

June 5, 2015

Town of the Blue Mountains
Planning and Building Services Department
32 Mill Street,
Thornbury, ON
N0H 2P0

Attention: Mr. Michael Benner; MCIP, RPP, Director of Planning and Building Services
Mr. Shawn Postma, MCIP, RPP Planner II

Re: Windfall (Medium Density Block)
Official Plan and Zoning By-law Amendments and Revised Concept Site Plan

Dear Sirs:

Thank you for meeting with our team on Tuesday June 2, 2015 to review the revised Site Plan and to discuss the content of the proposed Zoning By-law amendment.

Please find enclosed the following documentation for your review and files:

1. A draft Zoning By-law Amendment complete with Schedules for the proposed Residential Eighth Density Exception Zone; and
2. The revised Concept Site Plan together with a supporting coloured Landscape Plan.

Proposed Zoning By-law Amendment: Residential Eighth Density Exception No. 233 (R8-233)

The Zoning By-law has been drafted to identify the following key items:

- I. To permit two (2) specific land uses including; a) Apartment Houses and 2) Accessory Uses (excluding home occupations and home industries);
- II. The maximum number of dwelling units shall be 242 units;
- III. The Front Lot Line for the purposes of this site shall be deemed the lot line along County Road 21;
- IV. Yard setbacks together with a restrictive Building Envelope illustration;
- V. Maximum building heights and a formal schedule (Schedule "B1") to illustrate geographically to what maximum height buildings may be constructed in each section ;
- VI. A Parking space ratio of 1.5 spaces per unit inclusive of visitor and accessible parking spaces;
- VII. Number and location of main and emergency entrances; and
- VIII. The type and function of accessory buildings and the allowable maximum combined gross floor area of 400 m² for all amenity buildings permissible on the lot.

Site Plan Revisions:

- I. Building 'C': This building was relocated approximately 18m toward County Road 21 and slightly away from the mutual lot line between the properties owned by Windfall and Le Scandinave Spa. The purpose of relocating Building 'C' was twofold; 1) to achieve a greater

view corridor of the Niagara Escarpment for the patrons enjoying the amenities of the Scandinave Spa and; 2) to provide a greater interior side yard setback from the mutual property line for this three storey building. As earlier noted, the height for the buildings on this site has been premised on the principle of building height gradation, increasing in allowable building height as one travels inward of the site and away from the adjacent Public spaces (County Roads 19 and 21). Increasing building height allowances in a stepped-back form is considered a 'height averaging approach' with a range of building heights between two (2) and four (4) storeys with an average overall building site height of three (3) storeys. Building 'C' still remains within the acceptable three (3) storey height zone in context to the visibility of this building from public spaces (County Road 21). It is also noted that this specific lot standard provision is now incorporated into the site specific implementing Zoning By-law by the inclusion of Schedule 'B1' entitled Maximum Building Heights.

- II. Northern Parking Lot: As originally designed this particular parking lot was to be approximately 3600 m² in surface area and proposed to accommodate approximately ninety (90) vehicle parking spaces. By relocating +/- 30% of the vehicle parking spaces to the west side of Building 'C' the physical area of this parking lot has been reduced to an area of 2400 m² and sixty-two (62) parking spaces. Additionally the spatial relationship between Buildings 'A' and 'C', parking, pedestrian links and landscape plantings have now been greatly improved resulting in greater connectivity of these essential site works to the people using them daily and living within this community.
- III. Pool Area Amenity Parking Lot: The introduction of a new smaller parking area adjacent to the pool amenity area enhances the residents' access to this facility, permits the introduction of standard and accessible parking spaces, improves emergency vehicle access to a common community space and enables maintenance service vehicles greater proximity to the pools and mechanical facilities such as the pump and heater house for the pools and the common pool change rooms for the provision of supplies and cleaning services.
- IV. A preliminary landscape has been incorporated into this submission to provide a visual representation of the level of open space anticipated for this site. A detailed landscape plan will be provided upon submission of Windfall's formal and complete Site Plan application.

Future Site Plan Considerations:

- I. Main Entrance: The proposed location of this entrance is to be located along County Road 21 and designed to be directly opposite Laurel Blvd.'s existing intersection. This improved intersection will permit the opportunity to incorporate left turn lanes into both Laurel Blvd and the Windfall site thereby enhancing traffic flow along County Road 21. The installation of the intersection and the extent of the future internal private road into the site creates a porthole through the existing vegetation along the Public edge of the Windfall side of County Road 21. Windfall is interested in further assessing this opening and may incorporate additional design measures which would soften or mollify the extensiveness of this new opening/entrance into our site.
- II. Common Amenity Areas: Windfall is encouraged by the favourable responses received from the commenting Public Agencies in regard to this medium density development. The next

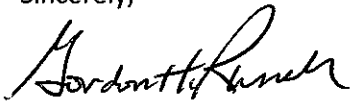
step in this development process is the Town of The Blue Mountains' consideration and endorsement of the Official Plan and Zoning By-law Amendment in order that Windfall may finalize its concept Site Plan to a state of full submission. At that time Windfall would like to turn its attention to the sites' common amenity spaces being the Pool Amenity Area and the Central Community Gathering and Children's Play Area. The total dwelling unit count and the number of dwelling unit bedrooms play an important role in determining the expected community population and associated demographics of this development. Criteria such as location, visibility, capacity, allowable gross floor area and demand are instrumental in determining the design of these amenities. As such Windfall has identified it is committed to incorporate these amenities into its project but would like to have the opportunity to market the extent of these facilities to its future residents and then design these site areas accordingly.

- III. Garbage Enclosures: These facilities have been identified on the concept Site Plan. The type, number and specific location of each facility will however be determined based on projected population, ease of access, function and proximity to common recreational amenities and residences and will be determined upon final site design.

- IV. Gateway Feature: County Road 19 and 21 intersect at the south-east corner of the subject lands. Windfall recognises this intersection as an important entrance into the County of Grey and the Town of The Blue Mountains. This intersection and the corridor of County Road 19 form a key gateway into the Town of The Blue Mountains with majestic views of the Niagara Escarpment, an area widely known as a destination which accommodates recreational, tourist and convention facilities. In recognition to the above, Windfall and Georgian International believe it is important to promote this intersection as a 'gateway' to the Town of The Blue Mountains and would like to participate in the joint design of this future 'gateway' feature.

Thank you for your consideration to the above information and should you have any questions or if we may assist you in assessing the proposed Zoning By-law or concept Site Plan further please contact Bryan, Colin, David or myself.

Sincerely,



Gordon H. Russell, MCIP, RPP
Land Use Planner
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