

**Date:** September 20, 2025

---

Dear Registrar,

I am the owner of 1767 Bayview Avenue. I hereby register my formal objection to its inclusion on the City of Toronto Heritage Register under North York Community Council Item NY18.10.

### **Procedural Concerns**

- **Insufficient consultation.** Owners received notice only after the staff report was finalized, leaving no opportunity to supply factual rebuttals in advance.
- **Two-year sunset creates uncertainty.** Bill 23 limits a listing to 24 months unless Council proceeds to Part IV designation. If the property truly merits long-term protection, staff should undertake that rigorous process now rather than expose owners, lenders, and tenants to two years of limbo.

### **Policy Conflict**

- **Contradicts growth and housing objectives.**
  - Provincial Planning Statement (2024) 2.1.11 directs municipalities to “remove barriers to intensification along higher-order transit corridors.”
  - Midtown in Focus (OPA 405) identifies this block for mid-rise growth within 500m of the Crosstown LRT.  
Freezing a two-storey four-plex undermines both documents’ explicit housing mandates.

### **Heritage Criteria Not Met**

- **Design/physical value is generic.** Dozens of 1930s four-plexes share the same modest Tudor-Revival façade; the staff report cites no rare materials, craftsmanship, or innovative plan that distinguishes 1767.
- **Cultural narrative is already protected.** The lives and work of Mayor Henry H. Talbot and architect W. Breden Galbraith are fully commemorated by the existing designations at 1755 Bayview. Adding a near-identical four-plex offers no additional public insight.
- **Contextual value weakened.** The original “row of ten” is already fractured: 1779-81 is slated for demolition and 1783-85 will be reduced to a facade within a new tower. The cohesive streetscape no longer exists.

### **Economic and Practical Impact**

A heritage listing imposes significant cost and delay on any routine work (windows, insulation, even minor exterior repairs) by triggering the need for Heritage Impact Assessments and

additional City review. In the absence of clear, compelling heritage value, those burdens are unjustified.

**Request for Council Action**

Pursuant to **Toronto Municipal Code 103-6.C**, I respectfully request that North York Community Council **refer Item NY18.10 back to Heritage Planning for a site-specific Part IV evaluation**. This will allow owners a fair opportunity to assemble engineering and economic evidence while giving staff the chance to verify whether 1767 Bayview truly warrants permanent protection.

Thank you for considering my submission.

Please confirm receipt.

Sincerely,  
Savo Bozic, 1767 Bayview Ave