

North York Community Council - NY 34.94 1477 Bayview Avenue - Official Plan Amendment, Rental Housing Conversion, and Draft Plan of Condominium Applications – Refusal Report

From: Geoff Kettel <gkettel@gmail.com>
To: "Adamo, francine" <nycc@toronto.ca>, "Parker, Councillor John" <councill...
Date: 08/07/2014 8:30 AM
Subject: NY 34.94 1477 Bayview Avenue - Official Plan Amendment, Rental Housing Conversion, and Draft Plan of Condominium Applications – Refusal Report
CC: "Fripp, Carol Burtin" <cbfripp@rogers.com>
Attachments: Garden court NYCC August 2014.pdf

Dear Ms Adamo,

Attached is a letter from the LPOA in regard to the above item.

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

regards

Geoff Kettel

for Geoff Kettel and Carol Burtin-Fripp

Leaside Property Owners' Association Incorporated

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

August 6, 2014

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Att: Francine Adamo, Committee Clerk

**Re: NY 34.94 1477 Bayview Avenue - Official Plan Amendment,
Rental Housing Conversion, and Draft Plan of Condominium
Applications - Refusal Report**

Dear Councillor Augimeri and Members of North York Council,

The Leaside Property Owners' Association provides this correspondence to express its support for the staff report's recommendation of refusal of the above noted applications 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.

We share the concerns expressed by the staff report about this application, if it proceeded, such as the loss of affordable rental housing, the de-stabilization of the rental residential community, and the potential future threat to the heritage structures.

In conclusion it is apparent that the applications lack *public* benefits, and we support the recommendation that the applications be rejected.

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff Kettel for

Geoff Kettel and Carol Burtin-Fripp
Co-Presidents