Leaside Property Owners Association Incorporated

P.O. Box 42, Station R Toronto, Ontario M4G 3Z3.

February 16, 2011

Chair and Members of North York Community Council
City of Toronto
North York Civic Centre
5100 Yonge Street
Toronto, ON
M2N 5V7

Att: Francine Adamo, Council Administrator

Re: Final Report-Rezoning Application
85 and 115 Laird Drive
Ref 09 167098 NNY 26 OZ

Dear Chair and Members:

I provide this correspondence on behalf of the Leaside Property Owners Association (LPOA) to summarize our concern and opposition to the above application. Our association has reviewed the final staff report, consultant reports and peer review report. We have also attended the single community meeting regarding the application held in December 2009.

The proposed rezoning to permit 117,800 sf of retail/commercial uses would have significant and permanent impact on the Leaside residential neighbourhood, employment area and our main street shopping areas. The primary impacts to our community would be as follows:

- Loss of another significant employment land parcel within a designated Employment Area.
- Continued evolution of designated employment land use to a growing high density retail power centre district.
- Additional traffic infiltration to local residential streets and capacity of local and arterial roads to accommodate additional traffic volumes.
- Further undermining of the economic viability and survival of local main street shopping areas on Bayview Avenue and Eglinton Avenue.

Our detailed review of the staff and consultant reports has indentified the following serious deficiencies in the recommendations:

- The Climans Peer review has identified the MGP reports as being "*superficial, incomplete and inconclusive*"
- *"There is a risk of punishing impact on one or more of the shopping districts"*
- The proposed retail use is in conflict with existing adjacent heavy industry uses
- The proposed Laird centre median will eliminate left turn access from residents to Lea Avenue, and divert traffic onto other residential streets
- The proposal does not satisfy the criteria of OP Policy 4.6.3
- There has been insufficient community consultation regarding the proposal since the original December 2009 community meeting

The LPOA respectfully requests that the serious issues raised in the Peer Review report be properly considered, and that appropriate consultation be provided to the community similar to the well publicized community meeting in December 2009.

The impact of this proposed application will be significant to our residential and business communities. We appreciate your consideration of our concerns.

Yours truly,

Brian Athey
President, LPOA

c.c. Paul Martin, LBPA
Councillor John Parker