



## Decision Letter

### Toronto Preservation Board

**Meeting No.** 18

**Meeting Date** Tuesday, May 7, 2024

**Start Time** 9:30 AM

**Location** Video Conference

**Contact** Matthew Green, Committee Administrator

**Phone** 416-392-4666

**E-mail** hertpb@toronto.ca

**Chair** Julia Rady

PB18.7	ACTION	Amended		Ward: 16
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#### **123 Wynford Drive - Refusal of Application for Alterations to the Attributes and Demolition of a Building and Heritage Attributes on a Designated Heritage Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council refuse the demolition and alterations on the designated heritage property at 123 Wynford Drive in accordance with Sections 33 and 34 of the Ontario Heritage Act as found in the Heritage Impact Assessment Addendum prepared by ERA Architects Inc. dated February 16, 2024 which includes a Heritage Impact Assessment dated July 22, 2022, architectural plans and drawings prepared by Kirkor Architects and Planners dated January 15, 2024 and a revised conservation strategy dated January 15, 2024.
2. In the event of an appeal to the Ontario Lands Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.
3. City Council request Heritage Planning to report on how the City of Toronto can advance or support the nomination of the former Japanese Canadian Cultural Centre (123 Wynford Drive) as a UNESCO World Heritage Site and report to the appropriate standing committee.

#### **Decision Advice and Other Information**

Georgia Kuich, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 123 Wynford Drive - Refusal of Application for Alterations to the Attributes and Demolition

of a Building and Heritage Attributes on a Designated Heritage Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act.

## **Origin**

(April 18, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on May 7, 2024 the Toronto Preservation Board considered Item [PB18.7](#) and made recommendations to City Council.

Summary from the report (April 18, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council refuse the application under Sections 33 and 34 of the Ontario Heritage Act to alter the heritage attributes of the property and demolish a building and heritage attributes, respectively, on the significant property at 123 Wynford Drive in connection with a development proposal to construct two new residential towers.

The subject significant property, originally known as the Japanese Canadian Cultural Centre (JCCC), contains a two-storey institutional building and designed landscape garden by Order of Canada Companion and internationally-renowned architect, Raymond Moriyama. Completed in 1963, the property served as the city's community hub for the re-establishment, promotion and sharing of Japanese culture in the post-war period. Situated on a wooded ravine lot, the building responds directly to the natural and topographical features of the site.

On July 29, 2022, applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control were submitted to construct two residential towers of 52 and 48 storeys on the property which was listed on the City's Heritage Register at the time.

On July 25, 2023, City Council stated its intention to designate the property at 123 Wynford Drive under Part IV of the Ontario Heritage Act and on September 6, 2023 passed By-law No. 810-2023. While the property owner initially challenged this By-Law by filing an appeal to the Ontario Land Tribunal (OLT), the appeal was withdrawn in February 2024. As such, Council's by-law to designate this heritage property is in full force and effect.

On February 16, 2024 the owner submitted an application to alter attributes and demolish the building and heritage attributes on the protected heritage property under Sections 33 and 34 of the Ontario Heritage Act.

The proposal to demolish the building and alter the property would result in the irrevocable loss of the significant cultural heritage values and attributes of this landmark property in Toronto including the building and its relationship with the landscape and natural ravine, it's value as a living memorial to the resilience of the Japanese Canadian immigrants to Canada and its associative value as having been designed by the late celebrated architect, Raymond Moriyama. This report recommends the application be refused.

## Background Information

(April 18, 2024) Report and Attachment 1 - 5 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 123 Wynford Drive - Refusal of Application for Alterations to the Attributes and Demolition of a Building and Heritage Attributes on a Designated Heritage Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245211.pdf>)  
Staff Presentation on 123 Wynford Drive - Refusal of Application for Alterations to the Attributes and Demolition of a Building and Heritage Attributes on a Designated Heritage Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245437.pdf>)

## Communications

(May 4, 2024) Letter from Lynn Deutscher Kobayashi, President, National Association of Japanese Canadians (NAJC) (PB.Supp)  
(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-179296.pdf>)  
(May 6, 2024) Letter from Allan McKellar (PB.Supp)  
(May 6, 2024) Letter from Jason Ash, Co-chair, Save Ontario's Science Centre (PB.Supp)  
(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-179407.pdf>)  
(May 6, 2024) Submission from Richard MacFarlane (PB.Supp)

## Speakers

Lynn Deutscher Kobayashi, National Association of Japanese Canadians (NAJC) - Toronto

## Motions

*Motion to Amend Item (Additional) moved by Geoff Kettel (Carried)*

That the Toronto Preservation Board recommend that:

1. City Council request Heritage Planning to report on how the City of Toronto can advance or support the nomination of the former Japanese Canadian Cultural Centre (123 Wynford Drive) as a UNESCO World Heritage Site and report to the appropriate standing committee.

*Motion to Adopt Item as Amended moved by Geoff Kettel (Carried)*

## Vote (Adopt Item as Amended)

May-07-2024

<b>Result: Carried</b>	Majority Required
Yes: 8	Koorosh Attarian, Yeo-Jin (Katerina) Bong, Paul Cordingley, Matthew Gregor, Alex Grenzebach, Geoff Kettel, Mitchell May, Julia Rady (Chair)
No: 0	
Absent: 3	Parthi Kandavel, Wendy Wong, Adam Wynne