



May 24, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

NY33.4 - 235 Wicksteed Avenue - Temporary Use Zoning By-law Amendment - Decision Report – Approval

To Chair Pasternak, and members of North York Community Council:

Established in Thorncliffe Park in the 1980s, the Leaside Towers Tenants Association of Thorncliffe Park (LTTA) is a volunteer, resident-led group that represents over 2,500 Torontonians residing at 85 and 95 Thorncliffe Park Drive on concerns relating to their rental apartment tenancies, as well as matters of broader importance to the community.

The LTTA participated in the January 14, 2026 public consultation, and supports the temporary use zoning by-law amendment.

However, the LTTA would like the following concerns addressed that we identified in the email below, originally submitted on January 29, 2026:

1. Haul Routes - Risk to student safety at Valley Park Middle School and Marc Garneau Collegiate if applicant is permitted to use Beth Neelson Drive temporarily or permanently, once the road is reopened.
2. Dust Mitigation.
3. Landscaping.

Please review the attached email for more details about the LTTA's community concerns for Thorncliffe Park.

Thank you,

Jason Ash, Co-chair
Leaside Towers Tenants Association

Liz Morellato, Co-chair
Leaside Towers Tenants Association

From: Leaside Towers Tenants Association <leasidetowersta@gmail.com>
Sent: January 29, 2026 9:14 PM
To: Councillor Chernos Lin <Councillor_ChernosLin@toronto.ca>; Diane Pi <Diane.Pi@toronto.ca>
Subject: [External Sender] Development Application for [235 Wicksteed Avenue](#)

Hello Councillor Chernos Lin, and Diane,

On behalf of the Leaside Towers Tenants Association of Thorncliffe Park (LTTA), thank you for the opportunity to learn about the development application for [235 Wicksteed Avenue](#) on Wednesday, January 14th.

The LTTA is supportive of the application, as we recognize that 235 Wicksteed Avenue is part of a core employment area for the City of Toronto. We encourage the applicant to hire Thorncliffers, to the greatest extent possible, to operate the new facility which we note the City of Toronto identifies as being located in the Thorncliffe Park neighbourhood ([link](#)).

Additionally, the LTTA has the following comments:

#1 Haul Routes:

As a tenants association representing 2,500 residents living along Overlea Boulevard, many with children attending Valley Park Middle School and Marc Garneau Collegiate at Don Mills Road and Overlea, the LTTA does not believe it is safe, or even necessary, for the applicant to reintroduce haul routes that include these schools.

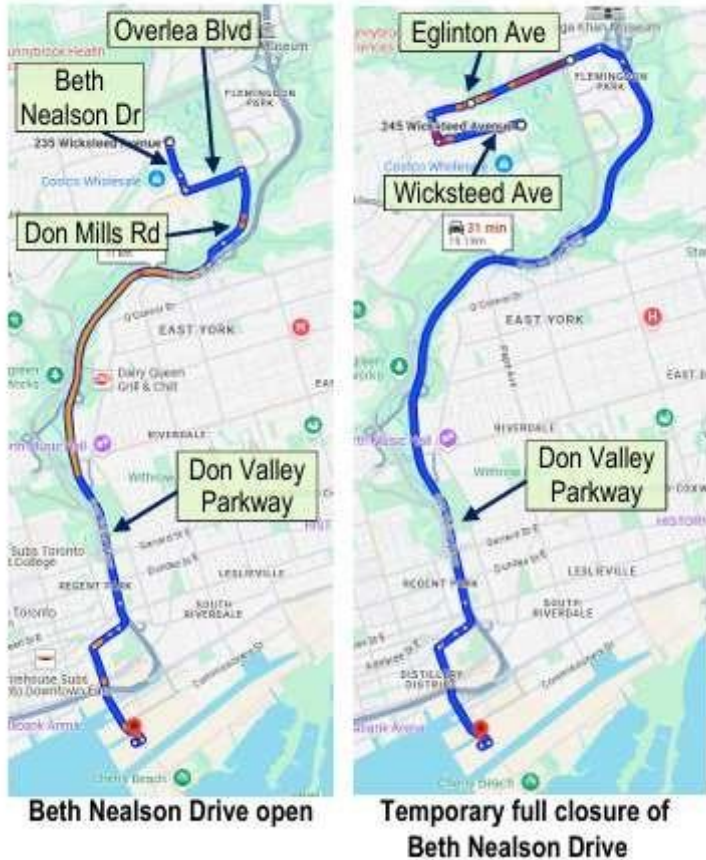
While the LTTA appreciates that the closure of the applicant's previous facility was caused only by Ontario Line construction, and that the applicant has a long history operating in the Thorncliffe Park neighbourhood, the reality is that student safety at the Don Mills and Overlea intersection has been a constant concern for Thorncliffe Park and Flemingdon parents for decades due to the schools' proximity to the Don Valley Parkway, including the daily presence of heavy construction vehicles like those proposed to be used by the applicant.

With 1,045 students at Valley Park and 1,755 students at Marc Garneau, respectively; with the Don Mills and Overlea intersection already designated as both a [School Safety Zone](#) and a [Community Safety Zone](#); and the City's [Renewing Overlea Boulevard project](#) primary goal being to "Improve safety for everyone," we ask you to reject Don Mills Road / Overlea Boulevard / Beth Neilson Drive being used as a haul route by this applicant.

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Instead, the LTTA requests that the applicant's proposed "temporary" haul route, using Eglinton Avenue, Brentcliffe Road, and Wicksteed Avenue be advanced as its [permanent](#) haul route instead, noting that there are no schools along it, and no children's lives to be put at risk.

Exhibit 3: Haul routes for cement deliveries



#2 Dust Mitigation:

The LTTA would like to know if all relevant equipment and machinery, including conveyor belts, will be fully enclosed to prevent dust, debris, and pollutants from blowing away into the surrounding environment, including into E.T. Seton Park and the West Don River.

#3 Landscaping:

The LTTA would like to know if there are plans to remove the numerous boulders placed around the perimeter of 235 Wicksteed Avenue, on both the Wicksteed and Beth Neelson sides. We note that most of the boulders appear to be placed on the City's side of the property line, not on the applicant's private property, based on the City of Toronto's map tool ([link](#)).

If removal is under consideration, the LTTA requests the relocation of the boulders be considered to any of: R.V. Burgess Park, Leaside Park, or E.T. Seton Park, possibly to be used as new seating, or as part of a fire pit, or for any other recreational use in Thorncliffe Park as suggested by Toronto PF&R.





Thank you,

Jason Ash, Co-chair
Liz Morellato, Co-chair

Leaside Towers Tenants Association