

**Leaside Residents Association Incorporated**

1601 Bayview Avenue, P.O. Box 43582

Toronto ON M4G 3B0

February 21 2023

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

**Re: NY3.4 1466-1500 Bayview Ave – Zoning By-law Amendment and Site Plan Control Applications – Appeal Report (Ward 15)**

Dear Councillor Pasternak and Members of North York Community Council,

The Leaside Residents' Association provides this correspondence concerning the above noted *revised* application to amend zoning bylaws 438-86 and 569-2013 to permit the construction of a 8-storey mixed-use building containing 153 residential dwelling units and 1,545.6 square metres of retail uses at grade. The revised building would have an FSI of 4.01. A portion of the rear of the site is proposed to be conveyed to the City for use as a public laneway.

The LRA together with SEDRA submitted comments on the Preliminary Report, participated in the Community Consultation Meeting, submitted further comments to the City following the Community Consultation Meeting and continues to work with the community to understand and relay its concerns.

We agree with the staff report that the revised proposal does not address several key concerns previously raised by staff and residents, such as:

- (1) increasing the ground floor setback from Bayview Avenue, in order to provide more space for on-site soil volume and to support the generously-scaled setbacks and wide sidewalks and patios that characterize the "Bayview-Leaside Midtown Village" Character Area; and
- (2) modifying the upper floors and mechanical penthouse, and create appropriate streetwall along Davisville Avenue. Given the outstanding issues outlined, the built form of the proposal does not fully conform with the relevant policies of the Official Plan and the OPA 405.

One matter unfortunately not referenced in the staff report is the adjacency of the development site to the Ontario Heritage Act Part IV-designated Garden Court Apartments at 1477 Bayview Avenue, and the listed heritage property at 1487-1497 Bayview Avenue. The view east along Davisville Avenue terminates at the Garden Court Apartments. **The unobstructed view corridor along Davisville eastward to its termination at the front facade/entrance of the Garden Court Apartments should be preserved.** As such the setback along Davisville and building stepbacks should be increased to minimize the loss of the view of the Garden Court Apartments.

**The LRA requests:**

- **that NYCC recommend the staff report to City Council for approval with the addition of the Garden Court Apartments adjacency issue .**

The LRA appreciates your consideration of our comments. We look forward to continuing to participate 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  
Trustee Rachel Chernos Lin  
David Sit, Director, Community Planning, North York District  
Angela Zhao, Senior Planner, Community Planning, North York District  
Jeff Latto, South Eglinton Davisville Residents Assn. (SEDRA)  
South Bayview-Leaside Business Improvement Area  
David McKillop, Chair, Garden Court Tenants Assn