

Leaside Residents Association Incorporated

1601 Bayview Avenue

P.O. Box 43582, Toronto, Ontario M4G 3B0

October 12, 2021

North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Carlie Turpin

RE: NY27.5 Request for Directions Report - Zoning By-law Amendment and Site Plan Control Applications - 134 Laird Drive

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

The Leaside Residents Association supports the above noted staff report, which recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the Ontario Land Tribunal (OLT) hearing and oppose the application in their current form, and to continue discussions with the Applicant to resolve outstanding issues. The report provides a comprehensive summary of the issues regarding this application for redevelopment of this property located *north* of Stickney Avenue on the west side of Laird Drive.

While we agree that a mid-rise residential building represents an appropriate level of intensification as mandated by the Laird in Focus plan for development on the west side of Laird Drive, we have a number of key concerns from a resident perspective:

- It does not create a vibrant public realm on Laird Drive due to a lack of non-residential uses on the ground floor (live-work units are not an acceptable option as they do not provide active uses);
- It does not provide an unobstructed setback on Laird Drive to accommodate public realm improvements such as wider sidewalks, bike lanes and landscaping (trees);
- It does not allow for appropriate transition to the Neighbourhoods designated lands to the west.
- It does not comply with angular plane and height provisions in the Laird in Focus Guidelines

We note that the applicant has appealed to the Local Planning Appeal Tribunal, now the Ontario Land Tribunal, the Laird in Focus Policy of a minimum setback of 3m. from the

Laird Drive ROW, despite it being recommended by the Laird in Focus Planning Study with community input and City Council approval.

We note that the application commits only to TGS Tier 1 – the mandatory minimum level. We would support the development being built to a higher TGS Tier to appreciably reduce or eliminate GHG emissions. In addition the applicant should be encouraged to provide ample facilities for electric vehicle charging and electric car/bike rentals in an effort to make efficient use of the parking space allocations - which do not appear to be generous.

Finally, we note that unfortunately the report does not address cultural heritage considerations in regard to the existing building from the 1940s, with its extensive vitrolite cladding, which was a well-known former car dealership, Willison Motors. The building was included in the Cultural Heritage Resource Assessment of the west side of Laird, but was not recommended for heritage listing. Nevertheless we believe that consideration should be given to heritage standard recording/documentation of the building.

Respectfully submitted,

Geoff Kettel for

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. John Andreevski, Interim Director, Community Planning, North York District
Sarah Ovens, Planner, Community Planning, North York District
Leslie Kellen, President, Leaside Business Park Association
Rachael Hillier, Office of Councillor Jaye Robinson
Mary MacDonald, Senior Manager, Heritage Planning, City Planning