



MINUTES
THORNHILL AREA REVITALIZATION
WORKING GROUP

2012-02-08

York Room

Attendance

Members of Council

Councillor Howard Shore

Staff:

Ron Blake, Manager Development West

Geoff Day, Senior Planner

Elizabeth Silva-Stewart, Senior Planner

Alida Tari, Council/Committee Coordinator

Residents

Arnie Rose

Paul Gotz

Paul Zammit

Manuel Der Maroutiounian, Bayview Steeles

Auto Collision

Lynne Lurie

Ian Fraiser

Srdjana Jaksic

Consultant

Nick McDonald, Meridian Planning

The Thornhill Revitalization Area Working Group meeting convened at 7:10 PM with Councillor Howard Shore in the Chair.

1. INTRODUCTION AND WORKING GROUP MEMBER UPDATE

The Chair welcomed everyone to the meeting and had everyone briefly introduce themselves. It was noted that there were two new members: Ian Fraiser and Srdjana Jaksic .

Councillor Howard Shore advised that Moujan Nabavi will no longer be able to participate as a Member of this Working Group.

2. QUESTIONS

Nick McDonald, Meridian Planning advised the Working Group that the format of tonight's meeting will be to ask each member a series of questions that will assist in obtaining their input.

Question

- 1) What are your concerns with existing and potential development that may occur on the lands in accordance with the current planning permissions? Provide uses that you do not want to see.

Responses:

- Eliminate outdoor storage
- Do not want to see any vacant buildings and/or properties
- Area appears “hidden”, businesses don’t know about potential redevelopment or investment opportunities. Need to find ways to better integrate industries with the current residential subdivisions and provide better exposure for the area off Green Lane
- Would like to see the area cleaned up (Harlech Court)/better property maintenance
- Ensure the business do not cause a lot of traffic
- Ensure small business are properly regulated
- Ensure new development has modern and pleasant aesthetics
- Truck movements are also negative for the area – create noise and impede traffic flow on main streets

Comments on uses in the area:

- Concerns about heavy industrial uses that will contribute to noise, air pollution and odours
- Support additional residential development only if can maintain business uses
- If residential is considered, no high rise development
- Concern about introducing more residential adjacent to industrial
- Concern about auto-body shops
- Daycare facilities and places of worship have raised concerns about incompatibilities with existing industrial uses but may be appropriate in the future as the area continues to develop and evolve. Ideally industries should be clean enough that day care facilities would not be negatively impacted.
- Encourage a better mix of businesses such as coffee shops, restaurants, retail uses especially on Green Lane and John St. Try to encourage uses that will promote the redevelopment of the area – land uses that will make the area more attractive to new investment and existing businesses
- Look at ways to integrate senior/retirement residence with service uses
- Not against clean, light industrial uses
- Need a healthier mix of uses
- Lands are best suited for employment because of railway noise

Question:

- 2) What enhancements can be done by the municipality to improve the area?

Responses:

- Need to focus on cleaning up properties, not just the issue of industrial uses; also need to monitor and regulate what’s happening inside buildings and what small businesses are doing . Do all industrial uses create negative effects (noise, pollution etc) or is the issue the standards governing these uses and ensuring that these uses operate so that they don’t negatively impact adjacent properties?

- Enforcement of existing by-laws (zoning, property maintenance) to eliminate/monitor outdoor storage, building repair (including vacant buildings), presence of trailers and general property maintenance
- Site plan designs - ensure that the entrances to these buildings are functional, realistically maintainable and aesthetically pleasing
- Committee needs to come up with a long-term plan for the area
- Improve the sidewalks (south side of Green Lane and on Guardsman) and aesthetics of municipal boulevards
- Develop a more consistent and unified streetscape look (with street lighting, street furniture, boulevard landscaping, etc) – opportunity to use a unified streetscape look to market/brand the area. Increase the pedestrian connectivity to the abutting neighbourhoods – more people in the area (eyes on the street) will help improve accountability and the incentive for local businesses to maintain their properties
- Consider extending Harlech Court to the west so that it connects to Bayview Avenue
- Consider greater setbacks
- Improve the buffer area between industrial uses and residential uses
- Consider a Community Improvement Plan – façade improvement focus; encourage ‘pride of business’
- Adequate parking is essential component for new investment; need parking on Green Lane
- Consider storefront commercial on John and Greenlane

ADJOURNMENT

The Thornhill Revitalization Area Working Group meeting adjourned at 9:15 PM.