



THE EAST YORK FOUNDATION
The East York Civic Centre
850 Coxwell Avenue
East York, ON
M4C 5R1

November 29, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH8.18 Implementing Bill 23 - Update on Amendments to the Ontario Heritage Act

Dear Councillor Perks, Chair and Members of Planning and Housing Committee,

This is to express our concern about the potential consequences of the proposed timetable for acting on designation of heritage properties as indicated in the above captioned report. It appears that many of the City's listed properties will not be reviewed and designated within the Province's two-year timeline (ending December 31, 2024) to review, and if appropriate designate existing properties in the Heritage Register, and may be subject to the five-year moratorium on re-listing a property, if removed pursuant to the Act.

We fully recognise and appreciate that the threat to the built heritage of East York (comprising the lands within the former Town of Leaside and Township of East York) and elsewhere in the City is a result of Provincial legislation (Bill 23).

East York properties having "listed" status comprise 8 single listed properties and 31 multiple listed properties in Leaside, and 18 single listed properties and 11 multiple listed properties in East York), will be eliminated on January 1, 2025, unless *designated* under the Ontario Heritage Act in the meantime. The elimination of listed status would mean that their protection from immediate demolition would be removed. Attached are charts showing the status of heritage properties in Leaside, and East York.

The East York properties that are currently listed on the Heritage Register, include the Lea settler homes, and important streetscapes such as Bayview Avenue and Danforth Avenue.

We request that the listed properties be expedited. We look forward to working with you to address this troubling matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Raymond White". The signature is written in a cursive style with a large initial 'R'.

Raymond White

Chair, East York Foundation

Attachments (2): Heritage Properties Summary - Leaside, East York

c.c. Mayor Olivia Chow,
Councillor Jaye Robinson
Councillor Paula Fletcher
Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Mary MacDonald, Senior Manager, Heritage Planning
Gary Miedema, Project Manager, Heritage Planning
Toronto and East York Community Preservation Panel
North York Community Preservation Panel

East York Heritage Property Summary

Area/Property Name	Address	Heritage Research	Heritage Status (listed/designated)	Comments (heritage value/level of risk)
Todmorden				
Sammon Family Home	170 Aldwych Ave.	East York LACAC 1982 Inventory	Listed Sept 27, 2006	
Don Valley Brickworks	550 Bayview Ave	ditto	Designated Part IV Nov 28,2002 By-law: 986-2002	
Domtar Fine Papers The Middle Mill	Beechwood Drive	ditto	-	demolished
George Taylor Family Homestead	20 Beechwood Crescent	ditto	Designated Part IV Oct 20,1986 Bylaw 104-86	
George Taylor Family Homestead	22 Beechwood Crescent	ditto	Designated Part IV Oct 20,1986 Bylaw 104-86	
Estonian House (former Chester School House)	958 Broadview Ave.	ditto	Designated Part IV Jul 07, 2017 Bylaw 719-2017	
The Victor Home for Women	1102 Broadview Ave.	ditto	Listed Sep 27, 2006	

Chester Park Coachhouses (Home for Children)	1132 Broadview Ave.	ditto	Intention to Designate Sept 27, 2006¹	
	1224 Broadview Ave.	ditto	Listed Sept 27 2006	
	1226 Broadview Ave.	ditto	Listed Sept 27 2006	
	1228 Broadview Ave.	ditto	Listed Sept 27 2006	
	1230 Broadview Ave	ditto	Listed Sept 27 2006	
	1232 Broadview Ave	ditto	Listed Sept 27 2006	
	1234 Broadview Ave	ditto	Listed Sept 27 2006	
	9 Hassard Ave.	ditto	Listed Sept 27 2006	
	11-13 Hassard Ave.	ditto	Listed Sept 27 2006	
	1148 Logan Ave.	ditto	Listed Sept 27 2006	
Ina Grafton Gage Home	2 O'Connor Drive	ditto	Intention to	

¹ Heritage Planning confirms (Aug 11 2023) that property is not designated presently but is NOT subject to a Heritage Easement

			Designate Sept 27 2006²	
David Smith Home	1311 Pape Ave.	ditto	Listed Sept 27, 2006 Nomination for designation submitted by Adam Wynne July 2023	Presently for sale Featured in BlogTO article Aug. 3, 2023*
	89 Woodville Ave.	ditto	Listed Sept 27, 2006	
Little York				
	122 Dawes Road	ditto	Listed Sept 27 2006	
The Goulding Estate	305 Dawes Road	ditto	Designated Part IV March 2,1995 By-law: 22-95	
	17 Gledhill Ave.	ditto	Listed Sept 27, 2006	
	43 Gledhill Ave.	ditto	Not listed	
	5 Midburn Ave	ditto	Listed Sept 27 2006	
Walter Massey Estate – Chauffeur’s Cottage)	17 Midburn Ave.	Architectural Description of the Chauffeur’s Cottage and the Gardener’s Cottage 17 and 23 Midburn Avenue Prepared for the East York LACAC	Not listed ***	Medium risk - should be designated ASAP

² Heritage Planning confirmed (Aug 9, 2023) that property is not designated presently but is subject to a Heritage Easement which was executed and registered on title

		by Michael McClelland, ERA Architects. Dec. 1994		
Walter Massey Estate - Gardener's Cottage	23 Midburn Ave.	Ditto	Not listed***	Presently for sale Featured in BlogTO article Aug. 4,2023* High risk – should be designated ASAP
Central East York				
	3 Bonnie Brae Boulevard	East York LACAC 1982 Inventory	Listed Sept 27 2006	
Other				
Danforth/Dawes Road Multiple listing-	11 (East York) properties on Danforth Ave. and Dawes Road	Danforth Cultural Heritage Resource Assessment 2018	Listed Dec.16,17,18, 2020	
Grand Total			18 single listed properties 11 multiple listed properties 5 single designated properties 2 Intention to designate	
Sunshine Valley (Postwar Strawberry boxes)	Topham Park	Authorization to study Potential HCD June 2017****	HCD Study has not proceeded	High priority
The Pylon (sculpture by Gerald Gladstone)	J. Walter Stewart Library	No	No	High priority

*<https://www.realtor.ca/real-estate/25729919/1311-pape-ave-toronto-danforth-village-east-york>

** Strata Real Estate - MLS restricted access

<https://www.blogto.com/real-estate-toronto/2023/08/23-midburn-avenue-toronto/>

***March 5, 2021 Gary Miedema, Heritage Planning to Rishab Mehan, Councillor Bradford Office:

“I can confirm that these properties were brought to our attention a number of years ago. Though not officially nominated, they have been flagged for research and evaluation. No timetable has yet been determined for their consideration given the priority of planning matters. As always, we welcome any information the community can provide that would help us assess any potential risk for these properties, in order to assist in our ongoing prioritization”.

****Authorization to study Sunshine Valley as HCD

<https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-103849.pdf>

Updated September 22, 2023 GK

Leaside Heritage Property Summary

Layer*/ Name/Date	Address	Heritage Research/ Recommendation	Heritage Status (listed/designated)	Comments (heritage value/ demolition risk)
Layer 1: Pre-1850 - Indigenous and pre- settlement				
Layer 2: 1850 - 1910 - Early Settlement				
Thomas Elgie Farmstead (C.1883)	262 Bessborough Ave.	LACAC 1982 Inventory Councillor John Parker motion ¹	Designated Part IV Apr 03, 2014 By-law: 282-2014	
John Edmund Lea Home (C.1902)	33 Heather Road	LACAC 1982 Inventory	Listed Sep 27, 2006	High heritage value owner dependent risk
James Lea Home (C.1909)	201 Sutherland Drive	ditto	Listed Sep 27, 2006	ditto
Layer 3: 1910 to 1928 - Early industrialization and establishment Town of Leaside				
Kilgour Estate Gate	510 -520	Staff report ²	Listed	High heritage value

¹ City Councillor 2006 to 2014

² <https://www.toronto.ca/legdocs/2005/agendas/council/cc050719/ny6rpt/cl005.pdf>

and Gatehouse (c.1913)	Sutherland		July 19, 2005	owner dependent risk
Canadian Northern Railway (CNoR) Maintenance Facility	85 Laird Drive	LACAC 1982 Inventory	Designated Part IV Jul 17, 2008 By-law: 855-2008	
CNoR building	25 Esandar Drive	ditto	Listed Sept 27, 2006	High heritage value owner dependent risk Adaptive reuse opportunity
Perrem and Knight Store 1928	322 Sutherland Drive	ditto	Listed Sept 27, 2006	High heritage value Owner dependent risk
Former Parkhurst Knitting Mill (Apple Storage)	20 Research Road	Laird in Focus Cultural Heritage Resource Assessment	Listed Nov 26, 2019	High heritage value Owner dependent risk
Olde Yorke Fish and Chips (former Osmond's store) 1923	96 Laird Drive	ditto	Listed Nov 26, 2019	High heritage value owner dependent risk
Canada Wire and Cable Homes (68) 1918-25	Rumsey Road, Airdrie Road and Sutherland Drive	"Hidden Among Us Architectural Portraits of Leaside's Canada Wire and Cable Company Homes" 2018 (Leaside Matters)	No	High heritage value Owner dependent risk
George Wilkinson	45 Sharron Drive	NYCPP nomination	No	High heritage value

House		Oct 7, 2013		Owner dependent risk
Layer 4: 1928 to 1960 - Late industrialization - and tract development				.
Garden Court Apartments	1477 Bayview Ave.	LACAC 1982 Inventory	Designated Part IV Jan 05,1987 By-law: 6-87; By-law 607-2018	Hold
Talbot Apartments (Kelvingrove/Glen Leven)	1325-1365 Bayview Ave. 2-11 Airdrie Road 2-8 Sutherland Drive	Leaside Property Owners Assn (LPOA) nomination	Designated Part IV Feb 25,2009 By-law: 222-2009 By-law: 224-2009	Hold
Talbot quadraplexes		LPOA nominations for each of 10 quads (2011)	1783-85, 1755-57 Bayview are designated other 8 properties are not designated	
Talbot quadraplexes	1753-55 Bayview Ave.	Staff report further to development application	Designated Part IV Oct 03, 2019 By-law: 1396-2019	hold
Talbot quadraplexes	1783-85 Bayview Ave.	Staff report	Designated Part IV June 19, 2019 By-law: 224-2019/ 948-2019	hold

Crestview Apartments	Leacrest Road, Mallory Crescent	Leaside Residents Assn nomination submitted June 29, 2023 Petition signed by over 200 tenants and residents	No	High heritage value Owner dependent risk
Agnes Macphail house	2 Donegall Drive/ 720 Millwood Road	?	Designated Part IV Jul 13, 2012 By-law: 950-2012	
Parkhurst Boulevard	Parkhurst Boulevard - Bayview to Rumsey Road	Councillor John Parker ³ HCD nomination staff report Feb 2013	no-	
Sheridan Equipment Ltd	33 Laird Drive	Councillor John Parker motion, staff report	Designated Part IV Jul 07, 2017 By-law: 781-2017	hold
Durant Motors Admin. HQ	150 Laird Drive	Development application	Designated Part IV Apr 30,2020 By-law: 332-2020	hold
Pease Foundry Company	211 Laird Drive	Councillor John Parker motion	Designated Part IV Apr 30,2020 By-law: 332-2020	hold
Local Public Eatery (former Imperial Bank) 1940	180 Laird Drive	LACAC 1982 Inventory	Listed Nov 26, 2019	High heritage value Owner dependent risk

³City Councillor 2006 to 2014

Leaside Fire Station and Town Hall	231, 235 McRae Drive	?	Designated Part IV Oct 28,2004 By-law: 905-2004	hold
Henry Howard Talbot Talbot House	71 Sutherland Drive	-	-	High heritage value Owner dependent risk
Leaside Pub	190 Laird Drive	-	no-	High heritage value Owner dependent risk
RV Burgess House	72 Donegall Drive	-	no	Associative Value Owner dependent risk
Leaside Churches			no	TBD
Musson Building	103 Vanderhoof Ave.	-	no	High heritage value. Owner dependent risk
APCO Industries	10 Industrial Street	-	no	High heritage value Owner dependent risk
31 properties Commercial main street properties	Between 1487 and 1739 Bayview Ave.	Midtown In Focus Secondary Plan 2017	Multiple Listed Oct. 2, 2017	TBD
Layer 5: 1960 to 1980 (incl. Thorncliffe Park)				
Trace Manes Community Centre (1967)	110 Rumsey Road	-	no	TBD

Layer 6: 1980 to present - Modern Infilling and replacement				
Leaside Library (2000)	165 McRae Drive		no	TBD
Grand Total			8 single listed properties 11 Designated properties 31 multiple listed properties	

*6 Layers into which Leaside’s cultural history may be divided

- 1. Leaside pre-history, Indigenous before European settlers arrived and .
- 2. the arrival and life of pioneers and settlers who came to farm the area, including the Lea and Elgie families,
- 3. creation of the Town of Leaside, and the beginning of industrial development in the area.
- 4. Leaside’s late industrial era and residential boom,
- 5. Leaside’s annexation and development of Thorncliffe Park, and
- 6. Contemporary Leaside 2000 to today.

September 17, 2023 GK