

**NORTH YORK COMMUNITY PRESERVATION PANEL
M I N U T E S
2022 Report No. 7**

Date of Meeting: Monday, July 25, 2022

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

Present:

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

Past Member/Guest: Geoff Kettel

Regrets: Rosanna Iaboni, Sam Ghose, Mitchell Bubulj,

Welcome and Land Acknowledgement (Alex Grenzebach)

2022-7-1 Approval of Agenda:

Moved: Anne-Marie Branch, Seconded: Sharon Mourer, Passed
Declarations of conflict of interest: None.

2022-7-2 Minutes of Previous Meetings

2022 Report Number 4 – April 25, 2022

Moved: Alex Grenzebach, Seconded: Sharon Mourer, Passed

2022 Report Number 5 – May 30, 2022

Moved: Alex Grenzebach, Seconded: Anne-Marie Branch, Passed

2022 Report Number 6 – June 25, 2022

Moved: Alex Grenzebach, Seconded: Sharon Mourer, Passed

2022-7-3 DELEGATIONS AND PRESENTATIONS

None.

2022-7-4 HERITAGE PLANNING UPDATE

7.4.1 Toronto Heritage Survey

No update

7.4.2 Area Planning – North York District

7.4.2.1 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.

7.4.3 Neighbourhoods: Expanded Housing Options in Neighbourhoods (EHON)

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

2022-7-5 SITE-SPECIFIC ITEMS and properties of interest

7.5.1 Ward 6 York Centre

7.5.2 Ward 7 – Humber River-Black Creek

7.5.3 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 a heritage nomination with research completed by Eli Aaron. Receipt acknowledged by Paul Maka.

2674-2704 Yonge Street (former Trull Funeral Home) and adjacent Alexandra Gates (Yonge and Alexandra Blvd.)

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

NYCC recommended the staff report to Council on June 28, which was adopted by Council on July 19, 2022.

7.5.4 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.

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

241 Blythwood Road

TPB at its July 11, 2022 meeting recommended approval of a Toronto Heritage Grant for restoration of its historic porches.

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 which was designed by notable architect Jerome Markson, and the construction of a new house. 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 the 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 later the Crest) has been an iconic theatre on Mount Pleasant Road in the heart of Midtown. It was 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. 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>

50 Village Station Road (Leaside CPR station)

Metrolinx announced that it is planning to demolish the former Leaside (CPR) railway station (second location) in June 2022.

G Kettel has requested to Metrolinx that the site be documented and commemorated in some way.

1477 Bayview Avenue – Garden Court Apartments

Garden Court apartments are located such that the front elevation terminates the view eastward along Davisville Avenue.

This view may be impinged upon by a new development at 1466-1500 Bayview (NW corner of Bayview and Davisville).

67 Sutherland Drive

A heritage nomination was submitted by Mitch Bubulj on June 30, 2021. The property has been sold and the new owner apparently plans to retain the home, but make renovations.

505 Balliol Street

CofA application refused, and applicant appealed to Conservation Review Board.

On July 5th 2021, the owner's lawyer asked the Conservation Review Board/Ontario Land Tribunal for a 4-month extension.

On July 6th 2021, the property was listed for sale. The real estate listing stated that the property is historical and "cannot be torn down".

On July 12th 2021, plans were submitted for Zoning Review, status is Not Started.

On Dec 8th, 2021, new C of A application submitted. Involves retaining existing dwelling, centring it on the lot, and converting it to two semi-detached dwellings.

COA application and hearing date scheduled for August 11, 2022.

7.5.5 Ward 16 Don Valley East

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

ERA Architects have 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 the 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 a 18,886 m2 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 or of the heritage nomination in the staff report.

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: Anne-Marie Branch, Seconded: Sharon Mourer, Carried

Alex Grenzebach submitted a letter to the June 28 meeting of the NYCC re. Item NY33.21, expressing the Panel's concern that heritage issues are considered in the redevelopment plans for the site.

57 Jocelyn Crescent (Don Mills)

It appears that 57 Jocelyn was not part of the builder's model homes, rather they were on the block from 2-10 Jocelyn Crescent.

On March 24, 2022, a hearing for a CofA application for minor variances (A0416/21NY) related to new construction at 57 Jocelyn Crescent was held and the applicant agreed to a deferral to allow for a heritage assessment. Subsequently, a demolition permit was issued for #57 based on a plan with no variances.

Alex Grenzebach wrote in opposition on behalf of NYCPP as did the Don Mills Residents Inc. Refused by COA but appealed by applicant to TLAB.

TLAB Hearing will be held on Sept 25, 2022. Submission of intention to be party or participant was required by June 23rd 2022.

7.5.6 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

7.5.7 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.

2022-7-6 ADMINISTRATIVE ITEMS

7.6.1 Future Meeting dates:

(Fourth Monday of every month except August and December)

2022 schedule:

August 22 (informal get together)

September 26

October 24 (election)

November 28

7.6.2 Correspondence

None.

2022-7-7 OTHER BUSINESS

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

No update.

7.7.2 Suggestions for discussion (Anne-Marie Branch)

Deferred

7.7.3 Awards

7.7.3.1 Architectural Conservancy of Ontario (ACO)

2022 Ontario Heritage Awards

Nominations are due June 30, 2022.

Ontario Heritage Awards event on Oct 13, 2022.

7.7.3.2 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.

7.7.4 Opening of North York 50th anniversary time capsule on July 13 2022

The ceremony for time capsule opening took place at 5 p.m. on July 13, 2022 as prescribed on the plaque installed with the time capsule in 1972 on the occasion of the Golden Anniversary of the Borough of North York. The ceremony was attended by Mayor John Tory and Mrs. Debbie Marquis, daughter of Bob Yuill who was the former Alderman of Ward 3 and Co-Chairman of the Golden Anniversary Committee. Mrs. Marquis participated in the installation in 1972 along with her father, former Alderman Yuill, and found the letter written by the former Alderman to her and the other family members today.

7.7.5 Toronto Public Library - Research & Reference and Special Collections – workshops, survey etc.

This summer, the Toronto Public Library is looking at the future of its Research & Reference and Special Collections.

Along with the Toronto Reference Library, the North York Central Library is one of Toronto's two research and reference libraries. Located just north of the North York Civic Centre and Mel Lastman Square, the library houses historical collections with a focus on North York and local Ontario history, Indigenous peoples and genealogy.

Toronto Public Library encourages anyone interested in the Research and Reference & Special Collections engagement to sign up for an interview [here](#).

<https://lbp.hostedincanadasurveys.ca/index.php/816587>

If you have any questions, contact the library at hello@ourlibrary.to, or call at 1-833-263-3050. In addition, there is a survey to be completed

<https://www.ourlibrary.to/>

7.5.6 Toronto History Museums

City Council July 19, 2022

EC31.23 Advancing Reconciliation, Equity and Inclusion - Re-imagining a New Future for Toronto History Museums (Ward All)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EC31.23>

2022-7-8 ADJOURNMENT

There being no further business, the meeting was adjourned.