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By email

North York Civic Centre
5100 Yonge St.,
Toronto, Ontario
M2N 5 V7

Att: Committee Clerk's Office
NYCC@toronto.ca

RE: Planning Application 21 233980 NNY 15OZ
1837 – 1845 Bayview Avenue – Zoning Amendment Application.

I write to you in support of the Letter, dated February 20th, 2022 filed by the Leaside Residents Association Incorporated.

Notwithstanding the legal and planning ambiguities and inconsistencies that exist within the planning regime objectives stated, inter alia, under the Bayview Focus Area and Midtown Secondary Plan, OP Amendment 405, we reiterate for your consideration the following:

- The proposed building height and mass does not reflect its location abutting low-rise development.
- The application seeking to construct a 25-storey residential/retail building on the southeast corner of Bayview and Broadway is inappropriate in its proposed scale, form, height and size.
- The proposal cannot be characterized as a mid-rise building. Moreover, it is located on the edge of the Bayview Focus Area positioned far away from the LRT station and is located on a high point of land at the crest of the hill overlooking midtown. It will create a major visual impact across all surrounding neighbourhoods.
- *“ 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 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.”*
- There exists a low supply of elementary and secondary school facilities in the area and a shortage of day care facilities. Neighbourhood schools should be made available as development occurs and *“are a critical component of any complete community.”*

The high-rise proposal is misplaced, badly chosen and inappropriate. We support the request to extend community notice beyond the standard requirement, and to include Bayview Avenue west to Laird Drive and from Eglinton Avenue north to Glenvale Avenue.

Yours Truly,

Robert Waddell
Leaside Resident

c.c. Councillor Jaye Robinson, Ward 15 councillor_robinson@toronto.ca
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Jason Xie, Planner, Community Planning, North York District Jason.Xie@toronto.ca