



Land Use Planning, Development Approvals & Project Management Services

April 28th, 2022

Mr. Scott Taylor, MCIP, RPP
Manager of Planning Services
County of Grey
595 - 9th Avenue East
Owen Sound Ontario N4K 3E3

Dear Mr. Taylor,

Re: Proposed Plan of Subdivision 42T-2022-02

***Part of Lots 40 – 44 southwest side of Arthur Street, all of Lots 40 – 44 northeast side of Louisa Street, all of Park Lots 11 & 12 southwest side of Louisa Street, Part of Park Lots 11 & 12 northeast side of Alice Street, and Part of Louisa Street, geographic Town of Thornbury, now in the Town of The Blue Mountains
Owner: Blue Meadows Inc.***

The following is an addendum to our Planning Opinion, as requested by the County within your letter dated April 14th, 2022. This addendum addresses Sections 3.5 and 9.13 of the County Official Plan.

3.5 Primary Settlement Areas

Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

- 1) Primary Settlement Areas as identified in Table 5 and shown on Schedule A of this Plan include existing major urban settlement areas on full municipal services
- 2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans

- 3) This Official Plan promotes the development of Primary Settlement Area *land usetypes* for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County. Lands may be designated to accommodate the growth projected in Tables 1, 2, and 3 of this Plan;
- 4) Where there are existing partially serviced or non-serviced areas in Primary Settlement Areas, *development* must proceed in accordance with approved local official plans or official plan amendment policies;
- 5) For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;
- 6) Intensification opportunities are strongly encouraged within Primary *Settlement Areas*. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 of the Official Plan are met. Intensification strategies in Primary Settlement Areas shall enable:
 - a) Brownfield re-development;
 - b) 'As-of-right' permissions in official plans and zoning by-laws for second units (see Section 4.2.5);
 - c) The development of vacant and/or underutilized lots within previously developed areas;
 - d) The expansion or conversion of existing buildings.

New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

Comment:

- The proposed development is within a Primary Settlement Area and will be on full municipal services.
- The proposed development is in accordance with the land use policies and development standards of the Town of the Blue Mountains Official Plan.
- The proposed development is comprised of residential rowhouses, live/work units and two commercial buildings with ground floor commercial and two floors of residential units above.
- The net hectareage of Parcel 1 is 2.08 ha 3.5. Ninety-eight townhouse units are proposed, which equates to 47 units per net hectare $98/2.08$).
- The proposed development is of a form and density which is supportive of future transit needs
- The proposed development utilizes a vacant lot and will assist in achieving the intensification targets of both the County and the Town Official Plans.
- Section B2.7 to the Town's Official Plan permits one accessory apartment in any single detached, semi-detached or townhouse dwelling, or within a detached accessory building to any of the

preceding residential types.

- The proposed development is compatible with the existing built and physical environment, and the surrounding land uses.

9.13 Plans of Subdivision and Condominium

In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent will need to consider and be prepared to justify the following:

1) *The layout of the proposed plan with regard to matters of:*

a) *Access and connections to public transportation (where applicable) and access to existing trails;*

The proposed development is in proximity to the Georgian Trail, which is immediately accessible on the north side of Arthur Street. The Town of Thornbury currently has no public transportation system.

b) *The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street;*

All proposed rowhouses front onto local internal streets; existing and proposed. No rowhouse lots back onto a Provincial Highway or County road.

c) *Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions;*

Improvement and promotion of walkability is achieved within the subdivision through the proposed internal sidewalks and walkways providing access to outside the development (i.e. Georgian Trail, waterfront, downtown core). Cyclists can access the Georgian Trail and surrounding road network. The proposed commercial parcel provides bicycle racks.

d) *Accessibility needs;*

The proposed commercial development provides accessible parking spaces, curb cuts for wheelchair maneuverability and elevators in the mixed-use commercial/residential buildings.

e) *The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs;*

The development proposes a modified grid internal street pattern, which is in keeping with the surrounding neighbourhood.

f) *Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development;*

To be determined at detail design stage.

g) *Impact on the natural environment, as defined in Section 6 of this Plan;*

The EIS concluded that the proposed development can be achieved with no direct impact to significant/sensitive natural heritage features or functions on the site or adjacent lands, provided that the mitigative measures recommended in the report are implemented.

h) *Consideration of the design of street lighting to minimize impact on dark skies;*

To be determined at detail design stage.

i) *The provision of usable parkland and green space;*

The development proposes a centralized public park, an open space intended for a community garden, a naturalized stormwater management pond and an open space block on the northern lot boundaries, along Little Beaver Creek.

j) *Public access to waterfront or beach (where applicable);*

The proposed development is in close proximity to the waterfront and public beach, to which future residents will be able to walk or ride bicycles.

k) *Snow removal and emergency vehicle access;*

Snow removal on the proposed internal public roads will be the responsibility of the Town. Dedicated snow storage areas will be identified in the future Site Plan Approval submission.

l) *Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s);*

A D-4 Guideline Landfill Impact Assessment to assess the potential impact of a closed waste disposal (landfill) operation located within 500 metres (m) of the site was completed. No adverse effects or risks to health and safety, nuisance impacts and degradation of the natural environment were identified. Therefore, no remedial measures are required to prevent or minimize adverse effects at the site.

m) *Accessible, age-friendly design features; and*

The proposed development is accessible and age friendly through the implementation of sidewalks, public park, open spaces, seating areas in both the park and the commercial development, elevators in the commercial buildings and ground level commercial.

n) *Healthy environment development provisions outlined in Section 4.3(1).*

The proposed development promotes a healthy community by:

- integrating a variety of residential development within 800 meters of retail and recreational uses, parks and public spaces
- providing landscaping, greenspace, street furniture and gathering places for people to socialize
- inclusion of the natural, social and built environment
- development of a compact, walkable community
- providing sidewalks on both sides of the internal streets, that are at least 1.5 meters wide, are separated from motorized traffic and have curb cuts at each intersection
- Including streetscape elements such as boulevard shade trees, and planters, benches within the commercial development

2) *A range of housing and employment densities.*

The overall development proposes a varied range of housing; rowhouses, live/work units and residential units above the ground floor of the commercial buildings. Employment opportunities are provided in the live/work units and at ground leasable commercial units.

3) *A mix of housing types including homes for the aged and assisted living facilities.*

No homes for the aged or an assisted living facility is proposed, however, the proposed units above the ground floor commercial can accommodate the elderly, as the floors are to be accessed by elevator.

4) *The provision of affordable housing.*

The live/work units can provide 'attainable' housing, as the owner would not have to lease a work-space and pay a mortgage.

5) *Consistency with Provincial Policy and Local Official Plan provisions*

The proposed development is consistent with the PPS and local Official Plan policies.

6) *The information requirements listed under Section 9.17 Complete Applications which will be identified through pre-submission consultation with the County or local municipality as applicable.*

A Pre-consultation meeting was held between The Blue Meadows Inc., its consultants and the Town of the Blue Mountains on November 13th, 2019, to discuss the applications and submission requirements. A second Pre-consultation meeting was held on February 11th, 2021, to review the revised concept plan. Upon receipt of this Addendum, all information requirements identified during

the pre-consultation meetings have been submitted to both the County and the Town.

We trust you will find this Addendum to our Planning Opinion satisfactory.

Respectfully submitted,
PLAN WELLS ASSOCIATES



Miriam Vasni, *MCIP, RPP*

c.c.: Trevor Houghton, Town of the Blue Mountains
Shekhar Dalal, The Blue Meadows Inc.
Shelley Wells