

NY12.46.2

North York Community Council - Item NY 12.46; 70 and 80 Wicksteed Ave.

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**From:** "Brian Athey" <BAthey@morguard.com>  
**To:** <nycc@toronto.ca>  
**Date:** 1/6/2012 5:38 PM  
**Subject:** Item NY 12.46; 70 and 80 Wicksteed Ave.  
**CC:** "Steve Forrester" <sforrest@toronto.ca>  
**Attachments:** 70 Wicksteed - Letter to Community Council. January 5.12.doc

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Could you please include the attached submission from the Leaside Property Owners Association in the correspondence to be distributed for this item.

Regards,

Brian Athey  
President, LPOA

**Leaside Property Owners Association Incorporated**  
**P.O. Box 50055, Sunnybrook Postal Outlet, Toronto, Ontario M4G 4G1.**

January 6, 2012

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: Item NY12.46  
Preliminary Report-Rezoning Application  
70 and 80 Wicksteed Ave.  
Ref 11 264854 NNY 26 OZ

Dear Chair and Members:

I provide this correspondence on behalf of the Leaside Property Owners Association (LPOA) to summarize our concerns regarding the above application.

The proposed rezoning to permit 147,800 sf of retail uses at this location **would have a permanent detrimental impact on the adjacent Leaside residential neighbourhood, existing employment area and our main street shopping areas.** Over the past 15 years, the designated Employment Lands on the east side of Laird Drive have been progressively rezoned to permit over 500,000 sf of big box retail uses, creating one of the single largest retail nodes in the City of Toronto. Our opposition to this proposal is based on the following planning, market and traffic issues:

- **Inappropriate Land Use:** Approval would constitute the loss another designated employment area, contrary to Official Plan and City policy.
- **Minor Laird frontage.** The applicant's recent acquisition of a minor frontage on Laird Dr. does not meet the intent of OP policy 4.6.3 requiring property frontage on the boundary of an employment area as one of the criteria for retail conversion.
- **Over-intensification:** The proposed density at 51% grossly exceeds the average power centre density of 25 to 30% and jams an inappropriate amount of 2 level retail area into a narrow awkward site. The proposed 83,000 sf second level anchor store is an inappropriate urban design form.
- **Parking:** There is inadequate site area to accommodate the parking required to support 147,000 sf of retail area. The proposed underground parking is unsafe, inappropriate and further illustrates the excessive density associated with the proposal. Further, the proposed parking ratio of 3.2 stalls/1000 sf is too low to support power centre retail uses.
- **Economic Impact:** The retail proposal will further undermine the fragile state and ongoing viability of our invaluable local main street shopping areas on Bayview and Eglinton Avenues. Over 500,000 sf of existing and approved big box retail uses with low rent and free parking compete against our main street merchants.

- **Traffic:** The large trade area required to support 500,000 sf of retail uses generates a plethora of city wide shoppers who must drive through our sensitive residential community in order to reach this retail power centre destination.
- **Environmental and Urban Design:** The proposed design and land use encourages a hard surface auto-dominated environment and will attract negligible pedestrian and bicycle usage. The proposal, in any form, should require review by the Design Review Panel.

The impact of this proposed application will be detrimental to our residential and business community. The LPOA appreciates your consideration of our community concerns as this application moves through the city staff and public review process.

Yours truly,

*Brian Athey*

Brian Athey  
President, LPOA

c.c. Steve Forrester  
Dag Enhorning