

# NEWSLETTER

## Letter from the President

June 30, 2006

Since the beginning of the year your Directors have spent a lot of time developing a plan for protecting industrial lands within the parks. We all know speculators are trying to buy up vacant properties so that they can be rezoned as residential. Your association and the Toronto Industrial Network (TIN) and others have finally convinced city council that they must act to stop the rezoning of industrial lands. If the city's population grows as predicted it will need ever square foot of industrial land. Small growth means working where you live. Let's hope the city councilors remember this every time they have to vote on a rezoning application.

I wish you all a good prosperous summer.

Ray Hunt,  
President LBPA



### L.B.P.A. Signage

Installed on the boulevard Wicksteed/Clarke adjacent to Lincoln Electric, another at Thorncliffe Park Drive & Beth Neilson Avenue. The third one will be placed at Brentcliffe & Eglinton together with landscaping, road improvements and banner poles. Two other banner poles will be installed on Esander Drive and Laird Drive, also Industrial Street and Esander.

### Board of Directors 2005

<b>Ray Hunt</b> ISP Canada Inc.	<b>Director</b> 416-421-4317
<b>Leonard Linton</b> Carlener Holding	<b>Director</b> 416-702-5883
<b>Paul Martin</b> Del Equipment	<b>Director</b> 416-421-5851
<b>Bernard Rasch</b> Cornice Construction Consultants	<b>Director</b> 416-352-5565
<b>David Smith</b> TI Group Inc.	<b>Director</b> 416-696-5378
<b>Steve Horvath</b> Lincoln Electric	<b>Director</b> 416-421-2600
<b>David Grierson</b> Apco Industries	<b>Director</b> 416-421-6161
<b>Paul Anand</b> Plex Realty Corp.	<b>Director</b> 416-422-4881
<b>Art deWarrd</b> Tremco Inc.	<b>Director</b> 416-421-3300

### Executive Directors 2005

<b>Ray Hunt</b>	<b>President</b>
<b>Leonard Linton</b>	<b>Vice President</b>
<b>Paul Martin</b>	<b>Secretary Treasurer</b>

Thanks To  
Alton Ellis, York Reception Centre,  
1100 Millwood Road for use of their  
facilities and refreshments for L.B.P.A.,  
General and Annual Meetings.

Important: Please advise our office  
if any change in your business  
address, contact person or if you  
do not wish to receive the L.B.P.A.  
Newsletter. Fax: 416-512-1936  
Telephone: 416-702-5883  
E-mail: [hedy@leasidebusinesspark.com](mailto:hedy@leasidebusinesspark.com)

**LBPA Administrator's Office**  
Phone: 416-423-1576  
email: [hedy@leasidebusinesspark.com](mailto:hedy@leasidebusinesspark.com)  
web: [www.leasidebusinesspark.com](http://www.leasidebusinesspark.com)

# L.B.P.A.

## LEASIDE BUSINESS PARK ASSOCIATION

### Big and Black and Wrinkly

What do an elephant and 28 Industrial have in common? Why they are both big and black and wrinkly of course.

What do an elephant and 28 Industrial NOT have in common? The poor innocent elephants were ticketed by the Toronto By Law enforcement people whereas 28 Industrial seems immune to any due process whatsoever.

For nearly 20 years there have been illegal apartments in the buildings. Despite many promises by City officials, these scofflaws remain.

Now, six months after the front building was destroyed by fire, there is no enforcement to demolishing and cleaning up the unsightly and dangerous black skeleton. Imported garbage is now piling up on the site.\*

The fire itself is indicative of the lack of enforcement.

Legitimate Industrial establishments are regularly inspected by the Electrical Safety Authority of Ontario. Industrial establishment's insurance companies dictate regular inspection of sprinkler systems and boilers. The Ontario Department of Labour inspects for safety issues, including the safe storage and handling of flammable materials, wiring and fire safety systems. Conjecture of course, but whatever caused this serious fire would likely have been remedied if the building was being used as Zoned.

Come on Mr. Mayor let's get the mess cleaned up and let's get the illegal use stopped before the next disaster.

*\*Building has now been demolished and site cleanup completed.*

### BE A TREE HUGGER

Trees are important to our business community, symbols of eternity; the tree of life; objects of beauty and haven for birds. Good for our health and well being.

PLEASE

- \* water your trees
- \* prune deadwood and cross branches
- \* remove unsightly suckers from base - tree will thank you
- \* remove stabilizing posts allowing tree to move in breeze.

Mrs. Metcalfes at Rama Central Public School in Washago has kindly allowed the L.B.P.A. to print poems on trees by her Grade 2/3 students celebrating Earth Day 2006.

#### Trees

The tallest, greenest of nature  
Really piney wood and skiing  
East and west important-est  
Every world needs some trees  
*by Megan Jackson*

Trees are helpful as can be  
Roots give water to the tree  
Evergreens are a type of tree  
Every tree cleans our air  
*by Shawna Small*

### TOP TEN

How one nightly **talk show host** would put it.

Name the top ten reasons why  
a mayoralty candidate should win your vote.

HERE THEY ARE

- #10 Fast food levy of 1 cent per coffee cup to support community cleanups.
- #9 City contracts to lowest bidder.
- #8 Incinerate the trash.
- #7 Pay raise for City Councilors and Mayor performance based.
- #6 No further Waste Transfer stations in Toronto.
- #5 Lower business taxes, sooner than later.
- #4 Support initiatives to stop gun violence.
- #3 Pro-active property and zoning by-law enforcement.
- #2 Moratorium on sale of Industrial land to Residential and Box store developers.
- #1 HONESTY, INTEGRITY AND ACCOUNTABILITY

#### Trees

Trees are cool, sweet and interesting  
Red, green, yellow, orange are all the colours of the leaves  
Everyday I look at trees beside my house  
Everyone needs trees to stay healthy

*by Ryan Hodgkinson*

## EDITORIAL

For over 30 years, the Leaside Business Park Association has been fighting the conversion of Industrial lands.

The success that speculators have had seems to have fuelled their appetite.

There does seem to be a little hope as some members of Council are now realizing that Industrial land is needed to keep jobs in the City, that Industrial land is disappearing, and that once converted, it is lost forever. Further it seems they are recognizing that Industrial land is tax revenue positive as it generates considerable taxes, and requires very little in the way of expensive services.

Your board has met on several occasions to firm up our vision for the park and for the future.

To this end we intend to ask the City to pass a moratorium order suspending any further permits or applications to change the zoning or uses in the interior of the Leaside Business Park until an official plan fully address the issue and creates an atmosphere of certainty.

Should any member have views on this subject for or against, please make them known to anyone of the board members.

## LBPA Update from City Councillor Jane Pitfield, Ward 26 Don Valley West



Thank you again for allowing me an opportunity to share some information that I believe will be of interest to the members of the Leaside Business Park Association. It has been my great pleasure to have been your City Councillor for the past 9 years. I have enjoyed working with all of you and encourage you to contact me if you require additional information.

### Bill 53

On June 12, 2006 the Provincial government passed Bill 53, The Stronger City of Toronto for a Stronger Ontario Act, 2005. Toronto has asked for the new Act to be in force for Council's new term. The legislation gives the City greater access to tools and options to help develop "made-for-Toronto" policies that strengthen good governance, enhance economic growth and continue support for a good quality of life for residents and businesses alike.

### City Work scheduled for the Business Park/ Summer and Fall

Watermain Reconstruction work will take place on Wicksteed from Copeland to beyond Beth Neilson Dr. to the end of Wicksteed and on Essander Dr. from Laird Dr. to Industrial St.

Road re-construction will take place on Brentcliffe Rd from Vanderhoof Av. to Eglinton the intersection will be squared off with dedicated lanes for both left and right hand turns and a lane for traveling north bound. Road re-surfacing will take place on Brentcliffe Rd from Wicksteed Av. to Vanderehoof Av. The spur line will be removed at this time. The road work will commence mid-September and should take three months to complete.

The construction of Leaside Bridge is on schedule and due to be completed in November.

### Business Watch

Meetings have taken place with Business Park members to discuss the implementation of a Business Watch program in conjunction with 53 Division - P.C. Rick Langstone, Crime Prevention Officer (416-808-5337) and Crime Concerns Kristy Pagnutti Crime Prevention and Youth Coordinator (416-225-1102). A Business Watch program encourages Business Park members to be the "eyes and ears" of the community with the theory that an "ounce of prevention is more effective than a pound of cure"! A "walkabout" of your site can be arranged with either Rick Langstone or Christy Pagnutti for tips on how to make your premises

# Trees

Trees have shade and grass  
Really brown trunks  
Each time we have fun  
Every time we play  
*by Rebekah Norman*



## Rental Apartments Condo Lofts & Flats

Looking for a new apartment? Thinking of buying a condo? See our beautiful model suites offering a unique living experience in 2-bedroom rentals or 1, 2 or 3-bedroom condos.

(416) 424-4933 Rentals  
(416) 425-7125 Sales Centre

*Continued page 4...*

# L.B.P.A.

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## LEASIDE BUSINESS PARK ASSOCIATION

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*Continued from page 3...*

more secure. Robbery “Kits” are available from 53 Division that provide good information. We have been reminded that non emergency calls to the Police to report concerns can be made to 416-808-2222 or to provide confidential information, 416-808-TIPS. Leonard Linton is coordinating this initiative.

### **Lights Out**

To report street lighting outage, please call Toronto Hydro at 416-542-3195, or fill out an electronic reporting form at [www.torontohydro.com/streetlighting](http://www.torontohydro.com/streetlighting).

### **Business Park**

#### **Smart!Centres (formerly First Pro)**

A two storey retail building is proposed, but not yet approved, for Laird Dr the proposal is currently before zoning.

A Winners store is planned, if approved it will be located in the space between the LCBO and Linens and Things. Smart!Centres is still amassing land on Wicksteed but has no immediate plans for their development.

Recently, a Warehouse sale was held in the former Colgate Palmolive warehouse this is not a permitted use of this space in future a request for temporary zoning change will be required before a “special sales” license (article XXVIII of Chapter 545 of the Municipal Code) can be granted.

New stores HMV and the Sony store have opened recently, South Burger Co./New York Fries will open by the end of June.

Starbucks Coffee Canada opened on June 9<sup>th</sup> with a neighbour and friends evening donations from this evening were gratefully received by the Thorncliffe Neighbourhood Office. Amanda Dolan, Manager, can be reached @ 416-429-8827 to arrange coffee service for corporate meetings.

#### **1 William Morgan Drive (formerly DeBeers Canada)**

Storage Spot Canada has submitted an application to the Committee of Adjustment for a four-storey self storage facility with an FSI of 1.98 times the lot area (whereas .75 times the lot area is permitted). Please advise Vanessa Rose in my neighbourhood office (416-423-1434) if you have any comments on this application. The application will be heard at the North York Civic Centre on June 29<sup>th</sup> @ 3:30 p.m.

#### **85 Laird Dr - (formerly Win Pack)**

Foss Motors has purchased 85 Laird Dr. and plans are to erect either one large or four small dealerships. They are currently involved in the zoning process.

It has been recommended by the Director, Policy and Research, City Planning Division, that the E.S & A. Robinson Warehouse (on Essander Dr), be included on the City of Toronto Inventory of Heritage Properties under Part IV of the Ontario Heritage Act. This building, erected circa 1941, has design and contextual value as representative of industrial architecture from the WW II era that contributes to the character of the manufacturing sector in Leaside. Foss Motors plans to incorporate this building into their design. The report will be considered by the Toronto Preservation Board at their June 22<sup>nd</sup> meeting.

#### **62 Laird Dr.**

The site plan will soon be approved for this development; the project is expected to start up in September.

#### **10 Overlea Blvd**

I am planning a community meeting, to be held on July 4<sup>th</sup> at the Jenner Jean-Marie Community Centre @ 7:00 p.m. to discuss a proposal from At Home in East York Non-Profit Housing to build 250 units of affordable housing at the March of Dimes site on Overlea Blvd. The scale of the project will provide cost efficient and affordable rental rate, delivering a project that provides decent affordable housing to the East York community. The plan is for 75% of the units to be at least 20% below the CMHC average market rent for the area and 25% at Rent-Geared-to-Income levels. Sixty suites will be available for mother-led families. A day care facility and social service supports for new Canadians are also planned. The March of Dimes will maintain their offices and occupy the first two floors of the proposed new facility.

#### **Home Depot**

Richard Draycott, Assistant Store manager, Home Depot, Wicksteed Facility has offered to spruce up Leonard Linton Park with trees and soft landscaping Richard is working with Darrell Vossen, City of Toronto Parks Supervisor, on the plan.

#### **Community Service Volunteer Awards**

Each year through the Community Service Volunteer awards, The City of Toronto celebrates people who invest in their Communities and inspire others through their volunteer work. Please visit [www.toronto.ca/volunteer\\_awards](http://www.toronto.ca/volunteer_awards) for information on how you can nominate someone for an award. Nominations are open to all residents of Toronto; the volunteer services of the nominee must be performed within the boundaries of Toronto. The deadline for nominations is June 30, 2006.

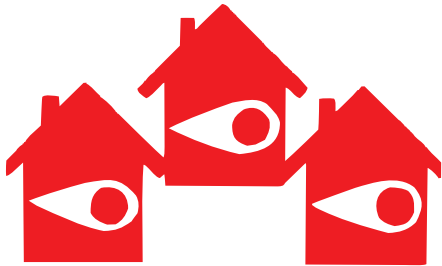
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# LEASIDE BUSINESS PARK ASSOCIATION

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## HAPPENINGS IN THE BUSINESS PARK

- The L.B.P.A., is planning to launch a BUSINESS WATCH to keep us alert as to criminal activity. Security assessment is being offered by Toronto Police Division #53, the program will include employee education on how to keep the park a safer place to work and live.



### Neighbourhood Business Watch

**“A self-help crime prevention program to reduce threats to you and your neighbour’s property.”**

- Results of Councillor Jane Pitfield's recent Quick Survey indicate that 69% of respondents believe that crime is increasing in the City; 81% want to see more programs for youth and youth at risk; and 78% support tougher gun control laws. Within each Police Division #53 (Leaside, Bennington Heights and Thorncliffe Park) #54 (Flemingdon Park) and #33 (Wynford, Concorde, The Palisades) - areas have been identified where most violent crime occurs and an intelligence-led strategy has been implemented to coordinate police response to incidents of violence. In short, you will be seeing an increased uniformed police presence in your neighbourhood.

- **Watch Your Speed** - To improve safety and raising motorists' awareness, there will be a speed radar unit in Ward 26 residential. Drive carefully.

- Plex Realty, 6 Brentcliffe Road have purchased the defunct spurline adjacent to their building. Plex Realty has cleared and paved to accommodate their parking requirements. It certainly helps to improve the Brentcliffe/Wickstead intersection.

- Day Restorations (Wickstead & Brentcliffe) are refurbishing their building on the corner, both inside and out. Completed it will add nice touch to the

corner.

- L.B.P.A. Semi Annual meeting was held at York Reception Centre, 1100 Millwood Avenue, June 28th, 2006. Councillor Pitfield gave her usual informative report. PC Langstone of #53 Division gave tips on securing our business premises, the importance of lighting and applauded our efforts to initiate a Business Watch.

- Paul Martin made a presentation to Mayor Miller regarding the conversion of industrial lands. E-mail have been sent to our membership explaining the matter in further detail. Members have been asked to e-mail President Ray Hunt our Secretary Treasurer Paul Martin of their comments.

- Interested in hiring an employee through Youth Employment, Partnerships City of Toronto. In respect to subsidies, they are paid directly to the employer to support on the job training costs.

For more information e-mail Linda McGrath [lmcgrat2@toronto.ca](mailto:lmcgrat2@toronto.ca)

- Another two storage facilities are in the works, one to be situated at One Laird Avenue and the other One William Morgan. For further information call Len Linton, 416-702-5883 or e-mail [hedy@leasidebusinesspark.com](mailto:hedy@leasidebusinesspark.com)

- The Aga Khan Development Network plans to invest \$200,000,000. and develop the 7- hectare site at 59 & 75 Wynford Drive. This new venture will include an Ismaili Centre and Museum. This development will add a new and exciting dimension to the area. For more information contact Vanessa Rose at Councillor Jane Pitfield's office. 416-423-1434.



- Clean Up Day April 2006 saw 35 green garbage bags collected throughout the Park. Heavy illegal dumping were gathered and picked up by the City of Toronto at four designated locations.

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# PLANES · TRAINS · AUTOMOBILES

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## Planes

In May of 1917 (1st world war) the Canadian Government constructed an airfield in Leaside. It would extend from Wicksteed to Broadway and from Sutherland to the Don Valley. The land was carefully drained by laying 45 miles of field tile. The Leaside Aerodrome provided a base for Number 83 Canadian Training Squadron of the 43rd Wing Royal Flying Corps. June 24, 1918 the first airmail delivery in Canada, flight from Montreal to Leaside. One hundred and twenty letters each stamped "Inaugural Service via aerial - Montreal May 23.6.18".



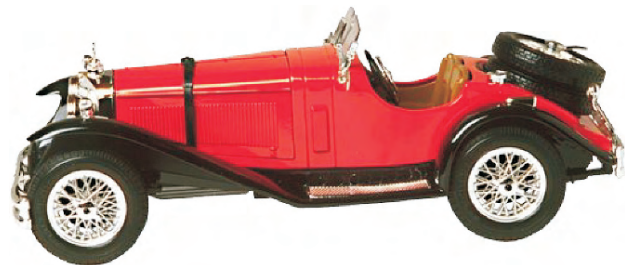
## Trains

Leaside is the child of the railway, more correctly the child of three railways. The Ontario, Quebec and Canadian Pacific Railway. In the 1870's a "railway mania" swept North America. Railways stretched into every region. Leaside community was a "railway town". The Leaside Station served as a busy stop for Canadian Pacific passenger trains for about 100 years. The old brick train marshalling building on Esander has recently been designated a Historic Building by Heritage Toronto.



## Automobiles

The Durant Motors of Canada Limited was established on Laird Avenue, Leaside in 1921. By 1931 the company had grown from one building, which covered the space of 2 acres to 11 buildings that covered an additional 18 acres. The first Durant car manufactured in Canada was built March 1st, 1922. Initially mechanical parts were bought in the States, but soon the Leaside plant made its own car bodies. During the first two years of operation, the company manufactured 13,000 Stars and Durants. By 1924, Durant had become Canada's third largest producer of automobiles. The last Durant car was built in 1933, the depression of the thirties had taken its toll.



Acknowledgement to Jane Pitfield, editor  
"LEASIDE" and Natural Heritage Books, Toronto.



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# LEASIDE BUSINESS PARK ASSOCIATION

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## **LBPA Members 2005/2006**

a la Carte  
Aecon Utilities  
All Traffic Tickets Inc.  
All Weather Canvas Products  
Alton's Caterers Limited  
AML Artenal Motors Limited  
Apco Industries Ltd.  
Atlas Apex Roofing Limited  
Atlas Fence  
Beallor & Partners  
Blade Marketing Communications Inc.  
Canada Building Materials Company  
Canadian Waste Services  
Carlenor Holdings  
Classic Signs  
Clearmont Plastics  
Cornice Construction/ World Earth  
Corr Millworks Co. Ltd.  
Day Restorations  
Diesel Equipment Limited  
Donley  
Dorthea Knitting(Parkhurst)  
Dyment Distribution Services (DDS)  
EKA Chemicals  
Emmetts Custom Framing Ltd  
Fate  
First Professional Management Inc.  
Four Seasons Auto Collision  
Fulford Supply Ltd.  
G. L. Construction  
G.F.D. Chemicals Inc  
Graphic Assistants  
Gyro Motors Limited  
Heritage Funeral Centre  
Home Again Inc  
House of Metals  
Hunnisett Chemicals Limited  
Hyde Park GP Inc.  
Inschoolwear Inc  
Interior Care Ltd.  
Intertec Security & Investigation Limited  
Iqbal Halal Foods

Iron Man/Metro Iron Works 2000 Inc  
ISP (Canada) Inc.  
J.S.T.Productions Inc  
K. H. Davis Consulting Ltd.  
Lafarge Canada Inc.  
Laird Chiropractic  
LCBO  
Leader Petroleum Ltd  
Leaside Landscaping  
Leaside Memorial Community Gardens  
Lincoln Electric Company of Canada Limited  
Mackinnon & Bowes  
Marvellous Edibles (1 389066 Ontario Ltd.)  
Mercedes Benz  
Midtown Saturn  
Mikado Japanese Restaurant  
Northland Logistics Inc.  
Number 9 Auto Body  
Par Auto Rebuilding  
Parkhurst Auto Centre Ltd.  
Peter Higgens Architect  
Pinnacle Communications Group Inc.  
Plex Realty Corp  
Positive Print  
Prompt Assembly & Packaging Inc.  
R.G.Henderson & Son Ltd.  
Rack Attack Products Ltd.  
Security Self Serve Storage  
Select Bait & Fishing Supplies  
Siltech Corp.  
Speedy Muffler Brake & Wheel  
Standard Telecom Brokers Ltd.  
Storage Now Holdings Inc.  
Texas Refinery Corp. of Canada Limited  
The Coldstor  
The Floor Shop  
The K.O. King Boxing  
The Painted Attic Inc  
The Rockport Group(The Brentcliffe Bldg)  
Thorncliffe Neighbourhood Office  
Tlgroup Inc.  
Toronto Autowash(Leaside)  
Tremco  
Unicell Ltd  
Valentino Marketing Inc  
Wally Clayson Master Mechanic  
Watchorn Architect Inc. (MBTW)

## **Trees**

Tall as a house  
Relaxing place for birds  
Eating place for chipmunks  
Enjoyable for all.

*by Gavin Long*

Trunk, branches, leaves  
Roots, sap, seeds  
Elm, Maple, Birch  
Enjoy a summer perch.

*by Dayde Reid*

Trees clean air  
Roots drink water  
Earthy soil  
Earth worms.

*by Cole Mendez*

# IS YOUR COMPANY ON WATCH

Compliments of Moncton Business Park

Signs don't stop crime but watching can help deal with it. Business Watch/Entreprises en surveillance is a self-help program for businesses in our industrial parks. Launched in 1996, it encourages everyone to look for something unusual and report it to the police. It encourages assessing your property to ensure it is secure. It's looking out for your neighbour, knowing them and being aware.

Business Watch operates in the background and that background is comprised of people working in the industrial parks. The Watch is working only if people are participating and watching and if something does come up, responding. The concept of Business Watch incorporated four basic elements.

**Security Assessment:** companies make a thorough assessment of their premises to determine their quality of deterrence, locks, windows, loading doors and so on.

**Employee Education:** Firms are encouraged to educate their employees on how to respond when they notice something unusual. Call the police, dial 911 or advise a supervisor, do not interfere, be aware.

**Neighbourhood Involvement:** Companies are encouraged to let their neighbours know their working hours, and to know their neighbours hours of operation.

**Recognize Awards:** If someone in your firm calls in a tip, we will be happy to recognize their initiative in a low-key manner that respects privacy.

If you would like the watch bulletin, visit [www.moncton4business.com](http://www.moncton4business.com) and select MIPA and download a PDF copy of the bulletin.



## Join the Leaside Business Park Association

*It's starts from only \$75 per year*

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Rept: \_\_\_\_\_ Alt: \_\_\_\_\_

**Call the Leaside Business Park Association at 416-423-1576 to join**

Mail To: Del Equipment Ltd., c/o Paul Martin  
139 Laird Drive, Toronto, Ontario M4G 3V6

Business and Industry Working Together For Growth

## Trees

Trees are treasures  
Really shady  
Entertaining  
Excellent

*by William Pfeil*

Tree frogs are green  
Red-eyed tree frogs  
Evil trees are make-believe trees  
(I just made that up to scare you)  
Easter eggs are sometimes on trees

*by Stephanie Attridge*

Tall trees grow in the forest  
Red maples are some  
Elms are stately  
Evergreens are furry

*by Taylor Rice*

Trees have lots of roots  
Remain right in the ground  
Enormous branches  
Easy to grow

*by Alex MacDonald*

They are tall  
Real  
Enormous  
Exciting

*by Marshall Murphy*