

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 5**

Date of Meeting: Monday, May 30, 2022

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

Panel members for term from May 13, 2022 to April 25, 2026:

Eli Aaron

Anne-Marie Branch

Mitchell Bubulj

Alex Grenzebach

Rosanna Iaboni

Sharon Mourer

Sayed Mohammad Reza Safavi

Sam Ghose

Present:

Current Members: Alex Grenzebach (Interim Chair), Anne-Marie Branch, Sharon Mourer, Eli Aaron, Sam Ghose

Past Member/Guest: Geoff Kettel, Elora Garbut, Mary Ann Cross

Regrets: Rosanna Iaboni, Mitchell Bubulj

2022-5-1 Approval of Agenda:

Moved: Anne-Marie Branch, Seconded: Sharon Mourer, Passed.

Declarations of conflict of interest: None.

2022-5-2 Minutes of Previous Meeting

2022 Report Number 4 – April 25, 2022

Deferred.

2022-5-3 DELEGATIONS AND PRESENTATIONS

None.

2022-5-4 HERITAGE PLANNING UPDATE

5.4.1 Toronto Heritage Survey

No update.

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

5.4.2 Naming of Public Space

The City of Toronto is currently developing a new framework to guide how it commemorates public figures and events in monuments, streets and place names, and Torontonians are being asked to provide their feedback. The framework will help to develop a more equitable, inclusive and community-centred approach to naming and commemoration.

A [survey is on the City's website](#) where people can provide input on how the City should

name streets, parks and buildings in the future. The online survey is open until Sunday, May 29, 2022.

A virtual town hall and panel discussion on the development of the City's commemorative framework was held on May 12, 2022. The discussion was hosted by Zahra Ebrahim & Kofi Hope, co-founders of Monumental Projects, and explored the history of commemoration in Toronto and current efforts to address legacy issues. Everyone was welcome and registration was required.

Along with the public survey, the City is conducting community conversation circles with equity-deserving groups and youth to seek feedback on the guiding principles for the framework, and additional conversation circles with the Confronting Anti-Black Racism Unit Partnership and Accountability Circle, the Indigenous Placemaking circle and various historical societies and preservation panels.

Staff will present a report to the Executive Committee in July, 2022, with a proposed commemorative framework for the City, including guiding principles for the naming and renaming of City assets and other forms of recognition.

More information, including access to the survey and how to register for the virtual public town hall is available on the City's [Recognition Review webpage](#).

5.4.3 Area Planning – North York District

5.4.3.1 Downsview Lands (Ward 6)

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

The Staff Report for Update Downsview is now on the City's webpage. The report includes emerging directions to be considered in the review of the Downsview Area Secondary Plan and related applications, including the Official Plan Amendment ("OPA") application and District Plan applications.

The Staff Report can be viewed at this link: [PH34.11 Update Downsview Study and 123 Garratt Boulevard and 70 Canuck Avenue - Official Plan Amendment Application – Status Report](#).

An in-person Open House will be held at the Downsview Toronto Public Library during the week of June 20-25, 2022 where there will be the opportunity to chat with City staff and comment on the emerging directions, the status of Update Downsview, the Environmental Assessment Study, and the related Official Plan Amendment (OPA) and District Plan applications. Northcrest Developments and Canada Lands Company (the OPA applicant team) will also be at the Open House to hear comments and answer questions.

A Virtual Public Meeting will also be held from 6:30 pm to 8:30 p.m. on Monday, June 20, 2022. Further updates will be available on the [project webpage](#) under "Meetings & Events".

For more information about Update Downsview or to provide feedback in an alternate format, please visit the [project webpage](#) or e-mail Jessica Krushnisky, Planner at Jessica.Krushnisky@toronto.ca

5.4.3.2 Don Mills Crossing Trail Bridge Environmental Assessment (Wards 15, 16)

The Don Mills Crossing Trail Bridge Municipal Class Environmental Assessment Addendum has been completed. 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/ Feb 15 2022
PHC: Expanding Housing Options in Neighbourhoods – Update Report
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH31.6>

5.4.4 Neighbourhoods: Expanded Housing Options in Neighbourhoods (EHON)

February 15, 2022 PHC: Expanding Housing Options in Neighbourhoods – Update Report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH31.6>

What are the implications for heritage? Not addressed? Character guidelines are on hold. Meanwhile, there is a backlog of nominations for potential heritage conservation districts.

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

5.5.1 Ward 6 York Centre

5.5.2 Ward 7 – Humber River-Black Creek

5.5.3 Ward 8 - Eglinton-Lawrence

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 Heritage Planning (HP). The remaining 31 nominations have not been submitted. There are likely a minimum of 8 more to complete. Nominations are nearly complete and are being proofread by Alex Grenzebach and Lynda Moon.

94 Cortleigh Boulevard

Eli Aaron submitted the built heritage nomination on behalf of the NYCPP. There is an interesting link to Leaside – the owner had a painting and decorating business at 62 Laird Drive in Leaside.

38 Alexandra Wood

An application for minor variances was on the agenda of the NY CofA on January 20, 2022. The application for a new build was approved despite Heritage Planning's letter requesting deferral for 6 months to permit a heritage assessment. The NYCPP also wrote in support of this request. It was agreed to write to City Planning objecting to this action.

5.5.4 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 - North York Community Council (NYCC) agenda of 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 to NYCC designation of the listed property.

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 designation to City Council NY25.20 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive
City Council approved the listing and designation on July 14, 2021

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

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>)

November 9, 2021: City Council

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. City Council approved the revised designation bylaw.

December 15, 2021: City Council

CC38.12 Valleyanna Drive - Zoning By-law Amendment Application - Request for Directions (Ward 15)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC38.1>

May 10, 2022: TPB

Alterations to Designated Heritage Property, 2 Valleyanna Under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

May 11, 2022: City Council

CC43.8 Alterations to Designated Heritage Property, 2 Valleyanna Under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

178 Blythwood Road

This property is designated under Part V of the Ontario Heritage Act. Proposal for severance has been posted on the Zoning Review website.

It is unclear whether the existing house would be retained or demolished. Can the City accept such an application since it is a designated property? Alex Grezebach has

contacted Heritage Planning and is waiting for a response.

5.5.5 Ward 16 Don Valley East

57 Jocelyn Crescent

Shawn Micallef in the 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>

August 5, 2021: Application for minor variances on a replacement dwelling on the NY CofA agenda Heritage Planning and the NYCPP wrote in opposition.

The item was deferred for 6 months pending a heritage assessment

November 3, 2021: Karl Frank and Alex Grenzebach met with HPS and were updated on the heritage research. It now appears that 57 Jocelyn Crescent was not part of the builder's model homes. The research report indicated that 49–57 Jocelyn Crescent were not model homes, as they were all built to the same plan (with reversals). Model homes, by different architects, were built to the east, on the block from 2-10 Jocelyn Crescent. January 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 Chair of the NYCC 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."

March 24, 2022: Hearing for a CofA application for minor variances (A0416/21NY) related to new construction at 57 Jocelyn Crescent

Alex Grenzebach wrote in opposition on behalf of the NYCPP, as did the Don Mills Residents Inc.

The NY CoA refused the application, but the applicant has appealed the refusal to the Toronto Local Appeal Body (TLAB).

5.5.6 Ward 17 Don Valley North

3377 Bayview Avenue (Tyndale Estate)

A local resident submitted a heritage designation request for the Tyndale University site at 3377 Bayview Avenue on behalf of four local residents' associations and with the support of the North York Historical Society and the NYCPP.

Originally occupied by the Sisters of St. Joseph, this huge site on the east side of Bayview Avenue south of Steeles Avenue is currently the subject of a large development proposal.

May 11-12, 2022:

NY32.6 3377 Bayview Avenue – Official Plan Amendment, Zoning Bylaw Amendment – Request for Directions Report

NYCC recommended to City Council that City Staff attend the Ontario Land Tribunal in opposition to the current Application and continue discussions with the Applicant in an attempt to resolve outstanding issues.

It was appealed by the applicant to the Ontario Land Tribunal (OLT).

5.5.7 Ward 18 Willowdale

5800 Yonge Street (former North York Hydro)

NY17.7 Preliminary Report - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications - 5800 Yonge Street

<https://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-156019.pdf>

NY16.5 Preliminary Report - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications - 5800 Yonge Street

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY16.5>

The NYCC referred the item back to the Director, Community Planning, North York District for further consideration.

According to Councillor Filion, there was concern about the reference to the secondary plan.

Anne-Marie Branch and the NYCPP submitted letters to NYCC in regard to this item.

Background: This property was included in the 1997 City of North York Inventory of Heritage Properties and Anne-Marie Branch submitted a nomination for listing in 2018, but it has not been assessed as far as we know.

Times Group submitted a redevelopment application January 31, 2020.

There is no heritage assessment among the reports submitted.

<https://urbantoronto.ca/news/2020/02/times-group-proposes-four-tower-complex-5800-yonge>

August 31, 2021: The applicant filed an appeal with the OLT on the application due to Council not making a decision within the 120-day time frame in the Planning Act. The applicant's appeal letter advises the OLT that they will be requesting approval of a

revised proposal which has not yet been submitted to the City for circulation and review by staff.

February 23, 2022: NYCC recommended that City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval appeals for the lands at 5800 Yonge Street and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY30.8>

The item has been deferred twice by City Council, most recently until the May 11-12, 2022 Meeting.

May 11-12, 2022: City Council referred it to the City solicitor to report back to the June 15-16, 2022 meeting.

2022-5-6 ADMINISTRATIVE ITEMS

5.6.1 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule:

June 27

July 25

5.6.2 Correspondence

None.

2022-5-7 OTHER BUSINESS

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

No update.

5.7.2 Suggestions for discussion (Anne-Marie Branch)

Deferred.

5.7.3 2022 Ontario Heritage Conference

Brockville June 16-18 2022

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

2022-5-8 ADJOURNMENT

There being no further business, the meeting was adjourned.