

COMMITTEE OF THE WHOLE JUNE 16, 2003

**THORNRIDGE DRIVE (WEST OF CHARLES STREET) LAND USE REVIEW
FILE 15.93**

Recommendation

The Commissioner of Planning recommends:

1. THAT Council direct Staff to commence a review of the By-law 1-88 zone standards for institutional uses, applicable to the lands on Thornridge Drive, west of Charles Street (Attachment '1'), and to report back to the September 2, 2003 Public Hearing on the merits of amending the By-law.

Purpose

On February 24, 2003, Council approved the recommendation of the Ward 5 Councillor that Staff conduct a limited land use review of the lands identified on Attachment '1', and report back to a future Committee of the Whole meeting, outlining the results of the review, including recommendations pursuant to the Planning Act, to ensure the character of this residential neighbourhood is maintained.

Background

The subject lands are located south of Centre Street and west of Yonge Street, being 3 to 77 (odd municipal addresses only) Helena Gardens, 18 and 70 Charles Street, 122 to 148 Thornridge Drive, and 311 Franklin Avenue, as identified on Attachment '1'.

On April 9, 2003, the Community Planning Department held a community meeting with the Local Councillor and area residents to discuss the challenges and issues associated with the current land use policies, and to explore the residents' concerns that have been brought to the City's attention. The following concerns were raised at the community meeting respecting the land use change at 148 Thornridge Drive:

- the use compromises the residential character of the neighbourhood;
- it is an established pocket of quiet residential uses with higher intensity uses being introduced, straining the area's infrastructure;
- there is potential for the school to expand on-site and through acquisition of the adjacent properties;
- there are safety concerns (traffic, speeding, drop-off/pick-up congestion) that have arisen since the school opened;
- there has also been increased and excessive strain on the City's park system since the school opened;
- the diesel buses are very disruptive to our day-to-day routines; buses are being stored on-site over night, and the buses are being started and idling prior to 7:00 am with the buses then returning late in the evening, sometimes after 9:00 pm;
- there are environmental concerns (increased air pollution, noise pollution, and litter) that have also arisen since the school opened; and,

- generally, and as a result of the above-noted concerns, the overall quality of life for our community has been negatively impacted.

On May 29, 2003, the Community Planning Department held a second community meeting with the Local Councillor and area residents to present the results of the land use review to date, including recommendations pursuant to the Planning Act, to ensure the character of this residential neighbourhood is maintained. The area residents again expressed the concerns that were raised at the first community meeting.

Based on the strong resident turnout at those community meetings, and the information provided at those same meetings, it is evident that the area residents are deeply concerned about the future of their neighbourhood, specifically with respect to maintaining the residential character.

For the above-noted reasons, a review of the By-law 1-88 zone standards for institutional uses, applicable only to the lands on Thornridge Drive, west of Charles Street (Attachment 1) is appropriate to address the above concerns.

The study will consist of a review of the institutional zone standards pertaining to maximum lot area, maximum gross floor area (including building height), outdoor storage, and amenity space (play space).

Conclusion

For the above reasons, it is recommended that Staff commence a review of the institutional zone standards in By-law 1-88, applicable only to the lands on Thornridge Drive, west of Charles Street (Attachment '1'), and to report back to the September 2, 2003 Public Hearing on the merits of amending the By-law. Specifically, the study will include a review of the Institutional Zone Standards in By-law 1-88 pertaining to maximum lot area requirements, maximum gross floor area (including building height) requirements, outdoor storage requirements, and amenity space (play space) requirements.

Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Thornridge Drive Land Use Review Area

Report prepared by:

Jason Sheldon, Planner, ext. 8320

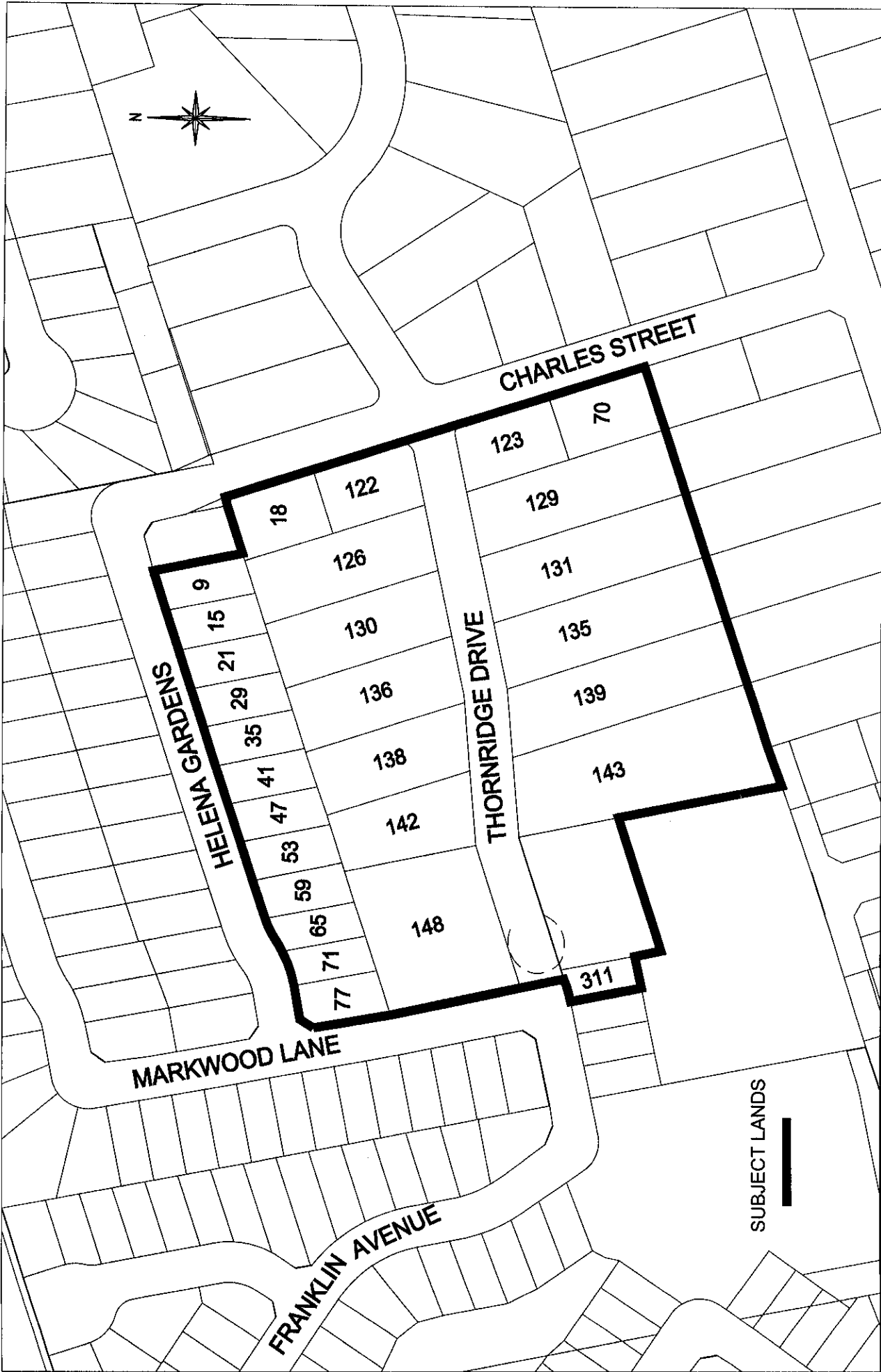
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R.ARBOUR
Director of Community Planning

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Thornridge Drive Land Use Review Area

Part of Lot 30,
Concession 1



Community Planning Department

Attachment 1

Not to Scale
May 30, 2003