



Leaside Business Park Association

By e-mail

April 10th 2026

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

Attention: Planning and Housing Committee,

Re. PH29.6 / 105-109 Vanderhoof Avenue and 10 Brentcliffe Road – Official Plan
Amendment Application – Appeal Report

Dear Members of the City of Toronto Planning and Housing Committee,

The Leaside Business Park represents over 650 Businesses. Our boundaries are Eglinton Avenue on the North, Don Valley Park system on the East, Millwood Rd/Laird Drive on the West and Overlea Boulevard on the South.

We represent a diverse mix of manufacturers, innovators, service providers and retailers, creating jobs, partnerships, and economic growth across the Business Park that employs over 12,000 people. The Business Park is an economic engine generating hundreds of millions in annual business activity, contributing to Toronto's broader economy.

To quote the City's Sidewalks to Skylines 2025-2035 report – "Toronto's economy is a powerhouse. It is integral to both the local and national economic landscape. Toronto comprises 10-percent of the total Canadian economy". In these uncertain times, Employment Areas are even more important.

Rockport Inc., through their agent Bousefields, suggests that the existing uses on the subject site do not consist of manufacturing, research and development in connection with manufacturing, warehousing and movement of goods, "associated" retail and office, or ancillary facilities. In fact, the site does include small manufacturing, commercial, professional and retail businesses, providing valuable services to the community, and creating space for small businesses to thrive and grow.

There are investment opportunities to the east of the site (Vanderhoof, south side, and Brentcliffe) that could be limited if this conversion would be permitted, new investment may require separation from sensitive and residential uses to establish their business. The Redefinition of Area of Employment under Bill 97 included "Area of Employment" as



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an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria: business and economic uses, including: manufacturing uses, retail uses and office uses.

Decisions to protect the Business Park will have a significant impact on the park for years to come. The Province of Ontario recognizes that Toronto is the powerhouse of the Ontario economy, protecting employment areas is of paramount importance, once these lands are converted, there's no going back.

The Leaside Business Park is entering a period of significant transformation driven by major transit investments, including the Eglinton Crosstown and Ontario Line. These investments create a unique opportunity to support not just residential growth, but also a new generation of employment uses that can leverage transit accessibility. Rather than converting employment lands to residential use, planning policy should prioritize the intensification of employment uses on these lands to maximize long-term economic value, job creation, and alignment with the City's objective of building complete communities.

The Leaside Business Park Association wishes to express its full support for the City's decision to refuse the Rockport Inc. OPA application to redesignate the site, 105 – 109 Vanderhoof, from a Core Employment Area to a Mixed-Use Area. The association is strongly in favour of the City's intention to attend the Land Planning Tribunal and actively oppose the application, as this aligns with our commitment to maintaining a balanced and sustainable environment for business operations and future growth.

We believe the City's decision is both prudent and necessary, our members are concerned that the proposed redesignation would undermine the integrity of the business park, disrupting established operations. We appreciate the City's proactive stance and assure you of our continued support throughout the tribunal process.

A bold strategy is required to preserve the City's Employment Lands and preserve the jobs that these lands offer for Toronto residents.

Sincerely,

Leaside Business Park Association

Annis Rodriguez - President, Andy Elder - Vice President, Vanessa Rose, Constantine Ntakos, Dag Enhorning, Glenn Asano, Jeff Hohner, Leslie Kellen, Matthew Peacock, Rafael Leal de Azevedo, Rhea Ntakos



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January 21st, 2026, letter from the LBPA to Bousefields Re: 105-109 Vanderhoof Ave & 10 Brentcliffe Rd

Dear Michael Tucci Rockport Group,

On behalf of the Leaside Business Park Association, thank you for the notice and for the opportunity to participate in the upcoming virtual community consultation regarding the proposed Official Plan Amendment for 105-109 Vanderhoof Avenue and 10 Brentcliffe Road.

After careful consideration, the Association does not support the proposed redesignation from Core Employment to Mixed Use. While we recognize that the current application is limited to a land-use change and does not include a redevelopment proposal, our Board is concerned about the broader and longer-term implications of introducing Mixed Use permissions within a well-established employment area.

The Leaside Business Park is a stable and productive employment area that supports a wide range of industrial, commercial, and service-based businesses, contributing significantly to the local and city-wide economy. Our members place strong value on certainty and protection afforded by Core Employment designations. Incremental. Site-specific land-use changes risk undermining this stability by introducing uncertainty for existing businesses, increasing the potential for land-use conflicts, placing additional pressure on transportation and servicing infrastructure. Over time, Mixed Use permissions can also create compounding pressure on employment lands, making it more challenging for businesses to invest, expand, and operate with confidence.

For these reasons, the Association does not support site-specific land-use redesignations and believes that any consideration of changes to land-use permissions should only be undertaken through a comprehensive, area-wide planning process that prioritizes the long-term needs and viability of employment uses within the Leaside Business Park.

We appreciate the opportunity to share our perspective and remain open to continued dialogue as broader planning discussions for the area move forward. Please keep us informed of any future studies or consultations that take a holistic approach to the Business Park.

Sincerely,

Annissa Rodriguez

President Leaside Business Park Association