

# **Leaside Residents Association Incorporated**

**1601 Bayview Avenue**

**P.O. Box 43582, Toronto, Ontario M4G 3B0**

October 17, 2021

10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins, Secretariat

## **RE: PH27.2 Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update**

Dear Chair Ana Bailao and Members, Planning and Housing Committee,

This is to express our strong support for the staff report “Zoning Conformity for Official Plan Employment Areas – Phase 1 Final Report and Phase 2 Update”, dated June 10, 2021 and “Zoning Conformity for Official Plan Employment Areas - Supplementary Report”, dated Oct 15, 2021. The recommended zoning by-law amendments ensure that the in-force zoning is updated, to reflect the Council-adopted OP policies that protect Employment Areas.

We are strongly in support of policies and bylaws that protect the Leaside Business Park in its core mandate to provide employment, and the need to resist uses that would tend to endanger their ability to continue. The risk is that allowing the existence of sensitive uses would ultimately encourage the conversion of Employment Areas to Mixed Use (essentially residential) to realise higher land values.

Leaside was laid out as a “model garden city” by Frederick Gage Todd in 1912, with designated areas for Industrial and Residential uses. The Leaside Business Park continues today as the closest area to Downtown designated as an Employment Area. This concept of a “complete community” with employment separated from, but in proximity to, homes continues to be a sound land use planning strategy.

Respectfully submitted,

*Geoff Kettel for*

Geoff Kettel and Carol Burtin Fripp  
Co-Presidents

c.c. Councillor Jaye Robinson  
Leslie Kellen, President, Leaside Business Park Assn (LBPA)  
Kyle Knoeck, Manager, Zoning and Committee of Adjustment, City Planning Division,  
Carola Perez-Book, Senior Planner, Zoning and Committee of Adjustment,  
City Planning Division