Hi

Please find attached a LPOA letter to NYCC regarding this item.

Respectfully submitted

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

June 24, 2019

North York Civic Centre  
Main floor, 5100 Yonge St.  
Toronto, ON M2N 5V7  
Attention: Francine Adamo  
email: nycc@toronto.ca

RE: NY7.3 Final Report, 11-19, 25 and 29 Industrial Street - Zoning Bylaw Amendment

Dear Chair James Pasternak and Members of Community Council,

This is to express our disappointment at the staff recommendation to approve the ZBA and associated retail development. The staff report takes pains to rationalize the proposed development rather than call attention to its incremental addition to issues of retail sprawl and the threat to the Leaside Business Park.

The application proposes the expansion to the north of the adjacent Leaside Village Shopping Centre through the introduction of three new commercial buildings, and parking.

The project is located in the Core Employment Lands, and not within the properties which abut Laird Drive. As such, the project represents increased ingress of retail uses into the Core Employment Lands beyond the City's intent, and without any apparent countervailing benefits for the community or the city. In fact the project will attract additional traffic to an area where traffic congestion and cut-through traffic in the residential section of Leaside is already a problem¹.

Despite the staff report's claims to the contrary the development hardly conforms to the Growth Plan (2019) which states that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands. After all these lands are in the “core” not the “general” employment lands.

We note that the development fronts onto the south side of Industrial Street. As such, we recommend
  • that the City reinforce its determination to maintain the “core” industrial functions on lands fronting on the north side of Industrial Street.

Respectfully submitted,

Geoff Kettel

Geoff Kettel; and Carol Burtin Fripp
Co-Presidents

c.c.  Joe Nanos, Director, Community Planning, North District
     John Andreevski, Manager, Community Planning, North District.
     Stephen Gardiner, Planner, Community Planning, North District
     Kendall Fullerton, President, LBPA