Stand Up For Leaside!

Save Talbot

The Talbot Apartments – Kelvingrove, Glen Leven and Strathavon – are a landmark at the heart of historic Leaside. Built by former Leaside Mayor Henry Howard Talbot, they are designated heritage buildings under the Ontario Heritage Act.

May 2007: *Redevelopment threatens. A developer proposes 100% demolition. The LPOA hosts a community meeting at St. Cuthbert's Church. Over 300 people voice unwavering support for preservation of the Talbot Apartments. Feedback confirms the demolition of these character buildings would be a tragic loss of distinguished Leaside housing, architecture and history.*

ACTION TO DATE (May 2009): The city and community have prevailed. Developer's rezoning application refused. Demolition permit refused. Appeal of heritage designation dismissed.

ACTION TO COME (Aug/Sept 2009): The owner – ADMNS Kelvingrove Investment Corporation – is challenging both refusals at the Ontario Municipal Board (OMB).

THE LEASIDE PROPERTY OWNERS' ASSOCIATION – together with the City of Toronto – is hard at work, preparing to represent the community at the OMB. To do this, we need funds.

Demolition – Rezoning – Redevelopment *threaten*

Find out more on the reverse side

What can I do to help?

Join Your LPOA Today!

Join Us online!	$20 annual household membership
or Join Us by mail!	You'll find a mail-in form on the reverse side!
Download the flyer!	E-mail to three Leaside friends and neighbours!

Help with a donation! Send us your e-mail address! Help us spread the word!

Go to www.lpoa.ca

WHY DO I CARE ABOUT SAVING THE TALBOT APARTMENTS?

Henry Howard Talbot, visionary Mayor of Leaside from 1938–1947, was responsible for much of the town's growth. The Talbot Apartments are his major residential legacy and form a heritage gateway into Leaside. Find out more at **www.lpoa.ca**

This development would change the fundamental 'character' of Leaside – opening both North and South Leaside to future inappropriate development.

For over 50 years, the LPOA has been standing up for your community interests. For the past two years, an out-of-province owner has aggressively challenged the Community's resolve and the City of Toronto's decisions to preserve the character of Leaside and our unique heritage. Here's what could happen:

- Density: 194 units replace 116 – paving over gardens and green space with 54 additional townhouses, laneways and mid-rise apartments, for unwarranted increased density.
- Height: an 8-storey mid-rise replaces 2-storey buildings – double the height permitted under current zoning.
- Rezoning – changing allowable development from "neighbourhood" to "mixed use."
- Irreplaceable 1930s heritage buildings and gateway to the Leaside community – gone forever.
- Georgian red-brick buildings that typify Leaside demolished and replaced with buildings that don't fit in.
- 18 'character' buildings disappear from our midst – buildings that supply Leaside with beautiful, pleasant and affordable rental accommodation.

The OMB is the developer's final appeal

Leaside is the model of a planned community that works. Protections for a stable residential neighbourhood — zoning bylaws, heritage designation, Toronto's Official Plan — are under developer assault. Once these protections are breached, there is no going back.

Stand Up For Leaside! Save Talbot

If you own your Leaside residence, you can join the LPOA. Join online or mail your payment and the form below to: Leaside Property Owners' Association Inc., P.O. Box 42, Station R, Toronto, ON, M4G 3Z3.

Name: _____

Address: _____ Postal Code: _____

Phone#: _____ E-mail: _____

- ☐ Accept my donation: ☐ $50 ☐ $100 ☐ $200 ☐ Other: _____
- ☐ Membership counts – I want to join the LPOA ($20.00 annual household membership)
- ☐ Renew my membership for 2009.
- ☐ Call me with information on becoming an LPOA Director.

Leaside Property Owners' Association: Preserving Our Neighbourhood Character

Go to www.lpoa.ca