

Leaside Residents Association Incorporated

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

September 10, 2020

North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Rosemary Mackenzie

RE: NY17.4 Preliminary Report - Zoning By-law Amendment and Rental Housing Demolition Applications – 1718-1734 Bayview Avenue (Ward 15)

Dear Chair James Pasternak and Members of Community Council,

The following are our comments on the Preliminary Report on this project located mid-block on the west side of Bayview just south of Eglinton.

We strongly support the comprehensive staff report which identifies many of the major issues and concerns that need to be considered with respect to this proposed development.

The proposed mid-block location of the development with two storey homes on each side, backing onto two storey homes, and without a rear laneway, create significant “fit” and connectivity issues. We understand that there may be another application forthcoming in the large block bounded by Eglinton, Soudan, Mann, and Bayview. This may lead to an assortment of new buildings that do not relate to each other and are out of scale for the immediate context. In addition there needs to be consideration of how the heritage properties (Talbot Apartments) across the road impact the potential development on this block.

We recommend

- that the City require the submission of a block plan which considers building articulation, separation, connectivity/access and public realm.

The proposed building is one storey and 3 metres higher than the permitted height which is based on the (recently) approved Midtown in Focus secondary plan. We will need to understand the shadow impacts of the additional height as well as balcony overview (privacy issues) on neighbouring properties, and Bayview Avenue, in relation to the regulatory angular planes and proposed setbacks.

The building includes half of a semi-detached house. Regardless of whether this is legally allowable this situation seems to be both highly inappropriate and undesirable!

We note that the project includes no rental replacement although there are rental units there currently. We also note there is no provision for affordable housing, which should be considered in a project of this size.

This application represents the third application for Mid-rise development on the west side of Bayview Avenue to date. We know of two other forthcoming developments. In a comparable situation, an influx of townhouse development on Bayview in the York Mills area, the City developed area-specific Townhouse Design Guidelines to maintain and enhance design standards.

We recommend

- that the City consider developing specific design guidelines for Bayview Avenue Mid-Rise developments.

We look forward to discussing how these concerns and issues may be addressed, together with our fellow travelers at the South Eglinton Residents and Ratepayers Association (SERRA).

Respectfully submitted,

Geoff Kettel

Geoff Kettel

Co-President with Carol Burtin Fripp

c.c. Councillor Jaye Robinson
Andy Gort, President, SERRA
Al Rezoski, Acting Director, North York Planning
John Andreevski, Manager, North York Planning
Jason Brander, Senior Planner, North York Planning
Adam Kebede, Planner, North York Planning
Joe Muller, Program Manager, Heritage Planning