



Fall/Winter 2005

# NEWSLETTER

## Letter from the President

Welcome to the Fall Newsletter for the Leaside Business Park Association. I hope you all had a great summer.

In this issue I like to share with you some concerns about Toronto's declining business environment.

The high Canadian dollar, energy and raw material costs, rising interest rates and taxes are putting businesses under considerable competitive pressure.

Businesses need to be able to make the necessary adjustments to the changing situations. Governments have to co-operate in finding ways of removing obstacles that are hampering business decisions

The membership of the Leaside Business Park is in transition.

In the last year the LBP has gained several new businesses, but at the same time, four of our large manufacturing facilities (employing approx. 500 people) decided to relocate outside of Toronto.

The decision to relocate is often driven by corporate mergers and consolidations of business facilities. Toronto, unfortunately, does not get much consideration as a viable option.

I was frankly surprised to read in a recent issue of Canadian Business that Toronto only ranked fortieth in cities to do business in Canada. There seems to be a perception that Toronto is not "business friendly".

Several eminent associations - like the Toronto Board of Trade - have recently published reports on what Toronto and the Province should do to change this perception.

We require strong leadership at City Council. Councilors should act as "City Councilors" and work together for the good of all Toronto not just their individual wards.

The Economic Development Department has to be reorganized. It should have a budget appropriate to its status as one of the most important departments of the city's administration. This will enable it to search for ways to encourage new development and retain existing businesses.

A "champion" who takes charge of a project from initial application to final approval should be appointed for all major projects.

The city's opening line to business should be: "What can Toronto do for you?"

On another note: Let's stop depending on others to solve our waste disposal problem. It is time to put incineration back on the list of acceptable methods of waste management. Many European cities use incinerators as part of their waste disposal strategies. They are technically advanced and meet stringent environmental regulations. These systems are available today from many companies as turnkey plants.

Ray Hunt  
President LBPA

## Board of Directors 2005

<b>Ray Hunt</b> ISP Canada Inc.	<b>Director</b> 416-421-4317
<b>Leonard Linton</b> Carlenor Holding	<b>Director</b> 416-702-5883
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<b>Tom Mourgas</b> Ironman, div. Metro Iron Works	<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: jean@leasidebusinesspark.com**

**LBPA Administrator's Office  
Jean Nahorniak, Administrator  
Phone: 416-423-1576  
email: jean@leasidebusinesspark.com**

# L.B.P.A.

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## LEASIDE BUSINESS PARK ASSOCIATION

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### Curriculum Vitae

Glen E. Grunwald

Glen Grunwald, President & CEO of the Toronto Board of Trade, was born in Chicago, Illinois in 1958 and obtained his Canadian citizenship in 1999.

His career includes experience as a corporate attorney for major law firms in Chicago and Denver, co-founder of two companies (one in leisure products, the other in mergers and acquisitions), vice-president of the Denver Nuggets basketball club, legal counsel to a major television pay-per-view network and, most recently, senior vice-president and general manager of the Toronto Raptors.

In addition to his law degree, he holds an MBA and an honours business degree in marketing.

Mr. Grunwald came to Toronto in 1994. He is married and has three children.

**Mr. Grunwald will address the Annual Meeting of the Leaside Business Park Association on Wednesday November 9, 2005 at the YORK RECEPTION CENTRE, 1100 MILLWOOD AVE.**

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### HAPPENINGS

**Thorncliffe Neighbourhood Office** at no cost to you, will provide well skilled individuals. Their candidates specialize in engineering, I.T., finance, sales & marketing, business administration and much more. For more information call; Freda Rosengarten at 416-421-3054 X 239 or e-mail [frosengarten@thorncliffe.org](mailto:frosengarten@thorncliffe.org).

**LBPA** next director's meeting will be held December 7th, 2005 we welcome your opinions. If you have any suggestions, ideas, or concerns

please send us an e-mail to:  
[jean@leasidebusinesspark.com](mailto:jean@leasidebusinesspark.com)

**Directors & Members** are honoured to have a special meeting with the Honourable Steve Peters, Ontario Minister of Labour, M.P.P. Elgin-Middlesex-London on Nov. 3, 2005.

Steve Peters was appointed Minister of Labour by Premier Dalton McGuinty in June 2005. Steve will discuss current and future programs under his watch. There will be a question and answer period. We thank Kathleen Wynne, M.P.P. Don Valley West for arranging this meeting.

**Delta Disposal Systems Limited**, 25 Esander Drive was issued a certificate of approval Aug. 12, 2005 by the Director, Ministry of the Environment for a waste transfer processing station. Delta has filed for a hearing before the Environmental Review Tribunal, regarding certain conditions for operations of a waste disposal site at 25 Esander Dr., in the City of Toronto. The hearing of this appeal will commence Tuesday, Jan. 20, 2006 at 10:00 a.m., 2300 Yonge St.

The purpose of hearing is to enable the Tribunal to determine whether it shall confirm, alter or evoke the Director's decision.

Tribunal website: [www.ert.gov.on.ca](http://www.ert.gov.on.ca)

Case managers e-mail:  
[evangelina.berlie@ert.gov.on.ca](mailto:evangelina.berlie@ert.gov.on.ca)

### Thumbs Up

- Tremco always do things in proper fashion, just take a look at their landscaping. This week an attractive, sturdy, chain link fence was erected enclosing the parking area in their recently purchased facility on Beth Neilson.
- Storage Now for regularly cutting grass on the Wicksteed spurline and the planter tree boxes at the corner bus shelter.
- Resolve Corp. Wickstead Ave. for creating a cleaner look to the east side of their building by removing scrub trees.

### Industrial Railway

It has been mentioned to one of our directors that the LBP Industrial Railway was the first in Canada, if so, we should consider a historic marker placed in appropriate spot in the Park.

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



### Improving the Business Climate by Improving Business Taxation

Thank you for allowing me this opportunity to share my thoughts on improving the City's business climate by improving business taxation, an issue which I believe is important to the members of the Leaside Business Park Association.

Toronto is Canada's corporate capital and leading business address, and home to more nationally and internationally top-ranked companies than any other Canadian city. Toronto's highly skilled, educated and multi-lingual workforce provides the knowledge and know-how to keep Toronto businesses at the forefront of their sectors.

However, the City's long-term viability is at risk. Commercial office development has ground to a halt. In the period from 1998 to 2005 only 7 buildings were developed in Toronto; while 102 have been build in the 905 region.

I believe the City of Toronto needs to take this issue seriously and I have asked the Mayor and Members of Council to address the commercial tax inequities between the City and that of the 905. Toronto businesses pay property taxes at a rate four times higher than the residential rate (businesses pay 51% of the City's taxes but make up only 21% of the assessment base). The Board of Trade has been telling City Council this message for the last number of years. The direct result of these uncompetitive tax rates is a flight of jobs and investment to surrounding municipalities.

We need to retain jobs and encourage new investment to close the property tax gap by lowering business levy rates. The city should move to equalize the percentage of property tax paid for by the commercial sector and the residential sector I believe it needs to happen over 5-8 years (about \$30.00 per year on average). In addition, Toronto should look at providing a tax abatement program and/or implementing some type of tax incentive program to encourage an increase of new business within the City limits.

A vibrant commercial sector is one of the keys to a great city. We cannot afford to ignore this problem any longer.

For more information on my initiatives or to receive a copy of "Enhancing Toronto's Business Climate It's Everybody's Business" please contact my office.

I will continue to work to encourage commercial/industrial business development and oppose further retail or residential building in the Leaside Business Park.

# LEASIDE BUSINESS PARK UPDATE

## Zoning

### City of Toronto and Business Retention

The City of Toronto is working hard on the issue and problems of business taxes. While our business taxes are apparently competitive on a world scale, they are much higher than our surrounding communities, and Toronto is losing business to the surrounding GTA.

Equally or more important to retaining and to attracting Business, particularly industrial use, is stability in Zoning and land use.

If the city of Toronto and the Province of Ontario do not work together and create certainty in the zoning of the Leaside business park (and the other remaining industrial areas of the city), we will have no hope of attracting new industry. The loss of industry will continue.

The City of Toronto and the Province of Ontario must :

- Have an official plan that is more specific than "employment zones".
- Radically change, or get rid, of the OMB
- Change the committee of adjustment process for business applications.
- Effectively enforce the existing zoning laws.
- Effectively enforce the existing by laws.

If there is no commitment that **Industrial land will remain Industrial land**, the developers and speculators will make sure it changes. Industrial land, and the well paying jobs that go with it, will disappear, lost forever.

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# LEASIDE BUSINESS PARK ASSOCIATION

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**“ALONE WE CAN DO SO LITTLE; TOGETHER WE CAN DO SO MUCH”**

The Leaside Business Park is a great business location, situated in the heart of Toronto, close to public transportation, minutes from the Don Valley Parkway, Hwy. 401, and financial and entertainment district, can be reached within 20 minutes via the Bayview Extension. Our benefits however, are overshadowed by unsightly pockets in the Park, that suggest a business park in a constant state of decline.

This situation undoubtedly threatens business retention as well as new investment. Does our tired image chase business to other sectors in the G.T.A. It is hard to compete with Vaughan and Mississauga that offer lower business taxes, attractive buildings, instant landscaping and other amenities connected with newly established business communities.

To change this imbalance and even the playing field, the L.B.P.A., since 1995 has made every effort to improve the image of the Park through “Annual Image Week”, updates, newsletters, meetings, 'Most Improved Property' awards and lobbying with Ontario and City of Toronto for lower business taxes.

Most firms within the Park present show-case landscaping and well maintained exteriors, others appear indifferent to our vision of a beautified park. To determine what we can and cannot address, the Directors will request a meeting with Councillor Jane Pitfield and a senior person from ByLaw standards.

Leaside companies seeking approval of building applications, are in some cases required to process extensive landscaping at considerable expense. This policy, however, fits well with LBPA's goal to beautify the park, providing city landscape expectations are within reason. We would appeal to member firms that on their own volition entertain improvements to their property. It could be façade restoration, maintaining uncut boulevards, sodding of dirt boulevards or paving if used for parking.

## NEEDS FIXING

● We respectfully request First Professional to repair section of collapsed fence at 125 Wickstead Ave. and install screening to hide unsightly yard.

● Two hardwood tree beds at city bus shelter north-east corner of Wickstead Avenue and Brentcliffe Road, require regular maintenance i.e. spading, fertilizing and irrigation.

Resurfacing of asphalt to sufficient depth (industry standards) to prevent cracks and sprouting weeds.  
Removal of now defunct railway crossing sign.

● Sucker branches sprouting from base of hardwood trees throughout the business park should be removed. Suckers sap nourishment that should be directed to tree branches.



**125 Wickstead Avenue**

- Mowing
  - (a) the abandoned spurline adjacent to 111 Wickstead Ave. at Clarke Street to McKinnon and Bowes 162 Wickstead Ave.
  - (b) the east and west boulevards on Beth Neilson Drive from Thorncliffe Boulevard to 51 Beth Neilson Drive.
  - (c) the north boulevard on Research Road from Dorothea Knitting Mills, 20 Research Road to Leslie Street to the east.
  - (d) City of Toronto pumping station property, south east corner of Copeland and Commercial.

A letter to the L.B.P.A. from the City each spring indicating 4 scheduled cut dates would be appreciated.

We thank Councillor Pitfield for recent cutting and clean-up by the city during 'Image Week'.

- The railway spurline right-of-way, dirt boulevard and City of Toronto pumping station (all connected, across from 41 Commercial Road) is a magnet for illegal dumping. This strip is desperately in need of clean-up, dirt boulevard leveled, followed with landscaping.



**Across from  
41 Commercial Rd.**

- Landscaping, erecting 8 ft., cement brick wall east side of

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# LEASIDE BUSINESS PARK ASSOCIATION

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property and other site plan improvements by Canadian Waste Services Inc. Esander Drive has again been delayed due to a fire in their storage facilities. The project has been approved by the City of Toronto Planning Department and we were informed by C.W.S., management that the work would be accomplished this fall. This project has dragged on for several years and we would like a firm date from Canadian Waste Services Inc., and/or the City Planning Department when work will commence.

● The temporary fencing at the old Wabash site on Wicksteed Ave., has almost totally collapsed, resulting in the yard being in full view from the street. It presents an indescribable sight of twisted fencing, disheveled screening, debris and concrete. Hopefully the owners, will respond to our recent request to repair or better still erect sturdier fencing to withstand winter stormy weather.

● City owned lot across and south of 42 Industrial has unsightly weeds and much debris along fence line.



**Former Wabash site  
Wicksteed Avenue**

**Visual pollution has been and still an ongoing concern in the Leaside Business Park.  
We require the immediate co-operation of LBPA members and City of Toronto to effect a solution.**

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

The real estate market in Leaside remains robust. The Business Park occupies the eastern commercial portion of the Leaside neighbourhood. On the residential side, it remains a sellers' market, with many multiple offers and properties trading for over asking price. Once you cross over Laird into the Business Park, since there is only commercial and industrial space available to buy or lease, the actual number of sales diminishes. There has been quite a bit of activity, specifically on Wicksteed on the north side. JR Short and the Colgate Plant have been sold to the same buyer. Other buildings on this strip have been mentioned to us as targets for a possible redevelopment site. Given the location, it's likely that a retail use would be the highest and best use for a purchaser who has accumulated the entire track of land.

A lot of folks have questioned the intended uses of new builders and developers coming into the Leaside Business Park. The Park is a designated "employment zone", meaning that the city views us as a place where many people come to work. With companies like Tremco, Lincoln, Parkhurst, and Janus Flooring Co. that have made this area their headquarters for many years, the area has remained a strong industrial centre. In fact, the Leaside Business Park is one of the last areas for larger companies that wish to be within a short drive of the downtown business core. Of course, there is the large FirstPro retail centre, a Tim Hortons, and our own RPM Café right in the middle of this industrial park. There is also the Hyde Park residential development, but the City has declared that there are to be no further residential projects south of Vanderhoof Avenue. These zoning requirements limit (if not outright disqualify) the amount of new retail and residential that can occur.

The Leaside Business Park has been undergoing significant changes over the past few years. It will be interesting to see how the Park continues to evolve over the next few years. It will continue to be desirable for all levels of business as it evolves to meet the changing needs of its businesses.

Paul Anand  
Plex Realty.

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# LEASIDE BUSINESS PARK ASSOCIATION

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## GRAND OPENING FULFORD SUPPLY

On Thursday October 6, Fulford Supply Ltd. celebrated the Grand Opening of their new location at 55 Research Road. With over 300 people in attendance, the visitors were awarded an educational and entertaining evening. There were 26 exhibitors showing the latest in hydronic (hot water) heating and plumbing items. A roving magician enthralled the group of attendees. The evening ended in a raffle draw of many fabulous prizes. This year's focus was on energy saving heating systems and controls that improve home comfort and efficiency.

Fulford Supply has serviced the Toronto and surrounding area for over 70 years. From their beginning in 1933 as Fulford & Blakey Plumbing Supplies Ltd., the original partners Burt Fulford and Bill Blakey set up shop in the Yonge and Summerhill area. The business was sold in 1958 to Art Smith and Robert Skelly who continued to grow the business. In 1986, Robert Skelly's son, David Skelly took over the business and moved it to the Leaside Business Park area. The proximity to the downtown core, as well as being located in the heart of the hot water heating centre of Toronto (Leaside, Rosedale, Forest Hill, North Toronto) made the Leaside Business Park area the ideal choice for this growing business.

Fulford Supply has been in the Leaside Industrial Park area now for nearly 20 years. They design and supply radiant floor heating systems, hot water radiators, towel warmers, fuel efficient boilers and heaters, plumbing supplies and parts. They work closely with qualified experienced contractors to ensure perfect results on the many construction projects in the area. The recent expansion to its new location will allow Fulford Supply to continue to grow and thrive in the future.

## WINTER TREE CARE

Winter brings frigid temperatures, icy winds, and plenty of snow. Just as people batter Mother Nature at this time of the year, so do trees, with one major exception: trees can't avoid exposure to the elements.

"While your trees seem to be in a state of hibernation in the winter, exposure to the tough conditions can cause them major stress", said Jim Skiera, Executive Director of the International Society of Arboriculture (ISA).

"Minimize that stress by helping you trees through the cold months, a little at a time. If you take care of your trees in

the winter, you'll be rewarded in the spring."

1. Put composted organic mulch under your tree in the fall or early winter to help retain water and reduce temperature extremes. A thin layer of mulch will act like a blanket and give the tree's roots a little extra winter protection.

2. Give your trees a drink. Winter droughts require watering as much as summer droughts. If temperatures permit, an occasional watering during the winter on young trees can be a lifesaver. But be sure to water only when soil and trees are cool but not frozen.

3. Prune your trees. Winter is actually one of the best times to prune because it is easier to see the structure of trees without their leaves. But limit pruning to deadwood and poorly placed branches in order to save as many living branches as possible.

4. Prevent mechanical injuries. Branch breakage or splitting can be caused by ice and snow accumulation, or chewing and rubbing by animals. Prevent problems from occurring on young trees by wrapping the base of trees in a hard, plastic guard or a metal hardware cloth. Wrapping trees with burlap or plastic cloth also can prevent temperature damage. Just remember to remove the guard in the spring.

The International Society of Arboriculture (ISA) is a nonprofit organization supporting tree care research.

## YELLOW STORAGE

The industrial building at 7 Copeland Avenue, has a colourful history dating back to the beginning of the Leaside Industrial Park. Once owned by Dalhstrom Industries, who supplied and installed grand and elaborate elevators to the finest hotels and commercial establishments in Canada. The building purchased by Yellow Storage an enterprising company in the moving and storage business.

Drive by and you will see a new facade slowly emerging, creating a very attractive exterior. Bold dramatic colours, black, gray and yellow will further enhance the facade.

The association is pleased to see Yellow Storage demonstrate their confidence in the future of Leaside Business Park, with such a sizable investment. Like other firms that have moved into the park, they were impressed with our centrality, close proximity to the Don Valley Parkway, Highway 401 and in less than 20 minutes, arriving at Bay and King Streets via the Bayview extension. Restoration by Integrity Contracting Group.

# L.B.P.A.

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## LEASIDE BUSINESS PARK ASSOCIATION

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### LEASIDE BUSINESS PARK ASSOCIATION MEMBERSHIP LIST

a la Carte Kitchen Inc.  
Aecon Utilities  
All The Best  
All Traffic Tickets  
Alton's Caterers Limited  
AML Auto Service  
Apco Industries Ltd.  
Atlas Apex Roofing Limited  
Atlas Fence  
Beallor & Partners  
Blade Marketing Communications Inc  
Bolt Developments  
Canada Building Materials Company  
Canadian Waste Services(J&K Disposal)  
Carlenor Holdings  
Classic Signs  
Clearmont Plastics  
Colgate Palmolive Canada INC.  
Cornice Construction Consultants  
Corr Millwork Co. Ltd.  
K. H. Davis Consulting Ltd.  
Day Restorations  
Diesel Equipment Limited  
Dorothea Knitting Mills/Parkhurst  
Resolve Corporation (formerly DDS)  
EKA Chemicals  
Elevator  
Emmetts Custom Framing Ltd  
First Professional Management Inc.  
Four Seasons Auto Collision  
Fulford Supply Ltd.  
Graphic Assistants Inc.  
Gyro Motors Limited  
G. L. Construction  
G.F.D. Chemicals Inc  
Heritage Funeral Centre  
Home Again Inc.  
House of Metals  
Hunnisett Chemicals Limited  
Hyde Park GP Inc.(Kosmor Construction(Philips Properties)  
Inschoolwear Inc.  
Interior Care Ltd.  
Intertec Security & Investigation Limited  
Iqbal Halal Foods

"Ironman, div. Metro Iron Works 2000 Inc. "  
ISP (Canada) Inc.  
J.R.Short Canadian Mills Limited  
J.S.T.Productions Inc  
Lafarge Canada Inc.  
Laird Chiropratic  
Leaside Memorial Community Gdns.  
Lincoln Electric Company of Canada Limited  
Liquor Control Board of Ontario  
Mackinnon & Bowes  
Marvellous Edibles (1389066 Ontario Ltd.)  
Midtown Saturn Saab Ltd.  
Mikado Japanese Restaurant  
Mercedes Benz  
Northland Logistics Inc.  
Number-9-Autobody  
PAR Auto Rebuilding  
Parkhurst Auto Centre Ltd.  
Pinnacle Communications Group Inc.  
Plex Realty Corp  
Positive Print  
Prompt Assembly & Packaging Inc.  
Rack Attack Products Ltd.  
R.G.Henderson & Son Ltd.  
Security Self Serve Storage  
Select Bait & Fish Supplies  
Siltech Corp.  
Speedy Muffler Brake & Wheel  
Standard Telecom Brokers Ltd.  
Storage Now Holdings Inc.  
Tlgroup Inc.  
Texas Refinery Corp. of Canada Limited  
The Coldstor  
The Floor Shop  
The K.O. King Boxing & Fitness Club  
The Painted Attic Inc.  
The Rockport Group(The Brentcliffe Bldg)  
The Salvation Army  
Thorncliffe Neighbourhood Office  
Toronto Autowash  
Tremco  
Unicell Limited  
Valentino Marketing Inc.  
Wally Clayson Master Mechanic  
Watchorn Archeitect Inc.(MBTW)  
Winpak Technologies  
Yellow Self Storage Ltd

**LEASIDE BUSINESS PARK ASSOCIATION  
ANNUAL GENERAL MEETING**

WEDNESDAY NOVEMBER 9, 2005 · 7:30 A.M.  
(refreshments 7:15 a.m.)

YORK RECEPTION CENTRE · 1100 MILLWOOD AVE.

**GUEST SPEAKER:**

**Glen Grunwald, President & CEO  
Toronto Board of Trade**

**TOPIC: Toronto Board of Trade's 2005 Report**

**ALL WELCOME!**

**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

**LBPA  
FEE STRUCTURE**

**Operations**

less than 5,000 sq.ft.  
\$ 75.00 per yr.

from 5,000 - 20,000 sq.ft.  
\$200.00 per yr.

over 20,000 sq.ft.  
\$400.00 per yr.

If you have any questions  
regarding fees, please call  
Executive Secretary,  
Paul Martin,  
Dell Equipment  
416-421-5851 X 115