

**From:** [REDACTED]  
**To:** [Town Clerk](#)  
**Subject:** Lamperstorfer's IDEAS for 5 hectares of Thornbury West "Settlement Area" LAND zoned "Town's Future Use "D"  
" (aka "Freeze...")  
**Date:** April 28, 2025 3:04:26 PM

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Council,

After several years and several deputations to TBM with no progress, I am no longer interested in proposing housing on my land.

I am no longer interested in gifting 1/3 of my land, that being 4 acres, to the BMAHC or to the Town proper. The journey appears too long, the height limit too short at three- (storey), failure too common, NIMBYs too prevalent, 'round here.

So, is my 12 acres of 'D' zoned land located between BVCC and Tomahawk walking distance to BVCS just going to be left as a field of gold? corn? No.

As I have suggested to various staff and the SMT over recent years, the LOCATION suits highest and best use or uses. Many SMT have left the Town.

So, the purpose of my deputation is to invite discussion, to invite council to visit the site. And, to invite public discussion, residents' groups, individuals to scope out the site. To invite ideas. To invite support. (as no one supports housing it seems clear to me by now)

So, these are some of my ideas for potential future use of the 5 hectares (other than an Urban-sprayed farm or future fictional affordable housing)

1. a future public or private school site.
  2. a future Town public park
  3. a future 4-court indoor tennis facility walking distance to only existing school
  4. a future Music and Arts Centre or school
  5. an Intown Urban Forest (to benefit the already housed boomer "Thornbury is Full" fockers(folk), and the newly "arrived" 905-NIMBY.
  6. a naturalized area (see 5. above)
  7. a 12.5 acre frozen white or green space for Town to leap over with another Ministerial Sprawl Order (MSO) onto Lora Bay-side of Peel Street South... when Boomers require TLC and LTC for themselves
  8. a future Town Recreation Centre as opposed to the Town's Peel Street site recent purchase
  9. nein (the answer entrepreneurs of 'actual financially viable housing' hear when requesting density, height, or allocation, 9 times out of 10\*)
- \*note: i've only tried 5 times ... "I give"
10. other (verbal)
  - 11.11. pizza pizza

Summary: verbal

So, this is (just) my outline for my deputation Clerk, and, if I don't show up to speak please read it on my behalf.

This, my deputation outline written Monday April 28, 2:50 PM, Federal election day.

Richard Lamperstorfer  
Thornbury West

Subject property: Beaver Street South to Napier Street West allowance to Alfred Street West (12.5 acres vacant land in 'D' zone, Thornbury West, TBM)

### CONCEPT PLAN

Area 4.87 ha  
12 acres

EXISTING HAZARD (E) ZONE



101 lots - Townhouses

Lot Frontage minimum - 9 m

Depth 28 m (90 feet)

Lot Area minimum - 250 m<sup>2</sup>

101 lots on 4.4 ha = 22.9 units/ha

METRIC DIMENSIONS ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY  
MULTIPLYING BY 1.0936  
DATE: DECEMBER 23, 2011

DWG: 851-15-DP1

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