

From: Broadway Area Residents Association (BARA)

North York Civic Centre  
Main Floor, 5100 Yonge St.  
Toronto, ON M2N5V7  
Attention: Carlie Turpin, Committee Clerk E-mail: NYCC@toronto.ca

**Re: NY11.5 – 1802 Bayview Ave - Zoning By-law Amendment Application – Appeal  
Direction**

**Planning Application Numbers:** 22 221903 NNY 15 OZ and 22 221902 NNY 15 SA

Dear Councillor Pasternak and Members of North York Community Council,

We in the Broadway Area Residents Association (BARA) have the following concerns regarding the application referenced above that has requested permission to build a 46 storey mixed-use building with 419 residential units, 226 one-bedroom (54%), 153 two- bedroom (36%) and 40 three-bedroom (10%), a residential gross floor area of 28,959 square meters, a retail gross floor area of 384 square meters, 44 vehicular parking spaces (38 for residential, 6 visitors) and an FSI of 20.5. The subject property is located on the north west corner of Bayview Ave. and Roehampton Ave. (currently Bayview Car wash):

- 1) Building Height - outside range- As per OPA 405 Amendment Section 5.4.3 “Anticipated height ranges for each Character Area are set out below in order to provide guidance regarding the intended built form character for each Character Area”, and in section 5.4.3.q the range for Bayview Focus Area indicates 20-34 and not 46 storeys. In the applicant’s Planning Rationale Section 2.0 under ‘Summary of Findings’, there is no reasonable explanation for the additional requested 8 storeys. Please note, even the development proposal on top of Leaside LRT has requested 35 storeys.
- 2) Building Density - too large: The FSI of 20.5 is the highest suggested in the Bayview Focus core area for such a small area of 1429 square meters. Two new development proposals (not yet approved) west of Bayview a few meters north of this location have requested FSI of 13.78 (2-20 GlazeBrook Ave.) and 14.75 (1840 Bayview Ave).
- 3) Green space - lacking: There are only 4 trees proposed for this site on Roehampton Ave. and NONE proposed on Bayview Ave.
- 4) Shadowing/Wind tunnel - negatively affecting the neighbourhood: The wind tunnel and shadowing study by the applicant was done in isolation and without considering the two other development proposals a few meters north of this site (2-20 Glazebrook Ave. And 1840 Bayview Ave.). The massive height and scale of this building and the other 2 sites will increase the shadow and wind tunnel affecting many properties in the area. It also affects the wind at the pedestrian level and will not encourage on foot pedestrian interaction (public realm). The applicant studies should be done considering the other 2 applications to correctly evaluate the wind/shadowing of the 3 development sites.

- 5) Parking - not enough: There is not enough proposed parking for this site. Since there is no public parking on weekdays during business hours in the neighbouring streets the traffic due to residents/commercial/delivery trucks as well as illegal parking on nearby streets and Metro Supermarket will negatively impact the traffic in the area beyond the streets near the development site.
- 6) Community considerations - missing:
  - a) 54% of units are very small one-bedrooms (average of 47 square meters) and even the majority of 2 or 3 bedrooms are very small (average of 65 and 80 square meters respectively). These very small units will not encourage more families to move into the neighbourhood. Instead, it favors speculative investors or short term accommodations (such as AirBnB). There are no dedicated affordable units.
  - b) This massive scale proposal along with other large scale proposal in the Bayview Focus Area, will negatively affect the services such as daycares, schools for current families and the new ones moving into this neighbourhood. Without addressing the need for such services, may have to seek services outside the area which in turn would increase the congestion/traffic to and from this community.

In conclusion, we strongly oppose this development proposal in its current form and urge you to consider our concerns and appeal this application.

Thank you for your consideration and attention,  
Jesper Thoft  
Co-president of BARA