

**STAFF REPORT:**

**Planning & Building Services Department**



**REPORT TO:** Planning & Building Committee  
**DATE:** January 17, 2011  
**REPORT NO.:** PL.11.09  
**SUBJECT:** Request for Redline Revision  
Millpond Homes Phase 2  
Plan of Condominium 42CDM-200408  
OMB Case No. PL050815;  
OMB Orders 0392 and 1099  
Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma, Planner II

**A. Recommendations**

**THAT the Planning & Building Committee receive Staff Report PL.11.09 “Request for Redline Revision, Millpond Homes Phase 2, Plan of Condominium 42-CDM-2004-08, OMB Case No. PL050815, OMB Order 0392 and 1099, Town of The Blue Mountains”; and**

**THAT Council support a recommendation to the Ontario Municipal Board supporting the proposed redline revision to Plan of Condominium 42-CDM-2004-08 to include the following:**

- 1. Reduce the total number of units for the project from 27 units to 22 units.**
- 2. To eliminate the rear access garage, laneway and rear parking garage structure.**
- 3. To relocate vehicle access to attached garages in the front of the units.**
- 4. To redesign the unit layouts from 3 storey units to bungalow and bungalow with loft style units**

**B. Background**

The purpose of this report is to consider a request for a redline revision to Phase 2 of the Millpond Homes development. The Ontario Municipal Board has retained this file, and will ultimately make the final decision on this proposed redline revision.

The proposed revisions made by the applicant include reducing the total number of units draft approved for Phase 2 from 17 units down to 12 units which represents an overall decrease in the total number of units from 27 to 22 units. The unit “type” will remain the same as condominium townhouse units, but three design elements are proposed to change:

- 1. Reduction in total project unit yield from 27 units to 22 units.**
- 2. Elimination of rear access garage, laneway and rear parking garage structure by reorientating car access to attached garages at the front of the units.**
- 3. Redesign of unit layout to provide for a “bungalow” or “bungalow with optional loft” townhouse. This redesigned unit style will reduce the overall building height by about 10 ft (3m).**

The proposed changes will result in several changes to the overall build out of the development including:

1. Reduced overall site density,
2. Reduced site building coverage,
3. Elimination of parking facilities at the water (Millpond) rear yard,
4. Reduced building height by the equivalent of one storey,
5. Exterior living space at grade and not at the second floor patio,
6. Maintain current building setbacks, with an increase in the side yard setback of approximately 0.3 metres on the easterly side and an increase in the westerly side yard setback

It should be noted that Phase 1 of the Millpond Homes development is now completed with 10 townhomes constructed and registered in January 2010 as Grey Standard Condominium Plan No. 88.

The Town has reviewed the proposed redline revision at our December 20, 2010 Development Review Committee meeting. Town Staff generally had no objections to the proposed redline revision but did note the following requirements prior to final approval:

1. Submission of required Town application forms and fees,
2. Approval of revised engineering and landscape drawings for revised Phase 2 works, and
3. A supplemental Development Agreement shall be executed for the revised Phase 2 works.

In addition to the above, and although perhaps not germane to the red-line revision request before the Ontario Municipal Board, Planning Services Staff will commence dialogue with the proponent as to their future plans for the former Car Quest Building, including appropriate environmental investigations, and the dwelling located to the east of the development and, continue dialogue with the Grey Sauble Conservation Authority as to the works executed within the regulated area.

It is our opinion that the proposed redline revisions maintains the general intent and character of the approved Draft Plan, and that the proposed changes will reduce the visual impact of the proposed units from surrounding properties and from across the Millpond. Based on the foregoing, Planning Staff have no objections to a recommendation to the Ontario Municipal Board in support of the proposed redline revision.

### **C. The Blue Mountains' Strategic Plan**

The recommendation in this Planning Staff Report is consistent and supports the following Strategic Plans Goals:

- “1. Managing growth to ensure the ongoing health and prosperity of the community”.*

**D. Budget Impact**

Nil

**E. Attached**

1. Proposed Phase 2 Millpond Homes Revised Draft Plan

Respectfully submitted,

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Shawn Postma, Planner II  
26 Bridge Street – Box 310  
Thornbury, ON NOH 2PO  
519-599-3131 ext.248  
1-888-258-6867  
F: 519-599-3018  
[spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)

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David Finbow, Director, Planning & Building Services  
26 Bridge Street – Box 310  
Thornbury, ON NOH 2PO  
519-599-3131 ext.246  
1-888-258-6867  
F: 519-599-3018  
[dfinbow@thebluemountains.ca](mailto:dfinbow@thebluemountains.ca)

