

**North York Community Council - NY 34.69 Preliminary Report - Zoning By-law Amendment Application - 146-150 Laird Drive (Ward 26)**

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**From:** Geoff Kettel <gkettel@gmail.com>  
**To:** "Adamo, francine" <nycc@toronto.ca>, "Parker, Councillor John" <councill...  
**Date:** 08/07/2014 9:00 AM  
**Subject:** NY 34.69 Preliminary Report - Zoning By-law Amendment Application - 146-150 Laird Drive (Ward 26)  
**CC:** "Fripp, Carol Burtin" <cbfripp@rogers.com>, Allen Appleby <aappleby@toro...  
**Attachments:** NYCC 146-150 Laird August 2014.pdf

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Dear Ms Adamo,

Attached is a letter from the LPOA in regard to the above item.

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

regards

Geoff Kettel

for Geoff Kettel and Carol Burtin-Fripp

## **Leaside Property Owners' Association Incorporated**

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

August 6, 2014

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

**Re: NY 34.69 Preliminary Report - Zoning By-law Amendment  
Application - 146-150 Laird Drive (Ward 26)**

Dear Councillor Augimeri and Members of North York Council,

The Leaside Property Owners' Association provides this correspondence to express several key concerns about the above noted application for a ZBA to permit the construction of an 8 storey rental retirement building with 175 units and a seven storey condominium for seniors on Laird Drive. The overall FSI would be approx. 3.45.

- The development represents massive over-development of the site and poor urban design. The proposed buildings are monolithic in the context of the existing mixed format commercial on Laird, and the single detached housing on the west, with which they would share the block.
- The massing and length of the new building to the south, which would replace both a two storey office building (146 Laird) and a surface parking lot is of special concern.
- The importance of the site and buildings in the industrial history of Leaside (Layers 3 to 6). The proposal to save only the façade of 150 Laird Drive represents an unacceptably low level of heritage conservation.
- The failure to secure improved access into and around the site by extending Commercial Road into the property. This would also allow for separation into two buildings (rather than a single massive slab building) on the south part of the lot
- The impact of the development on 180 Laird Drive, which we understand has been approved for a second floor restaurant patio.

**The LPOA requests that NYCC recommend to City Council:**

- **that staff report on an assessment of the heritage listing/designation for both 146 and 150 Laird Drive**

- that notice for the community consultation be extended to the whole of residential Leaside i.e. Laird to Bayview and Glenvale to Leacrest

The LPOA appreciates your consideration of our comments.

Yours truly,

*Geoff Kettel* for

Geoff Kettel and Carol Burtin-Fripp  
Co-Presidents

c.c. Leaside Business Park Association  
Allen Appleby, Director, North York District  
Mary MacDonald, (A)Manager, Heritage Preservation Services  
Harold Madi, Director, Urban Design