

NY10-35.1

**Leaside Property Owners Association Incorporated**

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November 10, 2015

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**NY 10.35 Preliminary Report - Zoning Amendment Application - 36 Overlea Boulevard**

Dear Chair Augimeri and Members of Community Council,

The Leaside Property Owners' Association provides this correspondence to express its initial comments on the Preliminary Report and the application.

The application proposes to amend the Official Plan and Zoning By-law to permit three retail/commercial buildings totalling 6,495 sq. metres including one of 5,584 sq. metres. and a total of 284 surface parking spaces. We note the Incomplete status of the application, due to lack of a Retail Market Impact Study and Employment Area Economic Impact Study. However it appears that the applicant is considering a change of use from retail/commercial to a residential care facility, and as such an OPA would be required.

We would concur with the staff report in its preliminary list of issues (page 10). Some specific concerns are as follows:

- The retail/commercial uses represent an erosion of the Employment Areas designation and appear to confirm the LPOA's concerns expressed in the context of the Costco warehouse membership club application.
- The traffic study needs to be given high scrutiny and skepticism based on our experience with the Costco application next door. Also, given that the Costco vehicle fuel station was refused by City Council, the traffic study will likely need to be revised and re-submitted.
- The density, massing and design of the site needs careful review, and considering the relationship with the existing heritage building (as per OPA 199)

Finally, we would recommend that the notice area for the community consultation be extended to the whole of Thorncliffe Park.

Sincerely,

Geoff Kettel

Geoff Kettel  
Co-President

c.c. Carol Burtin Fripp, Co-President  
Councillor Jon Burnside  
John Lyon, Senior Planner, North District  
Dag Enhorning, President. LBPA