

Leaside Property Owners Association Incorporated

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

January 29, 2018

2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Lourdes Bettencourt

RE: PB 30.1 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 1755 Bayview Avenue

Dear Chair Jennifer Rieger and Members, Toronto Preservation Board

This is to express the LPOA's **strong support for the designation of the property at 1755-1757 Bayview Avenue under Part IV of the Ontario Heritage Act**, as recommended by the staff report, dated January 22, 2018.

The designation of 1755-1757 Bayview Avenue is critical and urgent in light of the threat of the dwelling's demolition arising from the "minor variance" application to construct two three-storey semi-detached dwellings. The North York Committee of Adjustment on August 3, 2017 deferred *sine die* consideration of this application, pending a heritage assessment, but this decision was appealed to the Toronto Local Appeal Body.

1755-1757 Bayview Avenue forms an integral part of a group of 10 double duplex ("the Talbot quadrplexes") dwellings from 1747-1749 to 1783-1785 Bayview Avenue. These properties were individually nominated for inclusion in the City of Toronto's Inventory of Heritage Properties by the North York Community Preservation Panel in July 2011.

The "Talbot quadrplexes" are important to the Leaside community for several reasons, of which their association with Henry Howard Talbot is but one reason:

- They represent the second set of apartments associated with Talbot. Talbot was responsible for the Kelvingrove, Glen Leven and Strathavon apartments on Bayview near Sutherland, which are rare "garden apartments", as well as many of the single family homes in the area;
- Like the apartments and many of the Talbot built single family homes. the quadrplexes are good examples of the Tudor Revival style;
- The buildings occupy a highly visible site on Bayview Avenue near the intersection with Eglinton and adjacent to and overlooking Talbot Park. Situated in the dip of a "lost river" valley, the natural crossroads of Bayview at Eglinton marks the beginning of Bayview as Leaside's "high street". North of Eglinton are larger-scale commercial developments, followed by the institutional lands. Bayview south of Eglinton is a lively

commercial and residential sector of two to three storey buildings in continuous use today.

- The Talbot quadraplexes are contemporaneous with the surrounding historic high street and the contiguous streets of single family homes
- The quadraplexes represent an important part of the diversity of the housing mix that was constructed in Toronto (and continues to provide reasonable and affordable accommodation today).

The importance of the quadraplexes to the east side of Bayview was noted in the evidence presented to the OMB hearing on the Talbot Apartments (November 2009). Paul Dilse, Heritage Planner, stated that: "over much of the length of the east side of Bayview Avenue ... there is ... an architectural integrity that is authentic to Leaside." Of the Talbot duplexes, he commented that they "extend the domestic appearance of the neighbourhood's single-detached houses ... out to Bayview."

Recently the LPOA became aware that the most northerly quadraplex was owned by Metrolinx and that a heritage study had been undertaken on behalf of Metrolinx. Further investigation revealed that the study had recommended that the property be designated as a "Provincial Heritage Property".

The group of ten Talbot quadraplexes on Bayview are an integral part of the fabric and history of the neighbourhood. **We would urge the City to follow through with designation of the remaining nine properties.** This would ensure that the Talbot quadraplexes continue to be admired by Leaside residents and visitors, and enjoyed by their tenants.

Respectfully submitted,

Geoff Kettel for

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor Jon Burnside
Mary MacDonald, Senior Manager, Heritage Preservation Services
Joe Nanos, Director, Community Planning, North District
Paul Farish, Project Manager, Midtown in Focus Planning Study
Bayview-Leaside Business Improvement Area
Connor Turnbull, Co-Chair, Leaside Matters