

Leaside Property Owners Association Incorporated
1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0

September 9, 2013.

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Att: Francine Adamo Committee Clerk

**Re: NY26.56 Request for Direction Report - Zoning By-law Amendment Application
- 2 Laird Drive (Ward 26)**

Dear Councillor Augimeri and Members of North York Community Council

The Leaside Property Owners' Association together with the neighbours of the above noted proposed development wish to express our concerns about the tenor of the staff report in indicating "support in principle" of the application, being conditional upon minor matters being resolved to the satisfaction of the Director, i.e. transition on the west and south sides of the building, the building element at the Malcolm/Laird corner.

Firstly, from the very beginning this proposal for an 8 storey condominium has misunderstood its context, at an important entry point to the Leaside community. There are simply no 8-storey buildings in residential Leaside; and several land conversions to condominiums that have occurred close to the site on Millwood have had a maximum height of 5 storeys.

Secondly, this project has been under consideration since the beginning of 2012, and the community has called out repeatedly for consultation. In the end there has been some consultation, but it ultimately has had negligible impact in reducing the impact of the project.

Thirdly, the conditions being proposed by the planning report are identical to the concerns that the community has expressed throughout. However in our view, given that the relief offered by the project proponent is so minor, it is utterly inappropriate for staff to be "generally in support". We would submit the outstanding concerns are indeed major, and specific limits should be specified on density, height and setbacks at this time.

We recommend that the report not be approved as submitted, but the matter be deferred to allow for further consultations with the Councillor and residents.

We appreciate your consideration of our comments.

Yours truly,

Geoff Kettel
Vice President, LPOA

Deni Papetti
22 Malcolm Road