



September 7, 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 Chair Councillor Pasternak 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).

The application comprises:

- OPA for the re-designation of 1779-81 and 1783-85 Bayview from Neighbourhoods to Mixed Use, and
- ZBA for 1779-81, 1783-85 and 1787 Bayview Avenue

The applicant has appealed to the Ontario Land Tribunal; no date has been set for a hearing.

In summary, we ask that the following key considerations be made regarding the application:

- A. Reduction and mitigation of shading effects on Howard Talbot Park and existing baseball diamonds
- B. Required protective measures to prevent damage or injury from baseball activities at Howard Talbot Park

Background

1. The Leaside Baseball Association (“LBA”) has been operating out of Howard Talbot Park, the park that immediately abuts the east side of the subject properties, since 1946.
2. The LBA is a non-profit baseball association in and around the Leaside community that offers house league, select, rep, elite and summer day camp programming for children aged 4 to 18 years through three seasons of the year and supports over 1,200 community players and their families.
3. The two (2) baseball diamonds at Howard Talbot Park are the core infrastructure that facilitates the LBA’s programming and are operated every weeknight and weekend day late spring, summer and early fall.

The LBA has identified the following material impacts to its operations and programming due to the proposed developments:

1. Shadowing

The proposed development shall produce a shadowing effect on the baseball diamonds in the late afternoon and evening starting (depending on the time of year) between 4:15PM and 5:45PM each day¹. While the west baseball diamond currently has lights, the east baseball diamond does not and as such is generally operated only until 8:00PM each weekday. With the shadowing from the proposed development taken into consideration the east diamond will be unusable for baseball activities during the late afternoon and evening of which it is currently permitted and used for community based organized baseball activities.

Acknowledging the scale of the proposed development, without the introduction of field lighting at the east diamond combined with alterations in building massing, the baseball programming will be eliminated for several hundred children each year.

2. Liability

The proximity of the proposed development’s building structure to the property line of Howard Talbot Park, and the existing proximity of the west baseball diamond to the same property, shall make it such that baseballs will likely frequently cross from Howard Talbot Park into the proposed development’s

¹ Based on Sun Shadow Study produced by IBI Group on Sept 29, 2022 and submitted by Condor Properties as part of the proposed development’s application

property and possibly hit any proposed building structure or its residents and visitors.

To avoid introducing additional risk of liability to the City, the LBA or its participants, a robust and weather tolerant screen or netting shall be required to prevent baseballs from crossing from the one property to the other.

3. Hydrology

The proposed development will impose increased shadowing on the west baseball diamond at Howard Talbot Park in the afternoon and evening hours throughout the spring, summer and fall. This reduced access to sunlight increases the length of time for fields to dry after rainfall thus reducing usable hours on the diamond.

Additional drainage solutions to both minimize ground water on the field as well as better drainage of the field itself would counter the shadowing effects of the proposed development.

4. Aesthetic

Although most developments cater to the street facing elevations of the buildings, the development proposed on this site will be the backdrop for the users of Howard Talbot Park, Leaside Highschool, Community summer camps, and Leaside Baseball operations.

Increased attention is requested from the development proposal to not only be a backdrop to the park, but to add to the character of the park and the community users by altering the massing to more considerately reflect the scale, proportion and topography of the park.

Respectfully submitted,

Neal Prabhu
Vice-President Leaside Baseball Association

c.c. Gregg Lintern, Chief Planner and Executive Director, City Planning Division
David Sit, Director, Community Planning, North District
Emilia Floro, Acting Director, Urban Design
Tamara Anson-Cartwright, Manager, Heritage Planning
Michael Seaman, Manager, Heritage Planning

John Andreevski, Manager, Community Planning, North District
Angela Zhao, Senior Planner, Community Planning Division, North District
Leaside Residents Association (LRA)



1 June 21 9.18
A-602 Scale: 1 : 5000



2 June 21 10.18
A-602 Scale: 1 : 5000



3 June 21 11.18
A-602 Scale: 1 : 5000



4 June 21 12.18
A-602 Scale: 1 : 5000



5 June 21 13.18
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6 June 21 14.18
A-602 Scale: 1 : 5000



7 June 21 15.18
A-602 Scale: 1 : 5000



8 June 21 16.18
A-602 Scale: 1 : 5000

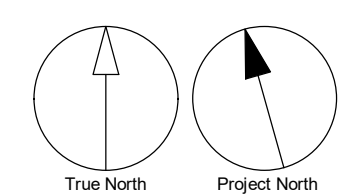


9 June 21 17.18
A-602 Scale: 1 : 5000



10 June 21 18.18
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- Applicant Proposal Shadow
- Under Construction Shadow
- Approved/ Not Yet Constructed Shadow
- Existing Shadow
- As of Right Shadow
- Property Line
- Park



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ISSUES		
No.	DESCRIPTION	DATE
1	OPZBA/SPA	2022/09/29

SEAL

IBI GROUP
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Toronto, ON M4V 2Y7, Canada
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PROJECT
**BAYVIEW & EGLINTON
OVERBUILD**
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO: 39762	CHECKED BY: Checker
DRAWN BY: Author	APPROVED BY: Approver
PROJECT MGR: Designer	

SHEET TITLE
SUN SHADOW STUDY - JUNE

SHEET NUMBER A-602	ISSUE 1
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1 September 21 9.18
A-603 Scale: 1 : 5000



2 September 21 10.18
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3 September 21 11.18
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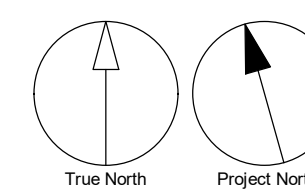


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10 September 21 18.18
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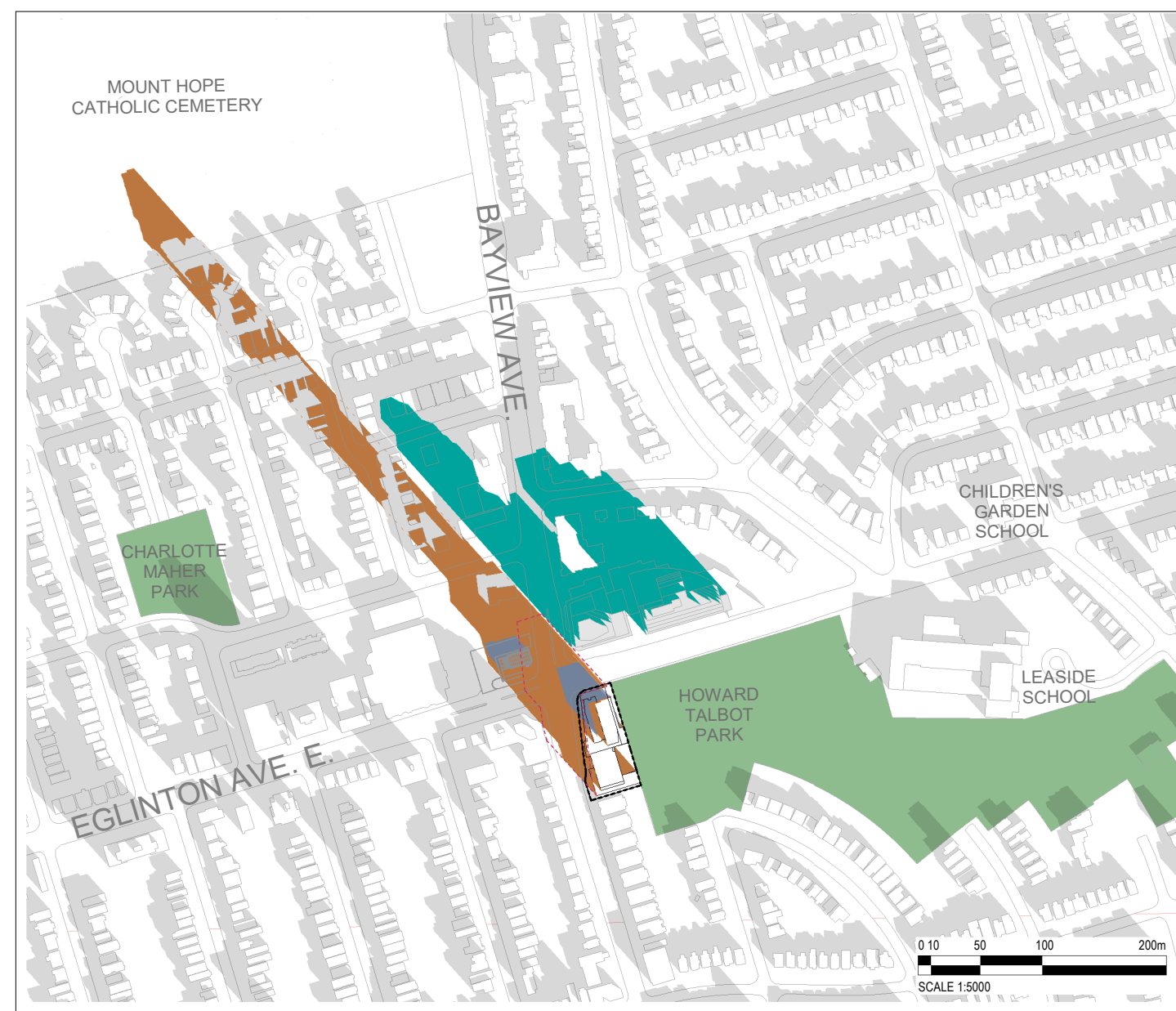
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SHEET TITLE
**SUN SHADOW STUDY -
SEPTEMBER**

SHEET NUMBER A-603	ISSUE 1
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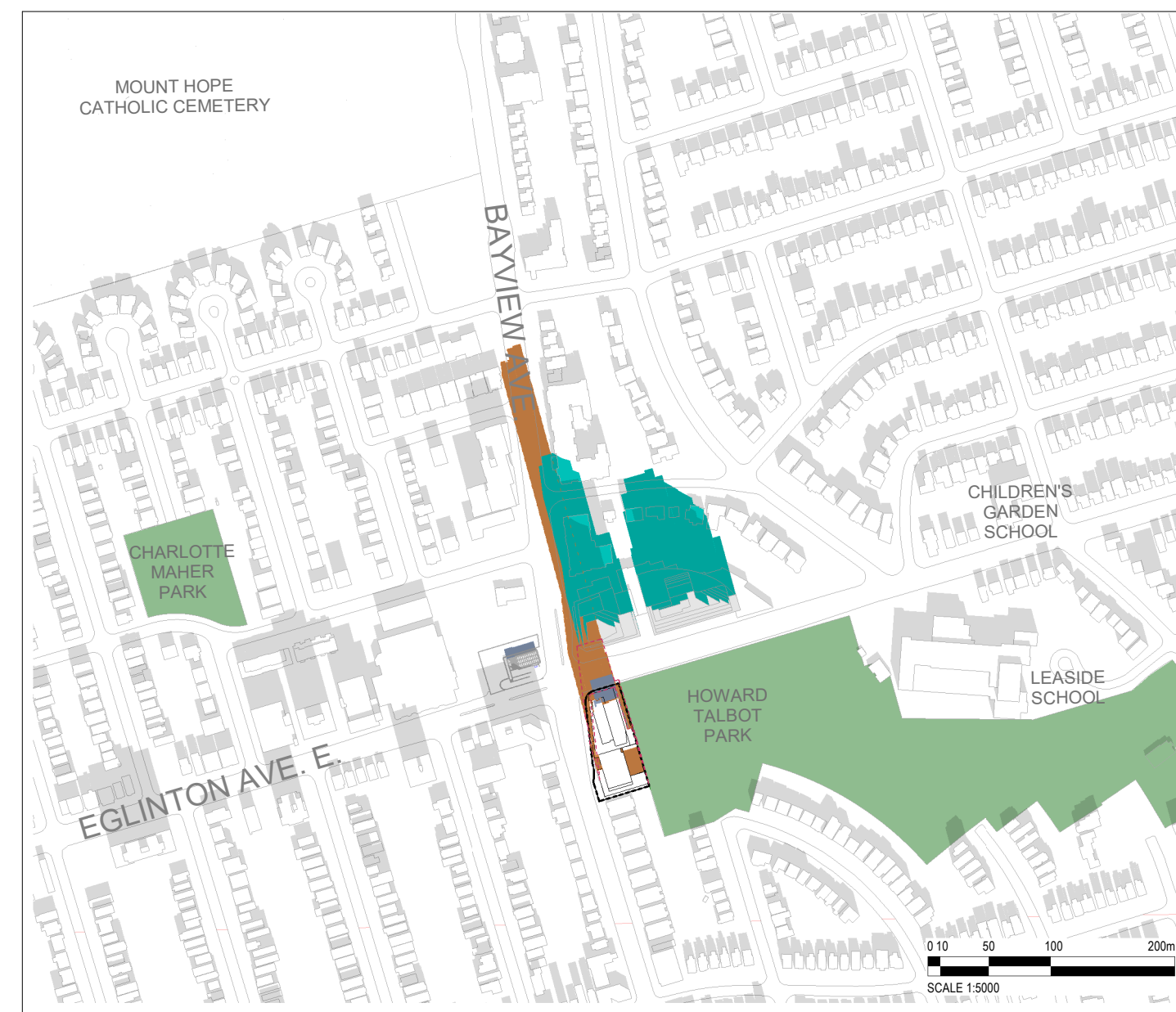
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SCALE CHECK



1 December 21 9.18
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2 December 21 10.18
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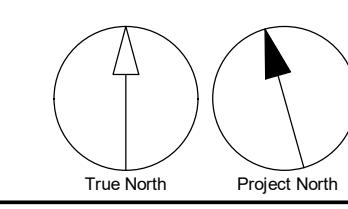


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8 December 21 16.18
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 DECEMBER

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ISSUE
1

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