

Leaside Residents Association Incorporated

1601 Bayview Avenue

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

April 8, 2026

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

RE: PH29.6 - 105-109 Vanderhoof Avenue and 10 Brentcliffe Road - Official Plan Amendment Application - Appeal Report (Ward 15)

Dear Chair, Councillor Gord Perks, and Members, Planning and Housing Committee,

The Leaside Residents Association (LRA) provides this correspondence to express our ***strong support*** for the staff report recommendation that City Council direct City staff to attend the Ontario Land Tribunal in opposition to the current application to re-designate the subject lands:

The LRA's opposition to the conversion application is based on several factors:

- These lands are designated as Employment Lands. With the precarious economic situation, Canada needs to protect land needed for the strategic re-shoring of jobs, particularly manufacturing jobs. This land provides jobs in a central location in the City; its role in doing so should be safeguarded.
- If these lands were to be converted to Mixed Use, which translates into residential use, it would add to the condo market. This market is oversaturated and is dire straits – with likely 10 years supply already approved in the development pipeline.
- This is not the first conversion application for these lands – conversion to Mixed Use was previously applied for (and rejected) in 2001, and again in 2023 – why is it being raised yet again? And once again there is no actual development application - only for land conversion. The answer is most plausibly speculation – to increase the value of the land by changing the land use designation.
- Vanderhoof Avenue was authoritatively established 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 the landmark Ontario Municipal Board decision (City of Toronto By-law No. 879-2001- OMB). Rejecting this application would, therefore, be consistent with this precedent.
- Historically, Leaside's heritage as a Model Garden City, designed in 1912, envisioned homes (people) and employment (jobs) adjacent to each

other. Further conversions of employment lands into residential lands will weaken this balance even more.

Respectfully submitted,

Geoff Kettel

Geoff Kettel
Co-President with Carol Burtin Fripp

c.c. Councillor Rachel Chernos Lin
Jason Thorne, Chief Planner and Executive Director, City Planning
Oren Tamir, Interim Executive Director, Development Review
Rory McNeil, Senior Planner, Strategic Initiatives Policy and Analysis, City Planning,
Marian Prejel, Senior Planner, Community Planning, Development Review
Annis Rodriguez, and Andy Elder, Leaside Business Park Association