

## North York Community Preservation Panel

September 9, 2016

North York Community Council  
c/o Francine Adamo  
North York Civic Centre  
Main floor, 5100 Yonge St.  
Toronto, ON M2N 5V7  
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### **NY16.48 Amendment of Designating By-law - 1477 Bayview Avenue**

Dear Chair Maria Augimeri,

This is to express the **strong support of the North York Community Preservation Panel (NYCPP) for the staff report recommendation to revise the Reasons for Designation of the subject property.** The proposed revised Reasons clarify and strengthen the understanding of the heritage values and attributes, and bring them into alignment with the 2005 amendments to the Ontario Heritage Act, and Ontario Regulation 9/06 (the provincial criteria prescribed for municipal designation).

The report confirms that the property at 1477 Bayview Avenue meets the criteria for municipal designation for its design, associative and contextual values. In fact, remarkably, it meets 7 of the 9 individual elements (three elements under each of the three values). The report references the importance of the Garden Court Apartments in Leaside, and in Toronto, and in Canada:

- Their contextual importance “historically, visually, functionally and physically linked to its expansive setting in Leaside”;
- “Likely the first apartments of their type in Canada to incorporate the streamlined Art Moderne detailing and materials”;
- “the layout of the site and buildings embodies a departure from conventional apartment house designs” and “less than 23% of the available property is utilized by buildings” (RAIC Journal, November 1939);
- “its integration of built form and landscaping”;

Garden Court Apartments is internationally recognized as an important example of a “designed landscape”. In May, 2015, The Cultural Landscape Foundation based in Washington, DC, included Garden Court Apartments

(and Leaside) on their "What's Out There?" Walking Tours as part of its 2015 annual conference held in Toronto.

However, while the report is comprehensive in terms of **built heritage**, the recognition of **landscape heritage** attributes is weak and the landscape design and composition are not examined in a systematic way. As such we would recommend:

- **That City Council request staff to report to the October 5 City Council meeting on additional Heritage Attributes pertaining to the landscape elements of the property.**

Unfortunately, it is apparent, even to a lay person, that the landscaping of Garden Court Apartments is not healthy at the current time, whether because of age, climate, or merely lack of maintenance. For example the unusual grafted Camperdown Elms appear to be dead or dying. As such we would recommend:

- **That City Council direct Urban Forestry staff to encourage the owner to establish a landscape revival and conservation plan for the property.**

Again, we are pleased to endorse the revisions to the Reasons for Designation of 1477 Bayview Avenue and respectfully submit our other comments and recommendations for your consideration.

Regards

*Geoff Kettel*

Chair

c.c. Councillor Jon Burnside  
Mary MacDonald, Senior Manager, HPS  
Joe Nanos, Director, North District, City Planning  
Janie Romoff, General Manager, Parks Forestry and Recreation