

Leaside Residents Association Incorporated

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

February 20, 2022

North York Civic Centre
Main Floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Carlie Turpin, Committee Clerk
E-mail: NYCC@toronto.ca

Re: **NY30.15 1837-1845 Bayview Avenue – Zoning Amendment Application – Preliminary Report (Ward 15)**

Planning Application Number: 21 233980 NNY 15 OZ

Related Application: 21 250187 NNY 15 SA

Dear Councillor Pasternak, Chair, and Members of North York Community Council,

The Leaside Residents' Association (LRA) provides the following comments concerning the above noted application which seeks permission to construct a 25 storey residential and retail building on the southeast corner of Bayview and Broadway along the northeastern edge of the Bayview Focus Area. The proposed building would contain 288 dwelling units, 256 square metres of non-residential uses and 91 parking spaces.

The LRA has undertaken a preliminary review of this zoning by-law amendment application and the City's Preliminary Report and has **major concerns** with the proposal in its current form including the following:

- **The proposed scale, built form, and massing, is completely inappropriate given the location.**
- While the Province introduced a height range of 20-35 storeys for the Bayview Focus Area in its approval of the Midtown Secondary Plan (OP Amd 405), Section 1.3.5 d of Amd 405 states:
 - “d. the Bayview Focus Character Area is Midtown's eastern-most Core and **will be predominantly characterized by mid-rise buildings punctuated with tall buildings in proximity to the new transit station**, which will also support the expansion of office, residential and retail development in the area, creating a mixed-use, transit-oriented node”.
- The version of OP Amd 405 adopted by City Council **proposed a maximum height of 6 storeys for the subject property** (Map 21-15). In approving Amendment 405, the Province deleted Map 21-15. As such, **the proposed 25 storeys is more than 4 times what the City felt was appropriate for this site.**

- The proposal is on the edge of the Bayview Focus Area and should have a building height and mass reflecting its location abutting low-rise development and well away from the LRT station.
- Permitting a 25 storey building on this site would create an inappropriate precedent for future development within the Bayview Focus Area. If tall buildings within the 20-35 storey range were to be permitted as of right within the entire Bayview Focus Area, the density which would result would be excessive and not in keeping with the overall objectives envisioned by the Official Plan.
- The proposal is on the high point between Eglinton Ave./Talbot Park and Burke Brook (just south of Sunnybrook Hospital) and will have a major visual impact on the neighbourhood. Because of this elevated location, the proposed building would appear as being several storeys higher than 25 storeys.
- In addition the physiography of the location necessitates the need to ensure that any permitted building responds to potential excessive wind effects at grade.
- The proposed density is excessive. The subject proposal falls within the Secondary Zone of the Leaside Major Transit Station Area (MTSA). While transit supportive development is permitted in this Zone, it is expected to be less intense than the Station Area Core and to transition down to surrounding development.
- The FSI of the proposed building (8.7) is well above that of recently approved buildings in the Bayview Focus Area and vicinity.
- The proposed building lacks reasonable transitioning to nearby development. and extends into the angular planes, particularly the plane calculated along its rear property line. This lack of transitioning will negatively impact privacy, daylight, sky view, and sunlight/shadow for the public realm and neighbouring properties.
- The proposal would appear to have inadequate parking particularly when some of the visitor's spaces would be required to serve the building's retailers.
- It is unclear whether the proposed treatment of the proposal's Bayview frontage will accommodate cycling routes (OP Amd 405, 4.19) and provide adequate space for the growth of street trees.
- The setback of the proposal's Bayview frontage appears to be considerably less than that of the apartment building to the south - contrary to OP Amd 405, 5.3.4.
- The subject property is on a Priority Retail Street and should therefore have continuous weather protection (OP Amd 405, 5.6.7). The current proposal only shows a canopy over the entrance.
- While retail uses are proposed on part of the ground floor and residential uses on higher floors, it would be desirable to see a greater portion of the building used for employment generating purposes in order to meet the overall objective of creating a complete community.
- Approximately half of the Bayview frontage on the ground floor is proposed to be used for vestibule, lobby, mail room, etc. This would not appear to achieve the continuous retail frontage envisioned by OP Amd 405 2.6.1.a.
- While the developer's landscape plan suggests boundary trees at the rear of the proposal will be protected by a landscaping strip, it would appear that some pruning of

these trees is proposed and the affected property owners along the west side of Bessborough will need to be comfortable with the arrangement for the protection of boundary trees.

- The Community Services and Facilities Report which accompanied the proposal indicates a tight supply of elementary and secondary school facilities in the area and a shortage of licensed day care facilities. With several other significant proposals either approved or under consideration nearby, there is concern that existing shortages will be made much worse. Neighbourhood schools are a critical component of any complete community and need to be made available as development occurs.
- 217 out of 288 units (75%) are 1 BR or smaller. The unit mix and size of units favours singles rather than families. This lack of provision of family-oriented accommodation is not consistent with the City's *Growing Up: Planning for Children in New Vertical Communities* Guidelines. It also indicates a target market of speculative investors rather than live-in home buyers.
- It is unclear how this application is enhancing the availability of affordable housing as referenced in OP Amd 405, 7.4.
- Broadway Avenue has an unusually wide road allowance. If the City required part of the subject property to be conveyed to it as a parkland dedication, would opportunities exist to enhance the public realm in this area?

In conclusion, **the LRA feels the subject property is an appropriate site for a mid-rise building, not a tall building.**

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 area:**
 - **North Leaside from Bayview to Laird and from Eglinton to Glenvale**
 - **West of Bayview to Cardiff and from Eglinton to Mount Hope Catholic Cemetery.**
- **that an advertisement for the community consultation be placed in the Leaside Life magazine.**

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

Yours truly,

Geoff Kettel for

Geoff Kettel and Carol Burtin-Fripp
Co-Presidents

c.c. Councillor Jaye Robinson, Ward 15
David Sit, Director, Community Planning, North York District
Jason Xie, Planner, Community Planning, North York District
Melanie Melnyk, Project Manager, Strategic Initiatives, City Planning)