

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 9

Date of meeting: Monday September 12, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

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

Regrets: Panchetta Barnett

2022-09-01: Approval of Agenda

- PF moved to approve agenda. Carried.

2022-09-02: Reports

9.2.1 Chair's Report:

- Chair reviewed all items for upcoming September 20 TPB meeting.

2022-09-03: Section Reviews/Vice-Chair Reports

9.3.1 Midtown

- No report

9.3.2 Downtown – PF

- AW reported on his recent heritage nomination:
 - 561 Jarvis St.: Designed in 1928 by James Gladwin Hedges and completed by as the Fort Garry Apartments — located near the northeast corner of Jarvis Street and Earl Place. 561 Jarvis Street is in the Tudor Revival style and is an uncommon surviving example of this style within the Church-Wellesley Village and Upper Jarvis neighbourhoods. The building was named after the historic Fort Garry (and/or Fort Garry Hotel) in Winnipeg. In August 2022, a redevelopment application was submitted for a 58-storey mixed use building at 561 Jarvis Street and 102-120 Earl Place which would include demolition of 561 Jarvis Street.
- Northeast Corner of Yonge Street and Isabella Street (639-653 Yonge Street): AW reported that KingSett Capital has a forthcoming proposal for a 76 storey, mixed-use building on this corner. The façades of the onsite heritage buildings will be retained. Pre-application consultation phase only. KingSett has held a pre-application community
- Northeast Corner of Yonge Street and Gerrard Street East (399-405 Yonge Street): AW reported that a 75-storey mixed use building was recently proposed for the northeast

corner of Yonge Street and Gerrard Street East. The heritage Joseph Bickerstaff Building (1873) at 401-405 Yonge Street is proposed for retention, whereas the former Biltmore Savoy Theatre (later Coronet Theatre) at 399 Yonge Street is proposed for demolition. AW will send a letter supporting retention of the Joseph Bickerstaff Building, advocating for commemoration of the theatres, and flagging the omission of Wing, Tai, & Company (one of Toronto's earliest Chinese-Canadian businesses, historically based at 405 Yonge Street during the 1880s and 1890s) from the HIA.

- Southeast Corner of Church Street (119-127 Church Street and 89 Queen Street East): AW reported that a 60-storey mixed use building was recently proposed for the southeast corner of Church Street and Queen Street East (119-127 Church Street / 89 Queen Street East). AW previously nominated the four buildings at 119-127 Church Street for heritage status in January 2022.. The developer is proposing retention of 119-123 Church Street Church Street and 89 Queen Street East and demolition of 125-127 Church Street.
- Northeast Corner of Bloor Street East and Mount Pleasant Road (350 Bloor Street East): AW reported that a 63-storey mixed use building was recently proposed for the northeast corner of Bloor Street East and Mount Pleasant Road (350 Bloor Street East). This building is currently associated with Rogers. The 6-storey office building at 350 Bloor Street West — designed in 1968 by John B. Parkin Associates in the Brutalist style — would be retained as a podium of the new building.
- Southwest Corner of University Avenue and Elm Street (522 University Avenue): AW reported that 62-storey mixed use building has been proposed for the southwest corner of University Avenue and Elm Street (522 University Avenue). The extant 15-storey building — designed by John B. Parkin Associates in 1973 in the Brutalist style — is proposed for demolition. A HIA has not been conducted for this site.
- 15-17 Elm Street: AW reported that there is a forthcoming redevelopment proposal for a 30-storey building at 15-17 Elm Street. AW is working on a heritage property nomination for 15 Elm Street — which dates to c. 1867/1868. 15 Elm Street is one of a cluster of Confederation era buildings situated along the south side of Elm Street.
- 316 Bathurst Street: In September 2021, AW nominated this property for heritage status. Recently, the building has been partially boarded up and several windows have been removed. There are no panes in several of the openings with only plastic sheeting over the holes, whereas other openings have had the openings boarded over with plywood. No building permits have been issued for the address.
- Indigenous History of CAMH Site: AW has been in correspondence with Donald Smith (University of Calgary) and John Court (CAMH Archives / University of Toronto). John Court recently sent AW A copy of his article *Lands of the Asylum (Part 1 & 2)*, which explores the Indigenous history of the CAMH Queen Street West site.
- Church-Wellesley Village BIA Walking Tour Series: AW reported that the Church-Wellesley Village BIA Historical Walking Tour series is going well. There are six tour guides offering diverse tours. On 6 September 2022, EJ Kwandibens led a tour focusing on the Indigenous history of the Church-Wellesley Village. AW has led several tours on this series focusing on the architecture and history of the Church-Wellesley Village.

Tomorrow (13 September 2022), leZlie lee kam will offer a talk on the history of the Village and her experience as a lesbian of colour, followed by a self guided tour.

9.3.3 West – JC

- 336 Pacific Avenue: AW reported that a demolition application has been filed for this property, located at the southwest corner of Pacific Avenue and Annette Street in the Junction. The West Toronto Junction Historical Society (WTJHS) has submitted a heritage property nomination and will depute at the Committee of Adjustment in opposition to the demolition of the building. 336 Pacific Avenue was constructed in 1888 and designed by Junction architect Abraham B. Pipher. It was first home to Bernard Kerr - a local physician and surgeon.

9.3.4 East – PB

- 654-658 Danforth Avenue: AW reported that a proposal was recently filed for a 49-storey mixed use tower at the northeast corner of Danforth Avenue and Pape Avenue. This proposal has generated significant controversy due to its height. The site presently contains a 3-storey building dating to 1924-1927 at 654-656 Danforth Avenue and a 4-storey building dating to 1989 at 658 Danforth Avenue. Prior to the construction of the extant building at 658 Danforth Avenue, the property was the site of the Palace Theatre. AW wonders whether 654-656 Danforth Avenue could be retained (despite its alterations) and whether the Palace Theatre could be commemorated.

2022-09-04: Other Business

- AW noted that a new season of Murdoch mysteries airing tonight. AW wrote to see if Hester Howe can be added into show.
- New proposal for NE corner of Jarvis/Earl Place – going to be a 58 storey building at the corner. AW nominated the Fort Garry apartments for heritage status.

Meeting adjourned 9:00 p.m.