

September 13, 2007

To: North York Community Council

From: Toronto Preservation Board

Subject: 1325, 1351 and 1365 Bayview Avenue – Inclusion on Heritage Inventory
(Ward 26 Don Valley West)

Recommendations:

The Toronto Preservation Board recommended to the North York Community Council that:

- 1. City Council include the property at 1325 Bayview Avenue (Glen-Leven Apartments) on the City of Toronto Inventory of Heritage Properties;**
- 2. City Council include the property at 1351 Bayview Avenue (Strathavon Apartments) on the City of Toronto Inventory of Heritage Properties;**
- 3. City Council include the property at 1365 Bayview Avenue (Kelvingrove Apartments) on the City of Toronto Inventory of Heritage Properties;**
- 4. City Council state its intention to designate the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) under Part IV of the Ontario Heritage Act;**
- 5. If there are no objections to the designation of the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property;**
- 6. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation of the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) to the Conservation Review Board; and**
- 7. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.**

Decision Advice and Other Information:

The Toronto Preservation Board:

- A. received the following communications for information:
 - a. (August 24, 2007) from Brian Athey, President, Leaside Property Owners' Association Incorporated;
 - b. (September 10, 2007) from Patricia Prentice;
 - c. (September 12, 2007) from Ian J. Lord, WeirFoulds LLP; and
 - d. (September 10, 2007) from Councillor John Parker, Ward 26 Don Valley West; and

- B. requested the Director, Policy and Research, City Planning Division, to report back to the Board on:
 - i. whether Leaside should be considered for Heritage Conservation District status and whether a study should be done;
 - ii. whether there are resources available for a study; and
 - iii. the timetable for such a study.

Background:

The Toronto Preservation Board on September 12, 2007, considered the report (June 13, 2007) from the Director, Policy and Research, City Planning Division.

The Toronto Preservation Board also considered the following communications:

- a. (August 24, 2007) from Brian Athey, President, Leaside Property Owners' Association Incorporated, requesting that consideration be given to designating the Strathavon Apartments and the Kelvingrove Apartments under Part IV of the Ontario Heritage Act;
- b. (September 10, 2007) from Patricia Prentice, in support of the Leaside Property Owners' Association (LPOA);
- c. (September 12, 2007) from Ian J. Lord, WeirFoulds LLP, in opposition to the proposed listing and designation of 1325, 1351 and 1365 Bayview Avenue; and
- d. (September 10, 2007) from Councillor John Parker, Ward 26 Don Valley West, in support of the designation of the properties at 1325, 1351 and 1365 Bayview Avenue.

Robert Glover declared an interest in the matter in that the Developer is a client of his.

The following persons addressed the Toronto Preservation Board:

- Lewis Poplak, Development Manager, Context Developments;
- Brian Athey, Leaside Property Owners' Association Incorporated;
- Pat Stephenson, Representative, Kelvingrove/Glen Leven Tenant's Association;
- Ian Beverley;
- Ian James Lord, WeirFoulds LLP, on behalf of Context Developments, and filed a copy of Ontario Heritage Act – Ontario Regulation 9/06; and
- Councillor John Parker, Ward 26 Don Valley West.

City Clerk

Colleen O'Neill/mh

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