

## Leaside Property Owners Association Incorporated

1601 Bayview Avenue, P.O. Box 43582  
Toronto ON M4G 3B0

November 13, 2017

10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

### **RE: PG24.10 Midtown in Focus - Proposals Report**

Dear Chair David Shiner and Members, Planning and Growth Management Committee,

This is to provide preliminary comments on the Proposals Report, especially in relation to Bayview Avenue, including the east side of Bayview, which has been newly added to the Study and Plan.

We support the intent and general direction of the Proposals Report and the Recommendations in the staff report; however we have some **reservations about Recommendation 4:**

4. *“ City Council direct City staff to continue to consider and review the balance of applications within the Yonge-Eglinton Secondary Plan area as follows:*

*a. in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review, including the proposed Secondary Plan included as Attachment 2 to this report;*

While the **Proposals Report** can be useful to assist staff in reviewing applications, we feel that pending the public consultation and City Council approval, it **should not be relied on to define specific direction at this time, as it has not gone through public and City Council scrutiny.**

Further we suggest, at least on the basis of a review of the proposed Bayview-Leaside Character Area that the **proposed Policies are in need of some fine-tuning, and should be considered as preliminary, subject to further study and refinement.**

The following are some **preliminary comments on the specific Policy Proposals for “Bayview-Leaside Village”**, in section 4, “Character Areas”, 4.1 Midtown Villages, on pages 40 to 45.

1. There is no reference to the cultural heritage resources in the Area, despite heritage being a key defining feature making it a “character area”. The cultural heritage resources include:
  - a. An existing iconic (heritage designated) apartment complex (Garden Court Apartments),

- b. City Council approved heritage listings on Bayview (31 properties on the east side, and 12 properties on the west side) and
- c. Potential heritage properties (the ten double duplexes (quads) north of Parkhurst, which were nominated in 2011, of which one (1783-1785 Bayview) has been designated a “provincial heritage property” by the owner (Metrolinx).
- d. Inclusion of the east side of Bayview within the nominated Leaside Heritage Conservation District (HCD).

2. When one compares policies for Bayview-Leaside with Mount Pleasant South, one finds that the proposed policies for Mount Pleasant South are significantly more protective than those proposed for Bayview-Leaside. Given the identified heritage resources (see above) this cannot be justified.

#### Section 4.1.5 (Maximum Building Heights)<sup>1</sup>

For Bayview-Leaside

- i. Buildings should not exceed a maximum height of 7 storeys (22.5m)
- ii. A 3-metre stepback above the 6<sup>th</sup> storey along the Bayview Avenue frontage is required

For Mount Pleasant South

- i. Building height will not exceed a maximum of 4 storeys (13.5m) or as otherwise determined in a HCD study;

#### Section 4.1.6 (Streetwall)

- c. For Bayview-Leaside: a minimum 1.5metre stepback above the second storey
- d. For Mount Pleasant South: a minimum 3.0 metre stepback above the second storey and a minimum 5.5 metre stepback above the second storey when adjacent to buildings with heritage designation.

3. The Proposals report recommends that the Parkhurst to Eglinton segment of the Bayview-Leaside Character area be re-designated from Neighbourhoods to Mixed Use (see Map 21-12 Character Areas).

**This is inconsistent with the advice** provided by the Bayview Avenue Segment Study undertaken by Bousfields Inc. in connection with the 1674 Bayview development application. That Study ruled out this location for mid-rise development as it did not fit their criteria. In addition, (1) the area includes the Bayview Quads, on the east side, which are associated with Henry Howard Talbot, the heritage significance of whose work was proven in the preservation of the Talbot Apartments on south Bayview in 2010.

(2) The sloping terrain in this area (average 2.5% slope) which may militate against retail;

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<sup>1</sup>Re paragraph beginning “A minimum building height of three storeys for new buildings is required....” To add emphasis this should be a separate numbered section.

(3) The challenging hydrogeological conditions related to its location on the banks of the Walmsley Brook.

Finally, we feel that the inclusion of the east side of Bayview in Midtown in Focus brings into sharp focus more clearly than ever the need for the **City to take immediate action to list and designate the row of ten quadraplexes at 1747-1749 to 1783-1785 Bayview Avenue**. The LPOA submitted heritage nominations for these properties in 2011, and Metrolinx identified the one it owns as a “Provincial Heritage Property” in 2015, so why has the City not conducted the heritage assessment and made a decision to date?

Until the City makes a decision on the heritage importance of these 10 quadraplexes, the Midtown in Focus Proposal to permit mid-rise development on the quadraplex strip on the east side of Bayview would appear premature and in conflict with the Provincial Heritage Property status on the most northern quadraplex.

In the meantime the LPOA is fighting a development proposal that would demolish and replace one of the quads with two semi-detached dwellings. That means the number of units goes from 4 to 2, the complete opposite of the intensification policy intended by the Midtown in Focus Plan (and The Growth Plan); plus the consequent loss of rental accommodation. Unfortunately the LPOA is having to fighting this alone - **the City has withdrawn from the TLAB case**.

Respectfully submitted,

*Geoff Kettel*

Geoff Kettel (with Carol Burtin Fripp),  
Co-President

c.c. Councillor Jon Burnside, Ward 26  
Councillor Josh Matlow, Ward 22  
Andy Gort, SERRA  
Joe Nanos, Director, Community Planning, North York District  
Willie Macrae, Manager, Community Planning, North York District  
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