

City Council, Standing Committee and Commission
Conseil, comités permanents et commission

Committee Motion

Joint Meeting of the Planning Committee and the Agriculture and Rural Affairs Committee

Report / Agenda: ACS2021-PIE-EDP-0036 / Agenda 5

Rapport / Ordre du jour:

Item / Article: 1. [NEW OFFICIAL PLAN](#)

Re: 68.1 Secondary Plan for Beechwood/Hemlock and St-Laurent

Moved by / Motion de: Councillor Menard on behalf of Councillor King

WHEREAS the different Official Plan designations for different types of vehicle thoroughfares carry with them a variety of implications for the permitted maximum heights and densities of buildings (such as to provide for high-rise and mid-rise buildings) along them and, with the Evolving Neighbourhood Overlay, at a considerable depth in from them

WHEREAS there is a dire need to provide the level of public transit service and active transportation infrastructure along Beechwood Avenue/Hemlock Road and St-Laurent that the Plan contemplates being associated with higher order thoroughfare designations such as Corridor-Mainstreet and Minor Corridor

WHEREAS Beechwood has inherent constraints (e.g., single lane traffic in each direction shared with OC Transpo with a narrow and twisting right-of-way that precludes implementing a “transit-priority” corridor) and deficiencies (e.g., not a “complete street” as it has cycle tracks on only limited segments despite it being considered a part of the Crosstown Bikeway Network and having 500 to 800 cyclists per day using Beechwood) and safety concerns (for cyclists and pedestrians, including Manor Park Public School students) and limited intensification potential (with 19th Century heritage buildings, and Beechwood Cemetery on the south side), making it difficult for Beechwood Avenue to achieve the Plan’s standards and expectations of a Traditional Mainstreet, let alone a higher designation;

WHEREAS as St-Laurent Boulevard north from Hemlock is entirely residential except for 7 small businesses in converted dwellings, which is not the diverse concentration of employment, commercial, community and transportation services that the Plan intends for Mainstreet designations

THEREFORE, BE IT RESOLVED THAT Joint Committee recommend Council direct Planning Staff to include, as part of a future Departmental Workplan, a new Secondary Plan planning process with a view to establishing policies and directions for the areas that link Manor Park and the Downtown Core, considering the 15,000 new residential units comprising Wateridge Village, with a focus on the area involving the following thoroughfares and the communities associated with them:

- **St. Laurent Boulevard. North (from Hemlock to Blasdell)**
- **Hemlock Road/Beechwood Avenue**