

306/11 29th pm

TO: D. E. Quinn, Superintendent - Parks & Grounds Div. - *ok*
Simpson McLeod, A/Supervisor, Real Estate Division - *ok*
M. P. Woods, Development Assistant - *coming out next*
John Heseltine, Planner II - *ok*
C. J. Reddy, Planner - Development Control Div. - *ok*

FROM: W. D. Campbell, Development Administrator

DATE: January 27, 1988

RE: Hemlock Ravine - Land Acquisition

Heed! W.D. 02/01

This is a summary of our discussion in Bud's yesterday with respect to properties abutting the Bedford Highway in the vicinity of Shaunslieve, which back onto the Hemlock Ravine.

Issues:

Mike Woods has been getting a lot of pressure from two owners (Ramia and Thibeault) south of North Road. Those owners have had difficulty getting firm values on their properties and consequently, are finding it hard to market them due to the existence of a large piece of Park and Institutional zoning and open space designation at the rear of the properties. The Ramias have gone as far as asking the City Manager to intercede for them. Basically, they would like us to buy the land or let them use it.

There is a development interest on the the north side of Shaunslieve which proposes 35 stacked, attached units on a 9 acre site. There is a Park and Institutional area zoned and designated at the rear of this property as well. The developer's plans show units being built within this open space area and he has requested that the open space be re-designated and rezoned.

The City wants to buffer the sensitive portions of the Hemlock Ravine from urban development. North Road between the Shaunslieve development and the Thibeault property is the most sensitive part of the Ravine, as it runs into the actual Ravine. There was a conscious decision not to make this an entrance to the park because then, it would direct people to the most sensitive area, which has the lowest carrying capacity. Instead, access was placed further south on Kent Avenue, which encourages higher use in areas further away from the Ravine. We have recently purchased the Hartlen property beside the old Prince's Lodge Motel. Further purchases should also perform the function of buffering the sensitive portion of the Ravine.