

Leaside Property Owners Association Incorporated

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

July 4, 2018

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins
email: pgmc@toronto.ca

RE: **PG31.7 Midtown in Focus: Final Report**

Dear Chair David Shiner, and Planning and Growth Management Committee Members,

This is to request a change to the Midtown in Focus Plan **to maintain the Neighbourhoods designation for the properties on the east side of Bayview north from Parkhurst Boulevard to just south of Eglinton Avenue, including the set of ten quadraplexes (double duplexes), instead of re-designating them to Mixed Use as proposed by the Plan¹**. This request is driven by the unique built heritage and locational attributes of these properties.

The rationale for remaining as Neighbourhoods rather than re-designation as Mixed Use is as follows:

1. Retail (at grade) is a primary characteristic of the Mixed Use land use whereas these properties are entirely residential, and are not identified (they are excluded from) the Retail streets designation (Map 21.5). In addition the slope of the land from Parkhurst to just before Eglinton makes it unsuitable for retail uses.
2. Immediately behind the quads is the Talbot Park, specifically the baseball diamond, which is located well below grade (street level) due to the valley (ravine) of the former Walmsley Brook. In order to minimize shadowing on the baseball diamond, it is essential to maintain low rise rather than mid-rise or high-rise on Bayview in proximity to the Park. As Neighbourhoods there is a four storey height limit, whereas under the Plan's proposed Mixed Use designation, heights are higher (7 plus storeys). Conversion to Mixed Use would make cause serious shadowing on the Diamond and Park. Avoidance of shadowing on public parks is a key principle in "good planning" which has not been upheld in this case.

¹ Map 21.2 - C5; Map 21.4 Mixed Use Area "C". In addition they are shown on Map 21-15 Permitted Building Types and Height Limits as having a height limit of 7 storeys (with potential for one additional storey if conditions are met).

3. It is unclear or unknown whether Mixed Use (and 7 plus storeys) is compatible with heritage designation of the quadraplexes (2 storeys). As a result of recent decisions by the City the ten quads are considered as heritage, and conversion to Mixed Use would make retention of the heritage attributes problematic. All ten quads were individually nominated for Heritage Listing in 2011. In 2018 two of them (1783-85 and 1755-57 Bayview) were approved by City Council for designation under the Ontario Heritage Act. In the one case where the heritage attributes of a designated Talbot quad were tested (1755-77 Bayview Avenue) the two storey format was retained with a third storey added behind.

This request has been discussed with City Planning staff and supported by Councillor Burnside.

Respectfully submitted,

Geoff Kettel

Geoff Kettel
Co-President (with Carol Burtin Fripp)

C.c. Councillor Jon Burnside
Cassidy Ritz, Project Manager, City Planning
Paul Farish, Senior Planner, City Planning
Bayview-Leaside BIA