

**Leaside Property Owners Association Incorporated**

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

January 16, 2017

Toronto and East York Community Council  
2nd floor, West Tower, City Hall  
100 Queen St. W., Toronto, ON M5H 2N2  
Att: Ellen Devlin, Committee Clerk

**Re: TE21.6 701-713 Soudan Avenue, 1674-1684 Bayview Avenue and 720 Hillsdale Avenue East - Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition Applications - Request for Direction Report (Ward 22)**

Dear Chair Councillor Wong-Tam and Members of Toronto and East York Community Council,

The Leaside Property Owners' Association (which is the residents association for the area east of Bayview) hereby provides this correspondence in support of the staff report's recommendation to oppose the applicant's OMB appeal respecting the OPA and ZBA applications for the property, for several reasons including:

- (a) non-conformity with nor maintenance of the intent of the OP policies including Healthy Neighbourhoods, Built Form, *Neighbourhoods* and *Mixed Use* policies.
- (b) The proposal does not adequately address the emerging planning considerations for the area, including the July, 2016 Council adopted principles for built form in the Yonge Eglinton Secondary Plan area.

We are pleased that City Planning is taking this stand in strong support of the Official Plan policies.

Yours truly,

Geoff Kettel and Carol Burtin-Fripp  
Co-Presidents

c.c. Councillor Josh Matlow, Ward 22  
Councillor Jon Burnside, Ward 26  
Greg Lintern, Director, Community Planning, Toronto and East York District  
Joe Nanos, Director, Community Planning, North York District  
Andy Gort, Chair, South Eglinton Residents and Ratepayers Assn. (SERRA)  
Cecelia Pye, South Bayview-Leaside Business Improvement Area