

Leaside Residents Association Incorporated

**1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G 3B0**

April 2, 2024

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

RE: NY12.12 1837-1845 Bayview Avenue - Residential Demolition Applications

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

This submission is in response to a second (repeat) application for permits to allow the demolition of the five properties from 1837 to 1845 Bayview Avenue. The first application was refused by North York Community Council at its January 24 2024 meeting. Each of the properties contains a detached house, occupied until recently.

We note that the staff report again proposes three options (refuse, approve without conditions, approve with conditions) but makes no recommendation among the three options.

We recommend that the request for demolition permits be refused. The applicant has not filed for construction permits, hence construction is not imminent, and in fact could be years away.

We continue to be strongly opposed to the applicant's request to demolish the homes on the 1837-45 Bayview properties. Our opposition is based on three main issues:

First, the impacts on the neighbourhood - the Leaside community and north Bessborough Avenue in particular.

The site is located on north Bayview - a major entrance to Leaside. The community does not wish to have a "fenced wasteland" at a major entrance to their community, and for the neighbours, behind their properties.

Second, addressing the arguments raised by the owner/applicant:

- a. The claim that they require demolition of the homes to complete the geothermal testing.*

We refute the claim. Development advice given to us is that one or two boreholes drilled in the rear yards should be adequate to understand the geotechnical characteristics of the below grade material. Geothermal boreholes typically extend 400 to 600 ft deep and are always well into bedrock. One or two deep boreholes should provide adequate data.

- b. The claim that testing is required at this time*

This claim is questionable as the owner/applicant has given no commitment as to a construction schedule for this project

Third, the applicant's threat not to proceed with geothermal design if they can't get a demolition permit.

The owner/applicant is wrapping themselves in an ESG/sustainability flag to try to leverage NYCC approval of the demolition permit. Geothermal is also not required to meet Toronto Green Standards. The threat amounts to blackmail!!

We expect that their real motive for demolition may be to reduce the ongoing property tax burden. 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.

Respectfully submitted,

Geoff Kettel

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