

North York Community Preservation Panel

September 6, 2023

North York Community Council
Attention: Matthew Green
Email: nycc@toronto.ca

RE: NY7.5 - 1779-1787 Bayview Avenue - Official Plan and Zoning By-law Amendment and Site Plan Control Applications - Appeal Report

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

This application proposes development of three properties: 1787 Bayview Ave. (overbuild of Leaside Station), 1783-85 Bayview Ave. and 1779-81 Bayview Ave. (two quadraplex apartment buildings).

1783-85 and 1779-81 are the northern part of the row of ten quadraplexes that were nominated for listing in 2011. While 1783-85 Bayview is currently heritage designated, 1779-81 Bayview is not. GBCA, the Applicant's heritage consultants agrees that both 1779-81 and 1783-85 deserve heritage status, but feel that they can be sacrificed **for no reason other than that there are (8) quads remaining of the row of 10 quads on the east side of Bayview between Eglinton Ave. and Parkhurst Boulevard!**

This finding fails to "see the big picture" – the integrity of the Talbot Quads as an intact set of ten quadraplexes forming a unique, unified and visually pleasant streetscape from just south of Eglinton to just north of Parkhurst¹. And it fails to recognise the importance of Henry Howard Talbot as the key builder in Leaside across multiple housing forms (singles, quads and multiplexes). And it fails to notice or learn from the facing (approved) recent development across the road, i.e. (1710-1736 Bayview) where the mid-rise development is really an updated vision of the Talbot designs.

The designation of BOTH quads which are threatened by the 1779-1787 Bayview development application is essential. Not having both quads with designated status endangers the one currently designated property (1783-85) given that they are

¹ Under Visual Relationships, 4.1.5, the Standards and Guidelines for Historic Places in Canada recommends the preservation of visual relationships, as these elements contribute to the heritage cultural landscape.

essentially identical. The importance of the quads, their architect, their builder, in terms of their design, associative, and contextual value to Leaside has been demonstrated and proven with the 1783-85 Bayview designation. .

The Appeal report recommendations pertaining to the heritage status are as follows:

The Director, Community Planning, North York District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current applications regarding the Official Plan, and Zoning By-law Amendment and Site Plan Control appeals for the lands at 1779-1787 Bayview Avenue and to continue discussions with the applicant to resolve outstanding issues.

2. In the event that the Ontario Land Tribunal allows the appeals, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:

b. the owner submits a revised **Heritage Impact Assessment** acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning and that matters arising from such study be secured, if required;

These recommendation are extremely weak, most probably failing to preserve (and conserve) the buildings.

The NYCPP recommends:

- **That the City immediately assess 1779-81 Bayview Ave. for designation under Section 4 of the Ontario Heritage Act.**
- **That the City demand incorporation/retention of the Talbot quads as required by the heritage designation status.**

Respectfully submitted

Alex Grenzebach

Alex Grenzebach
Interim Chair

C.C Mary MacDonald, Senior Manager, Heritage Planning
Tamara Anson-Cartwright, Manager, Heritage Planning
Michael Seaman, Manager, Heritage Planning