

NY7.3.1

North York Community Council

From: Geoff Kettel <gkettel@gmail.com>
Sent: June 24, 2019 5:08 PM
To: North York Community Council; Councillor Minnan-Wong; Councillor Pasternak; Councillor Fillion; Councillor Carroll; Councillor Jaye Robinson; Councillor Colle8
Cc: Joe Nanos; John Andreévski; Stephen Gardiner; Kendall Fullerton; dag Enhorning; Fripp, Carol Burtin
Subject: NY7.3 Final Report, 11-19, 25 and 29 Industrial Street - Zoning Bylaw Amendment
Attachments: 11-19 25 and 29 Industrial St NYCC June 2019.pdf

Hi
Please find attached a LPOA letter to NYCC regarding this item.

Respectfully submitted

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Geoff and Carol

Leaside Property Owners Association Incorporated

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

June 24, 2019

North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Francine Adamo
email: nycc@toronto.ca

RE: NY7.3 Final Report, 11-19, 25 and 29 Industrial Street - Zoning Bylaw Amendment

Dear Chair James Pasternak and Members of Community Council,

This is to express our disappointment at the staff recommendation to approve the ZBA and associated retail development. The staff report takes pains to rationalize the proposed development rather than call attention to its incremental addition to issues of retail sprawl and the threat to the Leaside Business Park.

The application proposes the expansion to the north of the adjacent Leaside Village Shopping Centre through the introduction of three new commercial buildings, and parking.

The project is located in the Core Employment Lands, and not within the properties which abut Laird Drive. As such, the project represents increased ingress of retail uses into the Core Employment Lands beyond the City's intent, and without any apparent countervailing benefits for the community or the city. In fact the project will attract additional traffic to an area where traffic congestion and cut-through traffic in the residential section of Leaside is already a problem¹.

Despite the staff report's claims to the contrary the development hardly conforms to the Growth Plan (2019) which states that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands. After all these lands are in the "core" not the "general" employment lands.

¹ Geoff Kettel, New Business Park projects reflect different visions, Leaside Life, February 2019.

<https://leasidelife.com/new-business-park-projects-reflect-different-visions/>

We note that the development fronts onto the south side of Industrial Street. As such, we recommend

- that the City reinforce its determination to maintain the "core" industrial functions on lands fronting on the north side of Industrial Street.

Respectfully submitted,

Geoff Kettel

Geoff Kettel; and Carol Burtin Fripp
Co-Presidents

c.c. Joe Nanos, Director, Community Planning, North District
John Andreevski, Manager, Community Planning, North District.
Stephen Gardiner, Planner, Community Planning, North District
Kendall Fullerton, President, LBPA