



**Leaside Business Park Association Inc.**

139 Laird Drive, Toronto, ON M4G 3V6

November 3, 2015

Mayor and Members of Council  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Sent by e-mail clerk@toronto.ca

**Attention: Ms. Marilyn Toft, City Clerk**

Dear Mayor Tory and Members of Council:

**Re: Costco store – Application to Re-zone 42-46 Overlea Boulevard**

I am the President of the Leaside Business Park Association. We have 75 paid members and represent all of the business in our Park, which is bordered by Eglinton, Laird, Overlea and the ravine to the east. We are particularly concerned with the proposed Costco Store that would be located on Overlea and are asking that this proposed project be sent back to City Staff for further review.

Costco's traffic study indicates that local traffic would increase by some 28% as a result of this one store, without considering all of the other proposed projects that are planned for this area. This includes the many projects along the Eglinton corridor from Brentcliffe to Laird, as a result of the coming LRT, a proposed 8 story retirement home on Laird, a potential 85,000sq ft retail outlet (possibly Walmart) on Wicksteed at Laird, a retail project at 33 Laird, etc.

Much of this increased traffic will, instead of using Overlea and Laird, by-pass these already congested streets by using Wicksteed Avenue. Wicksteed is the only street that bisects the park and is already heavily used by trucks that are here on business and by cars that are hurrying to travel between Overlea and Laird & Eglinton.

Importantly, Wicksteed is obstructed by a controlled railway crossing, which can slow traffic dramatically. And, incredibly, this railway crossing was NOT considered by the traffic study or by City Staff. With the increased traffic we see this as a growing safety concern. I have

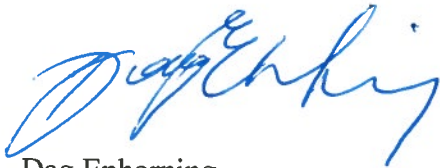
personally seen cars, anxious to get around trucks that are backing into loading docks just east of the railway, drive up onto the curb to avoid delays. Wicksteed should be for servicing the Business Park and not a means for shoppers to save time.

The other major problem will be for southbound traffic on Beth Neilson turning left onto Overlea. This is a main exit point from the Park and the main route for trucks accessing the southbound DVP heading to downtown Toronto or the QEW and the US. This intersection is now typically backed up, which then also prevents cars to from accessing the two malls that are on either side on Beth Neilson just north of Overlea. Additional traffic here will create much longer delays here and have a detrimental effect on these businesses.

We understand the need to more stores, but this particular store will attract such huge volumes of traffic that it is not appropriate for this location.

We would ask that City Council request City Staff to re-examine the traffic study giving consideration to the various problem areas that will arise as a result of this proposal.

Yours Sincerely,



Dag Enhorning  
President  
Leaside Business Park Association