

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 6**

Date of Meeting: Monday, June 27, 2022

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

Present:

Current Members: Alex Grenzebach (Interim Chair), Anne-Marie Branch, Sharon Mourer, Eli Aaron, Seyed Mohammad Reza Safavi

Past Member/Guest: Geoff Kettel

Regrets: Rosanna Iaboni, Mitchell Bubulj, Sam Ghose

2022-6-1 Approval of Agenda:

Moved: Anne-Marie Branch, Seconded: Sharom Mourer, Passed

Declarations of conflict of interest: None.

2022-6-2 Minutes of Previous Meeting

2022 Report Number 4– April 25.2022

2022 Report Number 5 – May 30, 2022

Deferred

2022-6-3 DELEGATIONS AND PRESENTATIONS

None.

2022-6-4 HERITAGE PLANNING UPDATE

6.4.1 Toronto Heritage Survey

No update

6.4.2 Area Planning – North York District

6.4.2.1 Downsview Lands (Ward 6)

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

A Virtual Public Meeting was on Monday June 20, 2022.

6.4.3 Neighbourhoods: Expanded Housing Options in Neighbourhoods (EHON)

Concern was expressed over the threat to potential heritage districts e.g. Glebe Manor Estates

2022-6-5 SITE-SPECIFIC ITEMS and properties of interest

6.5.1 Ward 6 York Centre

6.5.2 Ward 7 – Humber River-Black Creek

6.5.3 Ward 8 - Eglinton-Lawrence

Lytton Park Character Initiative

Eli Aaron has now completed nominations for 44 properties, in the Glen Grove Park area. To date, only three have been submitted to HPS; 22 Lytton, 22 and 94 Cortleigh.

94 Cortleigh Blvd.

Alex Grenzebach submitted heritage nomination with research completed by Eli Aaron. Receipt acknowledged by Paul Maka

2676-2704 Yonge Street (former Trull Funeral Home) and adjacent Alexandra Gates

(Yonge and Alexandra Blvd.)

Planning Staff is recommending approval. Funding to restore the gates to be secured through Section 37 community benefits.

On June 28, 2022 NYCC agenda.

6.5.4 Ward 15 Don Valley West

178 Blythwood Road

Committee of Adjustment applications have been submitted to demolish the house and sever the lot at 178 Blythwood Road. The house is a contributing property in the Blythwood Road HCD and designated under Part V of the OHA. City Council has not rescinded the designation on the property.

<http://app.toronto.ca/AIC/index.do?folderRsn=hpOHUvtIjIFnRNB8UDr7Kw%3D%3D>

The C of A application is posted on the City's AIC website. At the bottom of the first page of the application, the architect Glenn Rubinoff has responded "NO" to the question "Has City Council listed and/or designated the property as having cultural heritage value?" Obviously, this response is incorrect, whether done deliberately or out of ignorance, and the application should be refused.

Of course, we would have hoped that the CofA staff would have caught this error in the review of the application, but apparently not, at least at this point in time.

This may account for the application being processed without regard to the property's Part V heritage status.

Further to the above, the Application is now on hold – the City has asked the applicant to submit a heritage impact assessment.

32 Saintfield Avenue (The Bridle Path area)

A minor variance application for this property has been submitted and was heard by NY CofA on April 14 2022. There was a decision to defer the application.

The proposal would see the demolition of the existing house and the construction of a new house. The existing house was designed by notable architect Jerome Markson. The property is not included on the City's Heritage Register, but was identified through the North York Modern Inventory. 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 sent a letter to the NY CofA on behalf of NYCPP supporting the deferral

request.

The applicant agreed to defer, but subsequently submitted modified plans which did not need CofA approval and hence he could apply for a demolition permit. Heritage Planning decided not to pursue the matter further as the chance of preventing demolition was remote.

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 in the heart of Toronto. It was originally heritage listed in 2013.

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

"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/>

Zoning Review submitted, April 29, 2022: Proposed rear addition to existing theatre, increase height of new roof and full interior renovation to modern theatre standards
Omit?

Motion to request Heritage Planning to assess the property with respect to heritage designation. Moved Sharon Mourer. Seconded Alex Grenzebach. Carried

Annandale Gatehouse - 2 Valleyanna Drive

A Zoning By-law Amendment Application to maintain the historic gatehouse and construct new townhouse dwellings on the lot.

TPB May 10 2022

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

City Council May 11 2022

CC43.7 City Council adopted OLT settlement

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.7>

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

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.8>

6.5.5 Ward 16 Don Valley East

1-3 Concorde Gate and 10-12 Concorde Place.

ERA Architects has 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.

September 13, 2021: NYCC directed that a Focused Area Study (FAS) be done.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY26.10>

Nov. 2021: Karl Frank submitted a document for consideration by the FAS.

June 28, 2022: NYCC Request for Directions Report.

NYCC adopted staff recommendation that City Council oppose the application.

230 The Donway West (Donway Covenant United Church)

Karl Frank's report to ERA Architects recommended retention of the Sanctuary (only) and redevelopment of the site in an arc shape behind the Sanctuary.

July 28, 2021: Heritage Nomination submitted by Karl Frank.

Posted on AIC: 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.

Heritage Impact Assessment

<https://secure.toronto.ca/46156d42-9af4-47d8-a102-310bd07e9e85>

June 28 2022 NYCC agenda

There is no mention of Heritage in the staff report or of the heritage nomination

NYCC33.21: 230 and 240 The Donway West - Official Plan Amendment and Zoning By-law Amendment Application - Preliminary Report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY33.21>

Motion to submit a letter of opposition to NYCC

Moved by Anne-Marie Branch, seconded by Sharon Mourer. Carried

6.5.6 Ward 17 Don Valley North

Naming of two Streets in Lansing Square Development at 2550 Victoria Park Avenue and 2, 4, 6 Lansing Square

Steve Forrester, Senior Development & Planning Manager, Elad Canada contacted Heritage Planning, who contacted the North York Community Preservation Panel for suggestions for the two new streets in the Lansing Square Development at 2550 Victoria Park Avenue and 2, 4, 6 Lansing Square.(Lot 15, Concession 4 East of Yonge Street).

The following names were suggested by Mary Ann Cross former NYCPP member following extensive research:

1. O'Sullivan's Corners
2. Spruce Grove
3. Spruce Grove Farm
4. James Stewart
5. William Nicol
6. Nicol
7. Michael O'Sullivan

Motion to support the names: Moved Anne-Marie Branch, Seconded Sharon Mourer, Carried

6.5.7 Ward 18 Willowdale

Naming of Private Street at 5799 Yonge Street in development at the former Newtonbrook Plaza

The NYHS was contacted by the developer at Newtonbrook Plaza regarding naming of a new road running off Yonge at the south end of the plaza and connecting with Cummer behind the plaza. Mary Ann Cross advised that they are proposing to name the street Golden Lion, although the carved golden lion and the Golden Lion Hotel were located at Yonge Street and Sheppard Avenue, and site-specific names are preferred. However, the developer's chosen name of "Golden Lion" is a historical name relating to the early history of North York.

2022-6-6 ADMINISTRATIVE ITEMS

6.6.1 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule:

July 25

6.6.2 Correspondence

None.

2022-6-7 OTHER BUSINESS

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

No update.

6.7.2 Suggestions for discussion (Anne-Marie Branch)

Deferred

6.7.3 Awards

6.7.3.1 Architectural Conservancy of Ontario (ACO)

2022 Ontario Heritage Awards

Nominations are due June 30, 2022.

Ontario Heritage Awards event on Oct 13, 2022.

6.7.3.2 Heritage Toronto

Nominations for the 2022 Heritage Toronto Awards are open from Monday, June 20 to Friday, July 29 2022.

Nominations accepted in three categories: Book, Built Heritage, and Public History.

Winners will be announced live at the Heritage Toronto Awards, which will be held on Monday, October 17, 2022.

6.7.4 Centennial of Township of North York (June 13, 2022)

Celebration to mark 100th anniversary of the founding of North York.

The North York Historical Society (NYHS) hosted a public celebration on June 13 at 1p.m. to mark the 100th anniversary of the Township of North York at North York Centre, located at 5150 Yonge St.

On June 13, 1922, the Township of North York became an independent entity.

https://www.toronto.com/news/celebration-marks-100th-anniversary-of-founding-of-north-york/article_205b9091-599b-58ad-bacf-f291c1e32af0.html?s=n1&source=newsletter&utm_content=a02&utm_source=ml_nl&utm_medium=email&utm_email=7ECDB2631EB5A6DB7311F24D751D66D7&utm_campaign=toha_128944&passedFromRedirector=true

2022-6-8 ADJOURNMENT

There being no further business, the meeting was adjourned.