

**Leaside Property Owners Association Incorporated**

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

November 5, 2019

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

**Re: NY10.1 Request for Directions Report - Official Plan and Zoning By-law  
Amendments and Plan of Subdivision Applications - 815 - 845 Eglinton  
Avenue East**

Dear Councillor James Pasternak, Chair, and Members, North York Community  
Council,

This is to provide our comments on the above noted Report. The LPOA has participated throughout the planning process from initial application (August, 2016) through the first revision (July, 2018) and second revision/current submission (July 2019). The LPOA also registered as a Participant in the applicant's OMB appeal in 2017, and requested and received Party status in 2018. Beginning in the spring of 2019 the LPOA has met with RioCan a number of times, at their invitation, to specifically discuss LPOA expressed concerns following the applicant's July 2018 submission.

We note that resident comments at the September 17, 2019 Open House and subsequent correspondence continue to reflect community concerns regarding the application's Building Height and Massing, Design and "Fit" (architectural character); and Impacts on mobility, physical infrastructure, social services, and schools.

Please note our comments must of necessity be considered as preliminary, and may be subject to modification due to the limited time to review since the staff report posting of October 29.

Plan Layout

We are pleased that progress has been made to create, and begin to implement a cohesive vision for the site as part of Laird in Focus Planning Study Area A. The scale and level of intensification in this location demands that this intersection develop a civic space that works at both the community and city

scales. The current submission demonstrates a big improvement from the earlier proposed plans (a series of similar blocks with little planning basis, other than open space links and roads), of how the parts might work together to form a cohesive and vibrant new community.

Indicative of this change of perspective are (1) the creation of a gateway and public plaza framed by the new transit pavilions for Laird Station, serving as a grand entrance to the new iconic Leaside Centre. At a City scale, these apparently minor but significant changes, switching the location of the piazza/community space with the private building, provide a dynamic visual break which not only mark the Leaside Community but also celebrate transit along the Eglinton Corridor; and (2) placing the park to front onto Laird and Vanderhoof and adjacent to the community space, and (3) moving the office building to the south-east of the site.

#### Density, Mix of Uses and Building Heights

We have continuing concerns about the proposed density (FSI of 3.84), and the high proportion of residential uses compared with employment uses. . We believe the Leaside community continues to have these concerns.

The current submission includes a proposed 4 storey office building. We support the creation of employment opportunities as an integral part of the development, especially those that would link to the evolving industrial economy of the Leaside Business Park such as an Incubator Hub.

#### Design Principles

Detailed design of the development should be done in such a way that:

- The public amenities (community space, LRT Station entrance and public space at the corner of Eglinton and Laird) be read as a gateway/anchor / hub of Leaside and along the Eglinton corridor. And the architectural character of the above spaces (“Leaside Centre”) to be the most prominent of the complex.
- The architecture of the future east (secondary) entrance of the LRT be read as a public amenity and as a distinct pavilion within the complex, and as such construction above it should be avoided.
- The architectural design of tower buildings be read as visual icons representing the future of the community while complementing the distinct architectural shape/details of Leaside Centre and the TTC entrance which should be celebrated as the main attractions at ground level.
- The design of the public realm be inspired and developed from the traditions/style of the Leaside community and its legacy as a Model

Garden City, while maintaining and encouraging the daily public interaction of the Leaside community and the public in general.

The Community would like to continue participating in the partnership with the applicant and City Planning and assist with the progress of the next design phases of the development.

We recognise that the RioCan application represents the key part of the Laird in Focus plan for the major development projects affecting Leaside's path forward, likely over the next 30 years. So we need to get it right, for local residents, for the City, and for the developer. Overall we are hopeful that RioCan is willing to take advantage of a unique and rare opportunity in city-building.

We gratefully acknowledge the contribution of Doug Obright and Carlos Moreno to this submission.

Yours very truly,

*Geoff Kettel*

Geoff Kettel  
Co-President with Carol Burtin Fripp

c.c. Joe Nanos, Director, Community Planning, North York District  
John Andreevski, Manager, Community Planning, North York District  
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