

COMMITTEE OF THE WHOLE - FEBRUARY 17, 2003

THORNRIDGE DRIVE (WEST OF CHARLES STREET) PROPOSED LAND USE STUDY

(Referred from the Council meeting of February 10, 2003)

Council adopted the following resolution at the Council meeting of February 10, 2003, with respect to Item 19, Report No. 13, of the Committee of the Whole meeting of February 3, 2003:

That this matter be referred to the Committee of the Whole meeting of February 17, 2003, to permit the Local Councillor to clarify issues related to this matter; and

That the memorandum from the Commissioner of Planning, dated February 7, 2003, be received.

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Kadis, dated February 3, 2003, subject to replacing Clause 3 with the following:

“That based on the results of the staff report, that an Interim Control By-law may be required and forwarded to Council for enactment.”

Recommendation

Councillor Susan Kadis, Ward 5 Councillor, recommends:

1. That this report be received.
2. That Council directs that staff report back to Council on the feasibility of a land use planning study and provide terms of reference for that study, as well as identify the appropriate boundaries for the study area, to be undertaken in respect of land use planning policies for subject area.
3. That Council enacts an Interim Control By-law in order to allow the study to proceed.

Background

Due to the recent introduction of a private school in this residential area, several issues have arisen as to appropriateness of the use in this particular residential area. There is concern also that the use may be expanded to the abutting residential lot.

The issues that have been raised and should be addressed by the study are as follows:

1. The use compromises the character of the neighbourhood.
2. It is an established pocket of quiet residential uses with a higher intensity use being introduced and potentially expanding, straining the areas infrastructure.
3. It is the City's objective to maintain the historical pattern of large lot development for residential uses in this area due to the unique character of the area.
4. The City needs to protect and recognize this area as an important historical component of Thornhill and as a unique enclave within the broader community.
5. The City should secure the integrity of the streetscape, including safety concerns (traffic, speeding, drop-off/pick-up congestion) and excessive strain on the City's park system.