

# NEWSLETTER

## Letter from the President

*The president's message comes from the treasurer this issue. We wish Ray Hunt a speedy recovery from his surgery.*

As spring appears, there is new growth in the business park.

Storage now, House of Metals, CBM and Lincoln are all in varying stages of expansion. There is activity on First Pros big box site, and on both the Wabash and the Operating Engineers sites

On a less positive note, Colgate Palmolive and JR Short are both leaving the Park. We will need to do our best to make sure that the ensuing change is good for the Park, and replaces these productive jobs.

Spring is here, - time for us all to "Spring Clean" Don't forget the spring meeting on June 8 th, 2005 at 7:30 a.m. at the York Reception Centre. See you there!

### Board of Directors 2005

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

### Executive Directors 2005

Ray Hunt	<b>President</b>
Leonard Linton	<b>Vice President</b>
Paul Martin	<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: [jean@leasidebusinesspark.com](mailto:jean@leasidebusinesspark.com)

LBPA Administrator's Office  
Phone: 416-423-1576  
email: [jean@leasidebusinesspark.com](mailto:jean@leasidebusinesspark.com)

# L.B.P.A.

## LEASIDE BUSINESS PARK ASSOCIATION

### What is a Green Roof?

A green roof is a lightweight, engineered roofing system that allows a layer of vegetation to grow on a flat or sloping rooftop surface. Unlike a conventional roof garden, which relies on heavy pots and planters, green roof systems allow for much more extensive cultivation of plant life across wide expanses of a given rooftop while at the same time protecting and considerably extending the life of the roofing membrane.

Green roofs provide multiple environmental, economic, and social benefits to owners, occupants and the general public. Key benefits include: ameliorating the urban heat island effect, lowering energy expenditures, purifying the air, and significantly reducing storm water runoff.

Storm-water run-off which carries contaminants, including dangerous heavy metals, from paved surfaces and rooftops to our natural waterways has been identified as a major source of water pollution in many urban centres. Green roofs can reduce these negative effects by absorbing up to 75% of rain that falls upon them. In addition, because of the inherent filtration system in the green roof, the run-off is significantly cleaner.

There are two types of green roofs: extensive and intensive. Extensive green roofs are usually not designed for human traffic (except for maintenance). They are more lightweight and cheaper to construct and maintain and provide all the environmental benefits of an intensive green roof.

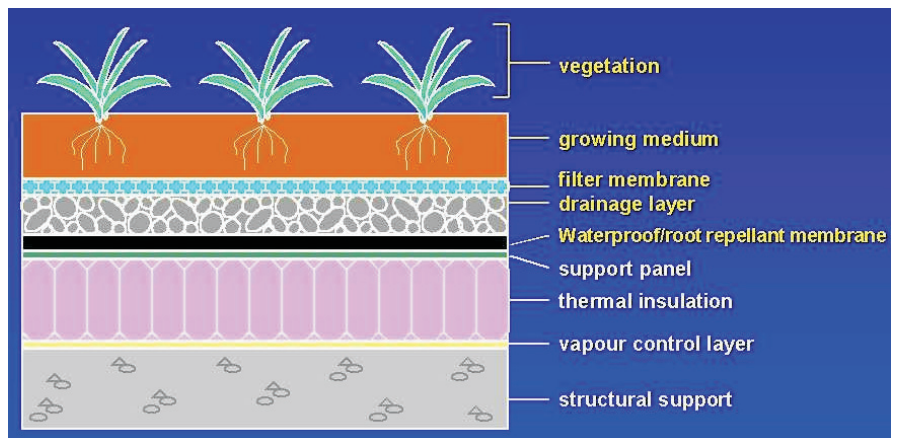
Intensive green roofs are designed to accommodate human traffic and often include special aesthetic design features such as ponds, trees and a wide variety of flowers, shrubs and vegetables. Because of the extra design features, an intensive green roof is heavier and more costly.

The important role of green roofs is becoming recognized worldwide. In Germany for example, an estimated 10 to 15% of buildings now have green roofs. In North America, green roof policies have been incorporated into city planning in places like Chicago and Portland. In Toronto, Deputy Mayor Pantalone has established a Green Roof Committee that is currently reviewing green roof benefits and a potential green roof policy for Toronto.

### Hazel Farley

Green Roofs for Healthy Cities a not for profit association representing the green roof industry in North America. For more information visit [www.greenroofs.org](http://www.greenroofs.org)

A green roof system is an extension of the existing roof (not potted plants) which involves a high quality water proofing system, a root repellent system, a drainage system, filter cloth, lightweight growing medium and plants. Sometimes these elements are combined into a single product. The weight ranges from as little as 12 lbs per square foot, fully saturated and up. Green roof systems may be modular, with drainage layers, filter cloth, growing media and plants already prepared in movable, interlocking grids, or, each component of the system may be installed separately. Green roof development involves the creation of "contained" green space on top of a human-made structure. This green space could be below, at or above grade, but in all cases the plants are not planted in the "ground".



**Generic Green Roof Technology Components**

**Source: National Research Council, Institute for Research in Construction**

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



**T**hank you for allowing me this opportunity to share some information that I believe is of interest to the members of the Leaside Business Park Association. I enjoy working with all of you and encourage you to contact me if you require additional information.

Leaside Bridge Rehabilitation

Work on the Leaside Bridge between Millwood Road and Donlands Avenue and Pape Avenue over the Don Valley will be completed in six stages beginning at the north end of the bridge. Construction of the deck began in 2004, which included steel strengthening and relocation of utilities. The majority of the deck and sidewalk construction will occur in 2005 and 2006. During construction, there will be periods where the bridge will be reduced to one lane of traffic in each direction. One sidewalk and two bicycle lanes will be maintained throughout the work. A combination of complete weeknight and weekend closures of the Don Valley Parkway, co-ordinated with other work on the parkway, will be required to facilitate the work.

147 Laird Drive

First Pro Shopping Centre have been requested to provide City Planning with additional information including: A retail market study to justify the increase in the number of small commercial units; a traffic plan explaining how cars will flow in and out of the site if the westerly access on Commercial Road is closed; a copy of the restrictive easement agreement with Home Depot. If required, I will hold another Community Consultation meeting prior to the final report going to Community Council. I have nixed the idea of traffic signals at Laird and Commercial but support keeping the driveway on the east side of Laird Drive to operate as a right-in/right-out only to the development.

# LEASIDE BUSINESS PARK UPDATE

## NOTICE OF CHANGE TO THE DUES STRUCTURE LBPA

Dear Member

Please note that for some of us there is an increase this year.

Last year, through an HRDC program, we enjoyed the services of Jean Nahorniak at no cost to the Association.

We found her services to be quite valuable and it showed us how much more could be accomplished with consistent application and follow up.

In light of this positive experience and to maintain all the work that was done to build data bases and relationship, we would like to staff an association office for one day per week this year. Association members have donated space and equipment to help make this happen.

However, we need to pay Jean or her replacement, and need to raise funds to do so.

This year's invoice reflects a three tier system for dues - The smaller operations with less than 5000 square feet is still at the bargain rate of \$75.

Larger enterprises with up to 20000 square feet are billed at 200 dollars and the "big ones" are billed at \$400 per year.

If you feel you have been wrongly billed, or if you have comments or questions, please call any one of your directors at the numbers listed on front page of Newsletter.

The Directors,  
LBPA

# L.B.P.A.

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## LEASIDE BUSINESS PARK ASSOCIATION

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### NEWSBRIEFS

**Fercan Developments Inc.**, 195-205 Wicksteed (old Wabash site) presented a concept plan to Leaside Business Park directors on April 6th, 2005. They propose 90 Industrial units for the site. The units would be concrete block approximately 1,200 to 1,500 sq.ft., with a loft in each unit, 24 ft. high ceiling, 2 parking spots and a side ground level loading door.

The property will be landscaped and apparently offered for sale as light industrial/commercial condominiums. A render drawing was supplied to each director by Gordon Laschinger agent for Fercan Developments.

Plans will be submitted to the City of Toronto Planning Department in the near future. No environmental clean-up required.

#### **A Special Honour for Interior Care's Randall Linton**

Randall Linton, one of the owners of Interior Care an LBPA member received the Ralph Bloss Humanitarian Award. An award in Ralph Bloss' name is given to someone in the floor covering industry each year, who exemplifies business vision, strong values and humanitarian efforts.

Randall is co-founder of the **Sanfilippo Children's Research Foundation**. He and his wife Elisabeth's youngest daughter Elisa has Sanfilippo Syndrome, a genetic disease that is regressive, life expectancy late teen years.

The Annual Gala Dinner held in April brought the total funding to \$2 million in just six years and has initiated and fully funded nine research projects worldwide.

Randall served as North York Rotary President from 2003-2004 initiated PACT North York, an alternate dispute resolution program for first time

young offenders. A vaccine program in concert with Rotary International's Polio Plus. Last year over 700 children were vaccinated in developing countries.

#### **Parking Prohibitions - Esandar Drive**

The LBPA asked the city parking authority to amend the existing parking regulations on Esandar Drive to prohibit parking on both sides of the road.

Currently, parking is prohibited at any time on both sides of Esandar Drive from Laird Drive to the first curve east of Laird Drive. Parking is permitted for maximum periods of three hours on the remaining portion of Esandar Drive.

The Association's concern that vehicles, including transport trucks are continually stored and abandoned on the section of Esandar Drive that runs north-south, south of Industrial Street. This matter is before City Council with the recommendation from the parking authority to support the extension of the existing

parking regulations to prohibit parking at any time on both sides of Esandar Drive from Laird Drive to Industrial Street.

**Hot Rod Harvest** will hold its' second annual Hot Rod Show displaying several automobiles. Last year there was a great turn out with a lot of interest. Hot Rod Harvest to be held on Sunday, June 5th, 2005 at Canvarco Road. For further information call Tommy Mourgas, Ironman Incorporated, 416-423-5884.

**CBM 55 Industrial**, Austin MacMurdo showed plans of proposal for a two storey building, consisting of a concrete testing laboratory along with additional office space. There will be landscaping on boulevard along Commercial Road and Industrial St. The project is scheduled to start late 2005.



**A great idea, keep our park clean and discourages litter bugs**

# L.B.P.A.

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## LEASIDE BUSINESS PARK ASSOCIATION

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### **Leaside Business Park Real Estate Report**

#### **SOLD**

43 Industrial Street, 1.84 acres, Industrial lot with 2 buildings

Asking price \$1,196,000. This price assumes a clean site. Listing brokers Royal LePage Commercial Inc.

#### **FOR SALE**

30 Commercial, centrally located in Leaside in midtown Toronto. 14,000 sq.ft., 20 parking spaces, by owner

Dr. Pulec, 416-422-2132

#### **FOR SALE**

70 Wicksteed Ave., Leaside, building size 17,000 sq.ft., office size 4,000 sq.ft. including lab, lot size 1.04 acres M2 general industrial zoning. Asking price \$1,900,000. For further information call Carol Trattner - CB Richard Ellis 416-494-0600

#### **FOR SALE**

1 Laird Drive, Leaside, building size 159,000 sq.ft., office area 6,000 sq.ft. warehouse area 153,000 sq.ft. Zoning M2/M1 Site area 4.88 acres, asking price \$6,520,000. For further information call Werner Dietl 416-495-6271 or John Lafontaine at 416-798-6229

### **Community Meeting January 11th, 2005**

Planning application for 147 Laird Drive and 22 Commercial Road

This meeting was convened by the Toronto City Planning Division and was an opportunity for First Pro developers to explain their reasons for, and plans to, increase the density, reduce the minimum store size, add second stories and reduce the parking requirements on the former Alcatel site at Laird and Wicksteed.

City planners and Councillor Jane Pitfield were in attendance and available for questions.

First Pro's architect and traffic experts presented their supporting plans and studies and then fielded questions from the floor.

There was a good turnout of interested residents of the area and business owners.

Concerns were voiced about the traffic problems, parking problems, threats to local small retailers and the Laird drive access.

**The CoreNet Global** annual forum was held this April in Toronto. A four day event that gathered senior real estate executives from around the globe looking for real estate opportunities in the Greater Toronto area.

The Leaside Business Park Association made representation with attractive and colourful binders outlining a brief history of our business park and association. The binders included page inserts of land and buildings for sale in the business park.

CoreNet Global is the world's premier association for corporate real estate and related professional learning organization. Headquarters in Atlanta, Ga.

# L.B.P.A.

## LEASIDE BUSINESS PARK ASSOCIATION

### **Modern self-storage facility thriving in Leaside**

Since opening for business in April 2004, StorageNOW has been busy serving

the self-storage needs of Leaside residents. StorageNOW, conveniently

located at 120 Wicksteed Avenue (directly across from Home Depot), is a sophisticated self-storage facility, featuring services such as 24 hour

keypad controlled access, individual unit alarms, digital video surveillance and fully climate controlled premises.

Phase I filled up within months of opening - confirming the need for

modern, safe and secure self-storage in the Leaside community. In April

2005, StorageNOW opened Phase II, a brand-new, four-story facility. Phase

II, which offers the same convenience and services as Phase I, is very

popular and quickly filling up.

StorageNOW offers a wide variety of unit sizes, from 25 to 250 square

feet, suitable for all uses. Visit [www.storagenow.com](http://www.storagenow.com) or phone

416-323-9663 to reserve your unit or for additional information

### **.IMAGE WEEK 2005**

The President of a respected exterior cladding company recently stated in a property management magazine, the impact that a building exterior can have on tenants, prospects and the general public cannot be underestimated.

During Image Week we encourage Leaside Business

to take a hard look at their buildings and property and ask the question "what kind of impact does it have on my staff; neighbours, and visitors to park positive or negative"? Included in this exercise consider your building facade, does it need a facelift; landscaping or lack thereof; are unsightly storage yards highly visible from the street; does litter and debris on your property and adjacent boulevrds go unnoticed?

The Directors thank all businesses who this year contributed their time and effort to make the Leaside Business Park a special place to work.

We especially thank Nancy Porteous-Koehle of Waste Management of Canada Corporation who went beyond the call of duty, removing debris and litter from railway spurlines.

Another such company is the Original Dog House on Research Avenue, really a new person on the block who posted fence signs committing to remove all debris and litter on the grassy boulevard adjacent to their property. Thanks to the Original Dog House for this great idea.

Saturday, April 23rd the association arranged for three persons to pick up litter and debris throughout the park. Heavy rain halted their efforts however, they continued April 30th, 2005.



**Leaside Business Park  
Association clean-up 2005**

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## LEASIDE BUSINESS PARK ASSOCIATION

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### VISION STATEMENT FOR LEASIDE BUSINESS PARK ASSOCIATION 2005

- PROMOTION OF THE PARK TO THE MARKETPLACE
- A REAL ESTATE LAND USE STUDY TO IDENTIFY DEVELOPMENT OPPORTUNITES FOR NEW INDUSTRY
- PRODUCTION OF A MAP DATA BASE TO SHOW CURRENT INDUSTRY LOCATIONS AND PROPOSED FUTURE USES
- REINFORCING THE ORIGINAL ORIGINS OF THE BUSINESS PARK WITH RECOGNITION OF MARKETPLACE POSITIONING
- WORKING WITH GOVERNMENT TO IDENTIFY, PROMOTE, AND ATTRACT NEW BUSINESS TO THE PARK, WORLDWIDE
- SUSTAINING THE QUALITY OF THE ENVIRONMENT IN THE PARK TO ENABLE THE ONGOING MATURITY OF EXISTING BUSINESSES
- IMPLEMENTATION OF URBAN STREETScape AND LANDSCAPE INFRASTRUCTURE IMPROVEMENT
- MONITORING THE BUSINESS PARK FOR UNSIGHTLY DUMPING AND PROPERTY MAINTENANCE
- ENCOURAGEMENT OF GOOD NEIGHBOR RELATIONS WITH ADJACENT RESIDENTIAL AND COMMERCIAL INTERESTS
- MAINTENANCE OF ACCESSIBILITY FOR THE EASY FLOW OF INDUSTRY TRUCKING AND TRANSPORTATION NEEDS
- REGULAR COMMUNICATION WITH OUR BUSINESS PARK MEMBERS KEEPING THEM APPRISED OF ISSUES IN THE PARK

**LEASIDE BUSINESS PARK ASSOCIATION  
SEMI ANNUAL MEETING**

WEDNESDAY JUNE 8, 2005 · 7:30 A.M.  
(refreshments 7:15 a.m.)

YORK RECEPTION CENTRE · 1100 MILLWOOD AVE.

**GUEST SPEAKER: COUNCILLOR JANE PITFIELD  
CITY COUNCILLOR, WARD 26  
DON VALLEY WEST**

**TOPIC: GROWING THE LEASIDE BUSINESS PARK**

**PLEASE ATTEND!**

**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