

North York Community Council - NYCC 23.29 Preliminary Report - Official Plan Amendment,
Rental Housing Demolition and Conversion and Draft Plan of Condominium Applications - 1477
Bayview Avenue

From: Geoff Kettel <gkettel@gmail.com>
To: "Adamo, francine" <nycc@toronto.ca>, "Parker, Councillor John" <councillor_parker@toronto.ca>, "Stintz, Karen" <Councillor_Stintz@toronto.ca>, Councillor Josh colle <councillor_colle@toronto.ca>, "Robinson, Jaye" <councillor_robinson@toronto.ca>, "Perruzza, Councillor Anthony" <Councillor_perruzza@toronto.ca>, Councillor Denzil Minnan-Wong <Councillor_Minnan-Wong@toronto.ca>, Shelley Carroll <Councillor_Carroll@toronto.ca>, "Augimeri, Councillor Maria" <councillor_augimeri@toronto.ca>, Councillor James Pasternak <councillor_pasternak@toronto.ca>, Councillor John Filion <Councillor_Filion@toronto.ca>, Councillor David Shiner <Councillor_Shiner@toronto.ca>
Date: 4/7/2013 9:07 PM
Subject: NYCC 23.29 Preliminary Report - Official Plan Amendment, Rental Housing Demolition and Conversion and Draft Plan of Condominium Applications - 1477 Bayview Avenue
CC: Allen Appleby <aappleby@toronto.ca>, "Athey, Brian" <athey@sympatico.ca>
Attachments: 1477 Bayview NYCC April 9 2013.pdf

Dear Ms Adamo and Councillors

Attached is a letter concerning the above noted item on the agenda of the NYCC on Tuesday April 9. We also wish to depute on this item.

We note that this is not currently a timed item; it would be advantageous to all concerned if a time was set and notification was provided.

Regards

--
Geoff Kettel for Brian Athey
LPOA

Leaside Property Owners' Association Incorporated

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

April 7 2013

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7

Att: Francine Adamo, Committee Clerk

Re: NY23.29 Preliminary Report - Official Plan Amendment, Rental
Housing Demolition and Conversion and Draft Plan of Condominium
Applications - 1477 Bayview Avenue (Ward 26)

Dear Councillor Augimeri and Members of North York Council,

The Leaside Property Owners' Association provides this correspondence to express several concerns about the above noted application at Garden Court Apartments, 1477 Bayview Avenue. This property is widely recognized as an excellent example of Garden City Planning, and quality rental housing in Leaside, and in Toronto. It represents an extremely important, indeed likely a unique resource, from both heritage, and housing mix perspectives.

Key concerns about this application, if it proceeded, would be the loss of affordable rental housing, the de-stabilization of the rental residential community, and the potential threat to the heritage status. This application appears to lack any *public* benefits, and given that (according to the staff report) the application as submitted is incomplete, we recommend that the application be rejected, rather than given further consideration, with the attendant costs of staff review.

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff Kettel for

Brian Athey
President, LPOA