

Leaside Residents Association Incorporated

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

May 26, 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Tanya Spinello
Email: hertpb@toronto.ca

RE: PB32.3 Property Included on the City's Heritage Register - Consideration of Objection for 1751 Bayview Avenue (Ward 15)

Attn: Julia Rady, Chair and Members, Toronto Preservation Board

Dear Ms Rady,

This is to indicate our strong support for the staff report recommendation to confirm the listed status of the property at 1751-1753 Bayview Avenue.

In 2011, the Toronto Preservation Board endorsed the nomination of the row of ten four-unit apartment houses, from 1747-1749 Bayview Avenue to 1783-1785 Bayview Avenue, for inclusion on the Municipal Heritage Register.

In 2019, the City of Toronto designated the four-unit apartment house at 1783-1785 Bayview Avenue, and the four-unit apartment house at 1755-1757 Bayview Avenue under Part IV of the *Ontario Heritage Act*. The heritage designation by-law for each property is nearly identical in its statement explaining why the property has cultural heritage value: emphasis is placed on each four-unit apartment house being “part of a unique set of ten properties of similar design,” whose “consistent character” contributes to “the overall character of the Leaside Garden Suburb.”

The importance of the Bayview quads, their architecture, their architect, their builder (Henry Howard Talbot), and their design, associative, and contextual values to Leaside, and the City have already been demonstrated and proven in the designation of the 1755-1757 and 1783-1785 Bayview properties.

Unfortunately, as a result of Provincial Bills 23 and Bill 200, the listed status of heritage properties now have a time limit of two years which means that the listed status of the non-designated Bayview quads will be eliminated as of December 18, 2026. As such, we request that:

- The Toronto Preservation Board recommend that City Council:
 - confirm the listed status of 1751 Bayview Avenue under the *Ontario Heritage Act*
 - direct City Planning to bring forward the four unit apartment house properties at 1747, 1751, 1759, 1763, 1767, 1771 and 1775 Bayview for designation under the *Ontario Heritage Act* by November 1, 2026.

Respectfully submitted,

Geoff Kettel

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor Rachel Chernos Lin
Jason Thorne, Chief Planner and Executive Director, City Planning
Mary Macdonald, Senior Manager, Heritage Planning
Gary Miedema, Project Manager, Heritage Planning
Erik Hanson, Program Manager, Heritage Planning
Michael Seaman, Program Manager, Heritage Planning
David Sit, Director, North York Planning
John Andreevski, Manager, North York Planning