

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 5

Date of meeting: Monday, May 2, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

Present: Paul Farrelly, Jane Clark, Susana Miranda, Panchetta Barnett, Adam Wynne (guest)

2022-05-01: Guest Presentation

- Annie Veilleux and Kristina Martens of ASI presented on the West Annex Heritage Project. ASI is charged researching and writing the historical context statement and with conducting the buildings survey in the Annex west of Bedford Road, which includes more than 1000 properties. ASI was commissioned by the Annex Residents' Association and will work closely with HPS to ensure the work meets the City's standards as the results will be turned over to the City for further study.
- The themes for the context statement include the natural environment, urban context, proximity, and community and social context, and will look at the Annex since Indigenous presence: www.theara.org

2022-05-02: Approval of Agenda

- PF moved to approve agenda. Carried.

2022-05-03: Minutes

- PF moved to approve March 30, 2022 minutes. Carried.

2022-05-04: Reports

5.4.1 Chair's Report:

- Chair reviewed TPB items from April 5 meeting.
- Chair reviewed TPB agenda for upcoming May 10 meeting.
- PF noted release of City's 10-year plan for indigenous reconciliation.

5.4.2 Social Media Committee:

- No report

2022-05-05: Section Reviews/Vice-Chair Reports

5.5.1 Midtown

- No report

5.5.2 Downtown – PF

- AW reported on his recent heritage nominations, including:
 - 81 St. John's Road: Designed by architect Abraham B. Pipher in 1891, 81 St. John's Road is a Queen Anne Revival house located immediately opposite Malta Park in The Junction. 81 St. John's Road was one of the first houses built on St. John's Road. It has been owned by the Cook family since the late 1960s and is unfortunately now in a dilapidated condition. It was recently put up for sale and there is concern regarding the future of the property, particularly given its current state. Diana Fancher at the West Toronto - Junction Historical Society has also submitted a Heritage Property Nomination for 81 St. John's Road. Additional information is available on TO Built: <https://www.acotoronto.ca/building.php?ID=14361>
 - 402-404 Sherbourne Street: Constructed in 1874/1875, 402-404 Sherbourne Street is a Bay and Gable house located midblock between Carlton Street and Wellesley Street East. 402-404 Sherbourne Street located immediately south of the proposed 39-storey building at 410 Sherbourne Street. Early occupants of 402-404 Sherbourne Street include Allan Cassels (an eminent lawyer) and John Lyman (a prominent pharmaceutical manufacturer). Additional information is available on TO Built: <https://www.acotoronto.ca/building.php?ID=14437>
- 237-255 Dundas Street East, Toronto: AW reported that a redevelopment application was recently filed for a 49-storey mixed use building at this site. The site presently contains multiple heritage buildings within the Garden District HCD. All extant buildings are proposed for retention. Further details to follow.
- 85 Spadina Road - Update: Terri Hay (a spokesperson for the TTC) has advised AW that the TTC will be undertaking maintenance and repair work on this heritage listed property (the Norman B. Gash House (1899) in Spring 2023. During the 1970s, this house was renovated into an entrance for the Spadina TTC Station. The exterior has unfortunately been in a deteriorating condition for a number of years.
- 29 Sussex Avenue: AW reported that 29 Sussex Avenue is one of the Three Sisters (1879) heritage listed houses at 29, 31, and 33 Sussex Avenue. All three of these houses are owned by the University of Toronto. Unfortunately, 29 Sussex Avenue has been vacant and undergoing demolition by deterioration since a series of sales in the mid-2010s (which resulted in the University of Toronto acquiring the property). The Huron-Sussex Residents' Organization has advised they have been asking the University of Toronto to renovate and restore the house to reintroduce it back into residential use, but the University of Toronto has not released any formal plans for this. There is ongoing concern over its current state.
- 152-154 Dundas Street East, Toronto: It has been two years since AW submitted a heritage property nomination for these properties. The nomination was submitted in April 2020. AW is looking forward to updates regarding the nominations.
- 88 Isabella Street, 90-94 Isabella Street, and 96 Isabella Street: AW reported that redevelopment applications for a 62-storey building at 88 Isabella Street and a 69-storey building at 90-94 Isabella Street have been filed. The redevelopment of 88 Isabella Street includes the demolition of the extant 14-storey residential (rental) tower, which was designed by Harry B. Kohl in 1965/1966. The redevelopment of 90-94 Isabella Street includes the retention of the heritage houses at 90-92 Isabella Street (the Foy Smith House (1888)) and 94 Isabella Street (the Helen McMaster House (1885)). AW is also working on a heritage property nomination for neighbouring 96 Isabella Street (the Isabella Arms Apartments (1924/1925)).
- Homewood Avenue: AW reported that there are several ongoing land assemblies along Homewood Avenue, including: 1-15 Homewood Avenue (all owned by one landlord); 17-23 and 29-31A Homewood Avenue (put up for sale as a group by their individual

owners); and 39-61 Homewood Avenue (ongoing purchase offers by the adjacent developer of 410 Sherbourne Street). Homewood Avenue is a 19th century street running north-south immediately north of Allan Gardens. The east side of the street is largely intact with many of its 19th century and early 20th century houses remaining, whereas the west side of the street has been extensively redeveloped with high-rise blocks (including some of Toronto's first condominium towers). Only three of the street's original houses are extant on the west side of Homewood Avenue. Given the ongoing land assemblies, is there an opportunity for a heritage study and/or batch listing of properties along Homewood Avenue?

- Palmerston-Bloor Gate - Damaged: AW reported that in October 2021, a car crashed into the historic gate at the southeast corner of Palmerston Boulevard and Bloor Street West. As of May 2022, the gate remains damaged. The Palmerston Area Residents' Association has advised that there is an ongoing settlement with the City of Toronto and insurance to repair the gate.
- George Brown House Plaques - Missing: The two heritage plaques in front of the George Brown House at 186 Beverley Street were removed by an unauthorized party. Staff recovered one of the two plaques, although the other is still missing.
- 619-637 Yonge Street / 1-9 Isabella Street - Updates: PF and AW met with the developer of this site on behalf of CWNA. Concerns were raised over a number of elements, including the proposed demolition of heritage buildings and the excessive height of the building. A community consultation meeting will be forthcoming.
- York Apartments (Northwest Corner of Bloor Street West and Spadina Road) - Heritage Impact Assessment: AW reported that a Heritage Impact Assessment for the York Apartments (at the northwest corner of Bloor Street West and Spadina Road) has been released on the Application Information Centre.
- 159 Dunn Avenue - For Sale: AW reported that 159 Dunn Avenue — a beautiful 1889/1890 Queen Anne Revival house in South Parkdale — has been put up for sale for the first time since 1965.

5.5.3 West – JC

- Parkdale Village Historical Society / Sunnyside Historical Society - Queen Street West: Dufferin to Dunn Walk (30 April 2022): The PVHS/SHS (via AW) offered its first historical walk since the pandemic began. The walk focused on the east section of the Parkdale Main Street HCD and was well attended. The PVHS/SHS is hoping to schedule other historical walks for the summer / fall of 2022.
- 1354-1360 Queen Street West — Updated Plans from Developer: AW reported that the developer of 1354-1360 Queen Street West has recently released updated plans for the site, which include the retention of both 1354-1356 Queen Street West and 1358-1360 Queen Street West. The developer has withdrawn their appeal of the heritage designation of 1354-1360 Queen Street West.

5.5.4 East – PB

- Commemorative Framework for Toronto: PB reported that she attended meeting on May 2. Will impact street naming.

Meeting adjourned 9:20 p.m.