

North York Community Preservation Panel

September 6, 2023

North York Community Council
Attention: Matthew Green
Email: nycc@toronto.ca

RE: NY7.7 123 Wynford Drive - Official Plan and Zoning By-law Amendment Application - Appeal Report (Ward 16)

Dear Councillor Pasternak, Chair and Members of North York Community Council,

This application proposes redevelopment at the site of 123 Wynford Ave, based upon a very narrowly focused the Heritage Impact Assessment (“HIA”) submitted by ERA Architects Inc. (“ERA”), completed without any community consultation, including without consultation with members of the Japanese Canadian community.

ERA is widely renowned for their heritage expertise, it seems that in their report, which was commissioned by the proponent, this firm was professionally constrained or overtly directed to focus on how the former Japanese Cultural Centre building could be incorporated with the addition of new two high-storey towers.

Fortunately, the City of Toronto’s community consultation procedures provided for the North York Community Preservation Panel to submit an updated heritage evaluation inquiry, in which we sought consideration of this building as a Canadian landmark and memorial for WWII.

As a committee of the City of Toronto, the Panel is very thrilled that, our input as well as that of other community organizations has fruitfully resulted in the Heritage Planning Service department’s recently release of a very thoughtful and thorough report dated May 31, 2023, on the historical, cultural and architectural significance of 123 Wynford Drive. And further, the City Council at its meeting of July 19, 2023, stated its intention to designate the property at 123 Wynford Drive under Part IV, Section 29 of the Ontario Heritage Act.

The May 31, 2023 Heritage Impact Assessment report, more fully recognizes the terms mandated by the City of Toronto, in compliance with The Standards and Guidelines for The Conservation of Historic Places in Canada. These Guidelines also state, at page 3:

[Conservation] Planning should consider all factors affecting the future of an historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints.

The Appeal report recommendations pertaining to the heritage status are as follows:

The City Planning Division recommends [in part] that:

1. 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 and Zoning By-law Amendment appeal for the lands at 123 Wynford Drive and to continue discussions with the Applicant in an attempt to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that: the applicant has entered into a Heritage Easement Agreement to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the City Solicitor; Staff Report for Action – Appeal Report – 123 Wynford Drive Page 2 of 21
 - i) the owner has submitted a revised Heritage Impact Assessment that includes a conservation strategy for the on-site heritage resource and landscape at 123 Wynford Drive, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - j) the owner has submitted a Heritage Permit application to alter the property at 123 Wynford Drive, in accordance with Section 33 of the Ontario Heritage Act, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - k) the owner has entered into a Heritage Easement Agreement with the City for the property at 123 Wynford Drive to the satisfaction of the Chief Planner and Executive Director, City Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
 - l) the owner has provided a detailed Conservation Plan for the subject heritage property, prepared by a qualified heritage consultant, that is substantially in accordance with the conservation strategy set out in the revised Heritage Impact Assessment, to the satisfaction of the Chief Planner and Executive Director, City Planning.

The NYCPP recommends:

- **That the City include an express stipulation for the proponent to apply appropriate public community consultation procedures in their design and preparation of a Conservation Plan for 123 Wynford Ave.**

Respectfully submitted

Alex Grenzebach

Alex Grenzebach
Interim Chair

C.C Mary MacDonald, Senior Manager, Heritage Planning
Tamara Anson-Cartwright, Manager, Heritage Planning
Michael Seaman, Manager, Heritage Planning