

**Leaside Residents Association Incorporated**  
**Broadway Area Residents Association Incorporated**

May 29, 2024

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

**RE: NY14.6 1802 Bayview Avenue - Official Plan Amendment - Decision Report – Refusal (Ward 15)**

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

The Leaside Residents Association (LRA) and the Broadway Area Residents Association (BARA) provide the following comments concerning the above noted application which seeks **to re-designate the subject property in the Yonge-Eglinton Secondary Plan’s Map 23-3: Midtown Transit Station Areas from Secondary Zone to Station Area Core Zone.**

This OP Amendment Application was submitted further to a Zoning By-law and Site Plan Application which seeks permission to construct a 46 storey residential and retail tower on the northwest corner of Bayview and Roehampton in the Bayview Focus Area. The proposed building would contain 419 residential units, 384 square metres of retail fronting on Bayview, 44 parking spaces and have an FSI of 20.51.

The timing of the OPA application, being submitted many months later than the ZBA/SPA application, appears to be an effort to buttress the request for approval of a building having 46 storeys, well in excess of the 20-35 storey height range for the Bayview Focus Area set out by the Province in its approval of the Yonge-Eglinton Secondary Plan (OP Amd 405).

The following are some relevant planning considerations in assessing the OPA Application:

- Leaside is the most easterly of three Major Transit Station Areas (Yonge, Mount Pleasant, Leaside (Bayview) within OPA 405. The Leaside Transit Station Area density target of “200 residents and jobs per hectare” is significantly lower than the targets for Mount Pleasant (350) and Yonge-Eglinton (600).
- As the Station Core Area is intended to be the most dense area around each LRT station, one would expect to see a relatively tight Station Core Area around the Leaside LRT Station. As the subject parcel is relatively small (1412 square

metres), lies on the north side of Roehampton, and abuts existing low density residential development to the west, across Badali Family Lane, its placement in the Secondary Zone makes considerable sense, notwithstanding its proximity to the secondary entrance to the Leaside LRT Station.

□ Section 1.3.5.d of the Yonge-Eglinton Secondary Plan states:

“d. the Bayview Focus Character Area is midtown’s eastern-most Core and **will be predominantly characterized by mid-rise buildings** punctuated with tall buildings in proximity to the new transit station, which will also support the expansion of office, residential and retail development on the area, creating a mixed-use, transit-oriented node”. Any expansion of the Station Core Area, intending to promote tall buildings away from the core would run counter to the above Provincial Government approved OPA 405 policy.

□ The Yonge, and Mount Pleasant, Station Area Cores are defined by the blocks closest to the Major Transit Station. The applicant’s OPA application breaches this pattern because it expands beyond the immediate block by including the area above Roehampton Avenue. As such, re-designation of the Leaside “station core area” would be precedent setting and invite other “me too” applications in the Bayview, and other Major Transit Station Areas within OPA 405.

In conclusion, **the Leaside Residents Association and the Broadway Area Residents Association jointly:**

- **Support the staff report recommendation that City Council refuse the application for an Official Plan Amendment at 1802 Bayview Avenue.**

Yours truly,

*Geoff Kettel for*

*Jesper Toft*

Geoff Kettel and Carol Burtin-Fripp  
Co-Presidents, LRA

Jesper Toft  
President, BARA

c.c. Office of Ward 15 Councillor  
Kerri Voumvakis, Interim Chief Planner and Exec Director, City Planning Division  
David Sit, Director, Community Planning, North York District  
John Andreevski, Manager, Community Planning, North York District  
Angela Zhao, Senior Planner, Community Planning, North York District