

## **Leaside Residents Association Incorporated**

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

February 27, 2021

North York Civic Centre  
Main floor, 5100 Yonge St.  
Toronto, ON M2N 5V7  
Attention: Carlie Turpin, Committee Clerk  
Email: [NYCC@toronto.ca](mailto:NYCC@toronto.ca)

**Re: NY22.10 Preliminary Report - Zoning By-law Amendment Application -  
1466 to 1500 Bayview Avenue (Ward 15)**

Dear Councillor Pasternak and Members of North York Community Council,

The Leaside Residents' Association provides this correspondence with comments concerning the above noted application to amend zoning bylaws 438-86 and 569-2013 to permit the construction of a nine storey residential building with 156 units, and 170 vehicular parking spaces, plus ground floor retail. The FSI would be 4.31. The application is located on lands designated as Mixed Use within the Yonge-Eglinton Secondary Plan and this section of Bayview Avenue is designated as Priority Retail Street.

The Leaside Residents' Association (LRA) has undertaken a preliminary review of this zoning by-law amendment (ZBA) application and the City's Preliminary Report and has significant concerns with the proposal in its current form including the following:

- The development application is the fourth mid-rise proposal on the west side of Bayview, and represents the most aggressive to date, failing to respect the height, setbacks, stepbacks, and angular planes mandated and expected for such a site.
- An FSI of 4.31 reflects an attempt to place an excessive amount of mid-rise structure on a lot of this size particularly when it is not in close proximity to the Leaside LRT station..
- The proposed building also fails on the design front in the context of the Garden Court Apartments, a "rare and exemplary apartment complex with highly crafted Art Moderne styling" which is located diagonally across, on the east side of Bayview Avenue.

- The proposal does however plan to continue to provide the community with the retail services of a grocery store on the ground floor.

Detailed comments on the application are attached.

**The LRA requests**

- **that NYCC recommend to City Council that notice for the community consultation be extended beyond the required 120 metres, to include an appropriate area east and west of Bayview Avenue.**

The LRA appreciates your consideration of our comments. We look forward to participating in further discussions to resolve our concerns.

Yours truly,

*Geoff Kettel for*

Geoff Kettel and Carol Burtin-Fripp  
Co-Presidents

Attachment: Detailed comments

c.c. Councillor Jaye Robinson, Ward 15  
Trustee Rachel Chernos Lin  
Al Rezoski, Acting Director, Community Planning, North York District  
Kathryn Moore, Senior Planner, Community Planning, North York District  
Andy Gort, President, South Eglinton Residents and Ratepayers Assn.  
(SERRA)  
South Bayview-Leaside Business Improvement Area  
Gerry McGowan, Chair, Garden Court Apartments Tenants Assn

## Detailed Comments

1. In general, the proposal is excessive and is not reflective of the development form which seems to be envisaged by OPA 405 for the Bayview-Leaside Character Area. It presents a box-like mass along Bayview which does not complement the significant heritage property across the street, the existing commercial development to the north, nor the existing residential development to the south.
2. The proposal lacks setbacks from both Bayview Ave (east)<sup>1</sup> and Davisville Ave (south) which will negatively impact the area's future streetscape. Its north end which abuts existing low rise development needs further consideration to ensure it doesn't present a stark blank wall to pedestrian and vehicular traffic moving south along Bayview.
3. It projects into its angular plane negatively impacting low density residential development to the west. It does not appear to meet the requirements of section 5.4.10 of OPA 405 which would be needed to justify the additional storey being proposed. Similarly, it does not appear to meet the "public" lane requirement set out in OPA 405. It is simply too much on a property of this size.
4. As soft services such as parks and schools are limited in this area, it is important that a Community Services and Facilities Study be completed in order that any adverse impacts can be minimized.
5. This is the fourth in a series of mid-rise proposals along the west side of Bayview, south of Eglinton. Each proposal involves retail on the first floor and residential condominiums on the upper floors. Given that "mixed use" areas are envisaged as containing more than just retail and residential

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- <sup>1</sup> The proposed 0 metre setback from Bayview fails to reflect the policies of section 1.3.2 of OPA 405 which states:

"1.3.2 The Midtown Villages are historic main streets that will continue to be vital retail and service destinations for resident, workers and visitors. These areas will accommodate a mix of uses in well-proportioned buildings that appropriately conserve heritage resources. Buildings will reinforce the local character of these main streets by providing narrow retail frontages, frequent entrances and active uses at grade. Their design will complement planned public realm improvements, resulting in comfortable, attractive and accessible public spaces that support civic and community life. Distinguishing features of each Village consist of:

.....

e. the generously-scaled setbacks of the Bayview-Leaside Character Area with its wide sidewalks and patios extending along the street".

uses, there is concern that office and other such uses are not being adequately considered.

6. It is noted that the building being proposed is to be 92 metres long. The eastern elevation suggests that this would result in an overly long box like structure which needs some form of articulation etc. if it is to be “well proportioned” and to fit in with its surroundings as envisioned by policy 1.3.2 of OPA 405 referenced above.
7. The proposed height of the building i.e. 9 storeys is in excess of the 8 storeys contemplated by OPA 405 within the Bayview-Leaside Character Area unless the policies of section 5.4.10 of OPA 405 are met.
8. The proposed vehicular parking – 170 spaces -121 res, 24 visitor and 25 retail would appear questionable given the 156 residential units proposed, the distance from the Leaside LRT Station and the possibility of a food store occupying either all or most of the proposed retail space.
9. If a Valumart or similar grocery store is envisioned for the proposed building, will such a use conform with the retail policies of section 2.6.1 of OPA 405?
10. It is important that there be a reasonable transition between the proposed structure and the low density “Neighbourhood Areas” to the west. It is noted that several portions of the proposed structure project into its angular plane detracting from the desired transition.
11. As soft services such as schools and parks are limited in the area, it is important that a Community Services and Facilities Study be completed and submitted in order that any adverse impacts can be minimized.