

Leaside Residents Association Incorporated

1601 Bayview Avenue

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

May 30, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

PH4.5 - Our Plan Toronto: Recommendations on Forty-Five Employment Area Conversion Requests - Final Report

We have reviewed the above noted report and support its recommendations, both:

- (a) at a City-wide level concerning refusal of the majority of the conversion requests, in order to protect the City's designated Employment Areas, and
- (b) for properties located in the Leaside Industrial area, recommending refusal of the four conversion requests.

The four Leaside Industrial area properties are as follows:

- 020 - 60 Overlea Boulevard
- 036 - 85 and 115 Laird Drive
- 042 - 106,109 Vanderhoof Avenue and 10 Brentcliffe Road
- 051 - 11 Redway Road

Some key considerations in our support of the refusal recommendations with respect to the Leaside conversion requests are:

1. Retention of Laird Drive as the historic boundary between the Residential and Industrial areas as defined in the Leaside Model Garden Town Plan designed by Frederick Gage Todd, Montreal town planner and landscape architect, in 1912;
2. Retention of Vanderhoof Avenue as the southern boundary of residential development on formerly industrial lands south of Eglinton Avenue and east of Laird Drive (Eglinton-Brentcliffe Mixed Use Area) in accordance with the landmark Ontario Municipal Board decision (City of Toronto By-law No. 879-2001- OMB).

Respectfully submitted,

Geoff and Carol

- c.c. Gregg Lintern, Chief Planner and Executive Director, City Planning Division
- Jeff Cantos, Manager, Strategic Initiatives, Policy and Analysis, City Planning Division
- Carola Perez-Book, Project Manager, Strategic Initiatives, City Planning Division
- Kerri Voumvakis, Director, Strategic initiatives. Policy and Analysis, City Planning Division
- Leslie Kellen, President, Leaside Business Park Association (LBPA)