



Leaside Business Park Association Inc.

139 Laird Drive, Toronto, ON M4G 3V6

October 2, 2015

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7

Att: Francine Adamo, Committee Clerk

Re: NY9.26 Final Report - Zoning By-law Amendment Application - 42-46 Overlea
Boulevard (Ward 26)

Dear Councillor Augimeri and Members of North York Council,

My name is Dag Enhorning and I am the President of the Leaside Business Park Association. The LBPA is bordered by Eglinton, Laird, Overlea and to the east by the ravine of ET Seton Park. Our organization represents all of the businesses in the park and has some 60 members. Of particular concern to our members is the increased amount of traffic that cuts through the park. Cars should be using the park streets for business purposes and not as a throughway. Large trucks make regular deliveries and pickups for businesses and it becomes difficult with so many cars on the road.

We are particularly concerned about this application. While we are not happy about another large retailer on the periphery of the park, we are especially alarmed that the City would allow a gas bar there as well. Costco gas is typically 6-8 cents per liter less than nearby competitors and so literally drives traffic there. It is a magnet for cars. And many of those cars will cut through the Leaside business Park to get to and from Costco. Laird is so busy that it is no longer an option, which leaves Wicksteed as a means of avoiding Laird. The problem with this route is that it crosses a controlled railway. When the train comes there, and it does many, many times a day, there is a backlog of cars and trucks that often reaches onto Beth Neilson to the East and just as far to the West. Already this is a problem for trucks turning in and out from businesses near the tracks. For example Tremco has warehouses located 10 metres east of the tracks, a second one 50 metres further east and a third one 100 more metres east, just west of Beth Neilson. Siltech also has its main entry immediately across from Tremco's third entrance. If Costco is allowed to build a gas bar, the backup when a train comes will be unworkable and disrupt business significantly. This is not only true for these companies, but for many more business along Wicksteed and the rest of the Park.

Please do not allow the gas bars. We don't need it. Besides, there are already four gas stations within one kilometer of this site. Two Esso stations, one PetroCanada and one Shell. And they are never busy, so why would we possibly need another one?

Interestingly two years ago I asked the Traffic experts that Costco had hired during a town hall meeting to introduce this project, and who said that traffic would be manageable, what the impact of the railway crossing was. Surprisingly, they said that they had not considered it. Not considered it! That will be the biggest problem for traffic and it wasn't considered. So, I ask again that you not allow the gas bars because we do not believe that the impact on local traffic has been adequately considered and it would be devastating to the businesses within the Park.

Yours sincerely,



Dag Enhorning
President
Leaside Business Park Association

Cc: Councillor Jon Burnside
Jennifer Keesmaat, Chief Planner and Executive Director
Joe Nanos, Director, Community Planning, North York District
Stephen Buckley, Executive Director, Transportation Services
Michael Williams, General Manager, Economic Development and Culture
Geoff Kettel, co-President, Leaside Property Owners Association
Carol Burton Fripp, co-President, Leaside Property Owners Association