

DEPUTATION TO THE TOWN OF THE BLUE MOUNTAIN COUNCIL, 2010-06-28

RE: TERRASAN DEVELOPMENT

GOOD EVENING MADAME MAYOR AND MEMBERS OF COUNCIL

This Council is poised tonight to make some major decisions that will impact the Craigleith area for decades to come. The Terrasan Development addresses many of the items in your Community Improvement Plan for Craigleith that will meet your vision of Craigleith becoming the Gateway to the Blue Mountains with a unique identity and a strong character. This bodes well for this yet spartan area. It is our hope, as long standing residents, that the critical mass of the Terrasan proposal which will lend its imprint on the commercial, the residential and the environmental landscape for the Craigleith area, will **not** be done at the **expense** of the existing community.

I speak for the Users of Bloc E in common, of Plan 529, located on Blue Mountain Drive adjacent to the Terrasan property on its Western perimeter. I would like to address the **unresolved issues** pertaining to the waterfront. Two years ago, the original Terrasan proposal showed a beach for its residents at the Easterly area near Brophy Lane. That made sense since it is a vital amenity for any subdivision located on the waterfront but you will not find mention of any beach in the final Terrasan proposal not even a mention of a ROW for their new residents with a location that could be determined after further environmental studies. As the proposal stands there are 210 residential units with an additional 84 rental dwelling units which could bring the total number of residents close to 500 without any amenity for water access. In fact these residents are **landlocked** unless Terrasan's sales staff ( or other builder reply to the question, "Where is our beach"?... by showing them the way to Plan 529 Bloc E beach. That would definitely be a nightmarish solution pitting one community against another. The problem would be compounded by the fact that the residents of Blue Mountain Drive, Timmons and those residing on the Highway are the majority of the users of Bloc E, Plan 529 and they need to exit and enter through the Terrasan Development.

Since Terrasan has gifted the entire 1200 ft of shorefront property to the Town in return for higher density, no road connectivity which is by the way strongly recommended by MTO to avoid overuse of Hwy26, it is incumbent to the Town to do the right thing for its new residents. The proposal seems to lean heavily on 'public spaces' as in section 4.28.2 (4) : " The Craigleith Village Community shall provide for an integrated public park and public open space system with opportunity for public passive use of the shorefront ". The next clause (5) speaks " to remove invasive shoreline plants such as the existing Reed Grass ( Phragmites australis)". Hidden underneath this mass of noxious reeds lie the most beautiful golden sandy beach. We are confident that the Town who has been entrusted with this shoreline jewel will follow their new Sustainability Plan and protect in large part the inhabitants who have made this shoreline their home. On the other hand, humans just as turtles and other species are symbiotically connected to the water and they will find their way by dredging their own multiple paths along the shoreline if proper attention is not given to their needs.

There is a glimmer of hope, however, in the following passage (4.28.2 (5) 3<sup>rd</sup> par.) ..."subject to a scoped Environmental Impact Study indicating the uses of the shorefront for other than passive purposes **may**

occur without adverse impact to significant natural heritage features, Council **may** authorize through a Parks Management Plan **such other uses.**” The members of Plan 529 in bloc E urge Council to

1. Follow through with this recommendation and find a way to allocate a beach preferably in the middle where Terrasan is planning to dedicate a pathway.
2. We would also ask Council to deem our Association appropriate to sit on the Parks Management Plan Committee. Our newly formed Association comprises of over 60 members representing users of Bloc E from Timmons, the Highway and Blue Mountain Drive. At last account, Terrasan was planning to keep 31 units of their 145 in Plan 529 and the new development of Eden Oakes intended for 80 residents is in Plan 529 so membership will likely grow. Also we are not only the adjacent neighbours to the West of the Terrasan Development but our members represent the Craigleith Community at large.
3. We also urge the Council through its Parks Management Plan to divert the proposed boardwalk away from our beach and loop it with an Easterly exit towards Brophy.
4. Last but not least, we are confident that the following reference ( 4.28.2 (5) 2<sup>nd</sup> par.) namely “ Regard shall be had to mitigating potential conflict between the public shorefront area and adjacent private recreational areas as set out in this Amendment will translate into a **fence** between the ROW, Plan 529, Bloc E and the Western Terrasan perimeter and appropriate signage.

In closing, I would like to thank David Finbow, Director of Planning and Jeff Usher, Vice President of Terrasan for their patience and open communication. They have kept us informed and have shown us the way to the various phases of this complex and lengthy process. We look forward to continued cooperation as we work toward the implementation stage of this important project. Meanwhile, we must wait 2years, 3 years, 5 years or more without any tangible assurance though this broad proposal that our needs will be met when our new neighbours arrive on our ROW.

We wish Council enlightenment and sound decision making as you proceed in this most complex task.

I remain in the service of the community,

Gail Arena, Chair of the Association for Plan 529, Users of Bloc E

126 Blue Mountain Drive,

Craigleith