

Leaside Residents Association Incorporated

1601 Bayview Avenue

P.O. Box 43582, Toronto, Ontario M4G 3B0

January 23, 2024

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Matthew Green

RE: NY10.9 – NY10.13 1837-1845 Bayview Avenue - Residential Demolition Applications

Dear Chair, and Members, North York Community Council,

This submission is in response to five items pertaining to applications for a demolition permit in regard to each of the properties at 1837-1845 Bayview Avenue. Each of the properties contains a detached house, occupied until recently.

We note that the respective staff reports each propose three options (refuse, approve without conditions, approve with conditions) but make no recommendation among the three options.

We are concerned that given the slowdown in the housing market, and residential construction activity, it appears very likely that the site would remain vacant for months, indeed years, and will become a blight on the Bayview community. The date of the OLT Merit Hearing on Jan. 31 is hardly relevant. Approval of demolition permits will reduce the taxes payable by the landowner, but not benefit the City, or the community.

As a more beneficial alternative to immediate demolition, we suggest that consideration be given to making the five houses available for affordable accommodation as an interim use.

We recommend that:

- **The requests for demolition permit in each case be refused**
- **The Housing Secretariat be requested to consider and report back on an interim use plan for the five properties that would make available temporary affordable housing**

Respectfully submitted,

Geoff Kettel,
Co-President with Carol Burtin-Fripp

c.c. Nick Samonas, Director & Deputy Chief Building Official, Toronto Building, North York District
Alex Shemilt, Manager, Plan Review, Toronto Building, North York District
Abigail Bond, Executive Director, Housing Secretariat