage as an Intervenor, to give representation about 20th Century options with respect to 5800 Yonge Street.

4.7.3 Naming and Commemoration

The Economic Development and Culture (EDC) Division is holding a "conversation circle" about naming and commemoration with Preservation Panels and Historical Societies across Toronto. The NYCPP was asked to send a representative.

4.7.4 Community Preservation Panel Recruitment

The staff recommended appointments were on the agenda of the NYCC on April 23, 2022 and will be on the agenda of City Council on May 11, 2022.

NY31.37 - Appointment of Public Members to the North York Community Preservation Panel

NYCC recommended the following candidates for the North York Community Preservation Panel (for a term of office ending April 25, 2026 and until successors are appointed) to City Council:

Eli Aaron

Anne-Marie Branch

Mitchell Bubulj

Alex Grenzebach

Sharon Mourer

Seyed Mohammad Reza Safavi

Sam Ghose

Rosanna Iaboni

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY31.37>

4.7.5 2022 Ontario Heritage Conference

Brockville June 16-18, 2022

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

2022-4-8 ADJOURNMENT

There being no further business, the meeting was adjourned.