

Leaside Property Owners Association Incorporated

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

April 17, 2018

2nd floor, West Tower, City Hall
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Toronto, ON M5H 2N2
Attention: Lourdes Bettencourt
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**RE: PB33.2 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act
- 1783-1785 Bayview Avenue**

Dear Chair Jennifer Rieger and Members, Toronto Preservation Board

This is to express our strong support for the designation under the Ontario Heritage Act of 1783-85 Bayview Avenue.

1783-85 Bayview is the quadraplex (double duplex) at the north end of the row of 10 similar (but individually different) buildings in Tudor Revival style. The LPOA was aware that it had been acquired by Metrolinx related to the Eglinton LRT construction, and last Fall was pleased to discover that it had been assessed for heritage designation by Metrolinx. However, as the staff report says, despite the provincial heritage designation of 1783-85 Bayview, the designation by the City of Toronto is necessary because when the property is sold by Metrolinx the heritage designation would be lost.

As an aside, the Metrolinx heritage assessment of 1783-85 Bayview Avenue has additional significance for Leaside. The assessment information was passed on to the City and resulted in the City coming back as a Party to the Toronto Local Appeal Body appeal at 1755-77 Bayview Avenue after they had earlier withdrawn. Subsequently City Council approved the designation of 1755-1757 Bayview Avenue under the Ontario Heritage Act, at its January 31, 2018 meeting, ultimately preventing demolition of the building.

The heritage "cred" of Henry Howard Talbot's projects in Leaside was decided in 2009 with the heritage designation of, and subsequent OMB and Divisional Court decisions to prevent demolition of the 100 unit Talbot Apartments in south Bayview. In 2011, the LPOA submitted individual heritage nominations for each of the ten quadraplex properties. In 2014 Metrolinx acquired 1783-85 Bayview Avenue in connection with its work on the Eglinton Crosstown LRT. The province has a policy that any property it owns, which is older than 40 years, has to be assessed for heritage. In 2015 Metrolinx identified 1783-85 Bayview Avenue as a "Provincial Heritage Property".

The LPOA is pleased to support this second designation of a Bayview quadraplex. However there are 8 other quads, originally nominated in 2011, that are still without any heritage protection. We urge the City to designate these quads as well.

Respectfully submitted,

Geoff Kettel

Geoff Kettel with Carol Burtin Fripp
Co-Presidents

c.c. Councillor Jon Burnside, Ward 26

Mary MacDonald, Senior Manager, HPS

Joe Nanos, Director, Community Planning, North York District

Jamie Robinson, Director, Community Relations & Communications - Toronto Transit
Projects, Metrolinx

Norma Fisher, Board President, 1750 Bayview Avenue Condo Corporation
North York Community Preservation Panel