



Terrasan's "Craigleith Village Community"

David Finbow
Director, Planning & Building Services
April 12, 2010





Non-statutory public meeting.

Advertised in local newspapers, direct delivery to those that requested notification at previous public meetings and owners within 120 metres.



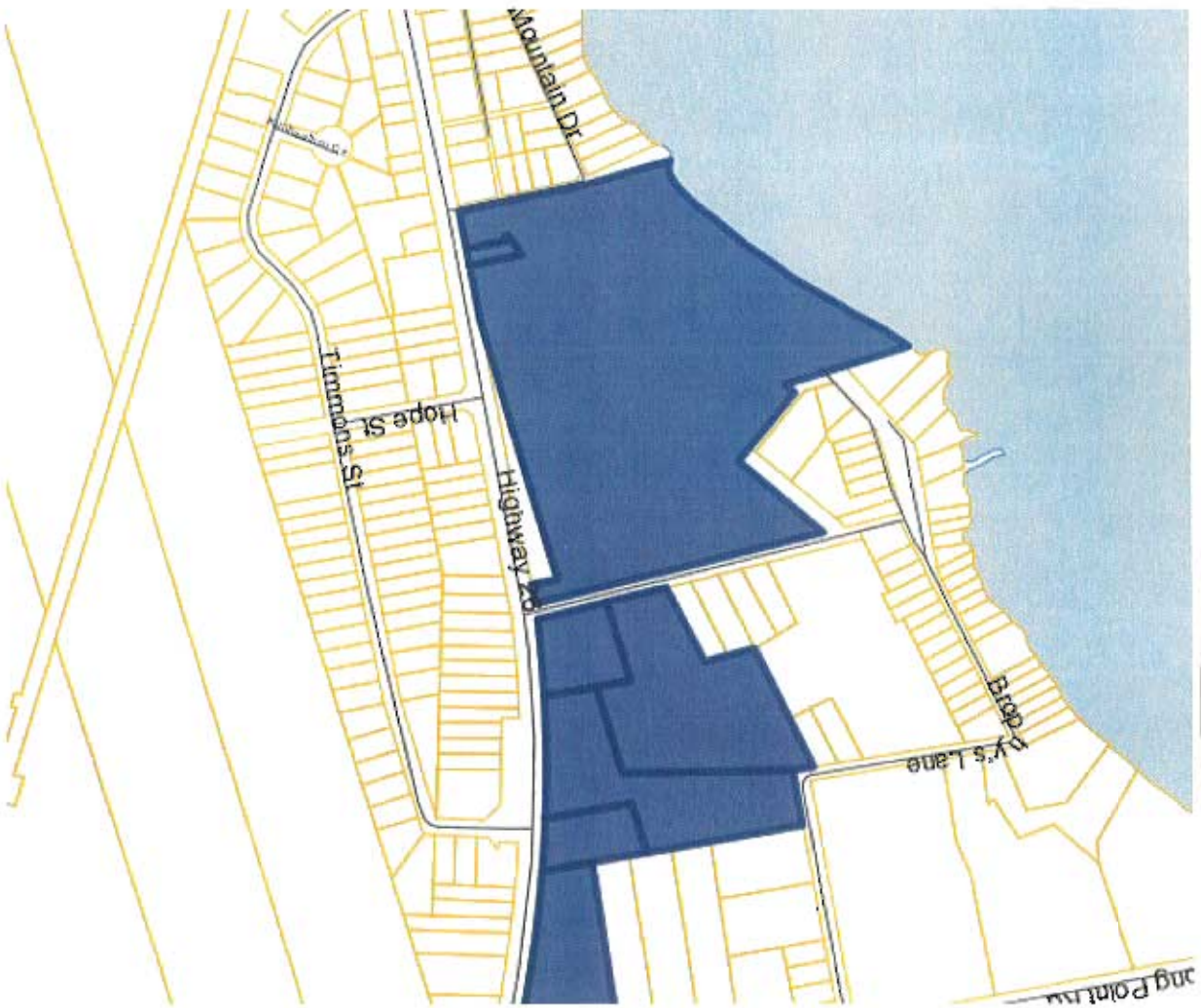
Purpose:

To provide an update on the direction of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA).

To provide the public with an opportunity to speak to the proposal prior to Council's final consideration of the OPA and ZBLA's).



Site





Aerial





Application/Process Background:

Applications for OPA and ZBLA filed in May 2008.

Extensive pre-consultation process prior to submission.

Public Open House held on Nov 8 2008 at the Alpine Motel.

Public Meeting held in Nov 22 2008 at the BVCC.

Reports/studies posted on Town website.



Application/Process Background (cont'd):

Update provided at P & B Public Meeting on Nov 2 2009.

Update provided at Council Public Meeting on Feb 22 2010.

Meetings with interested parties/stakeholders.

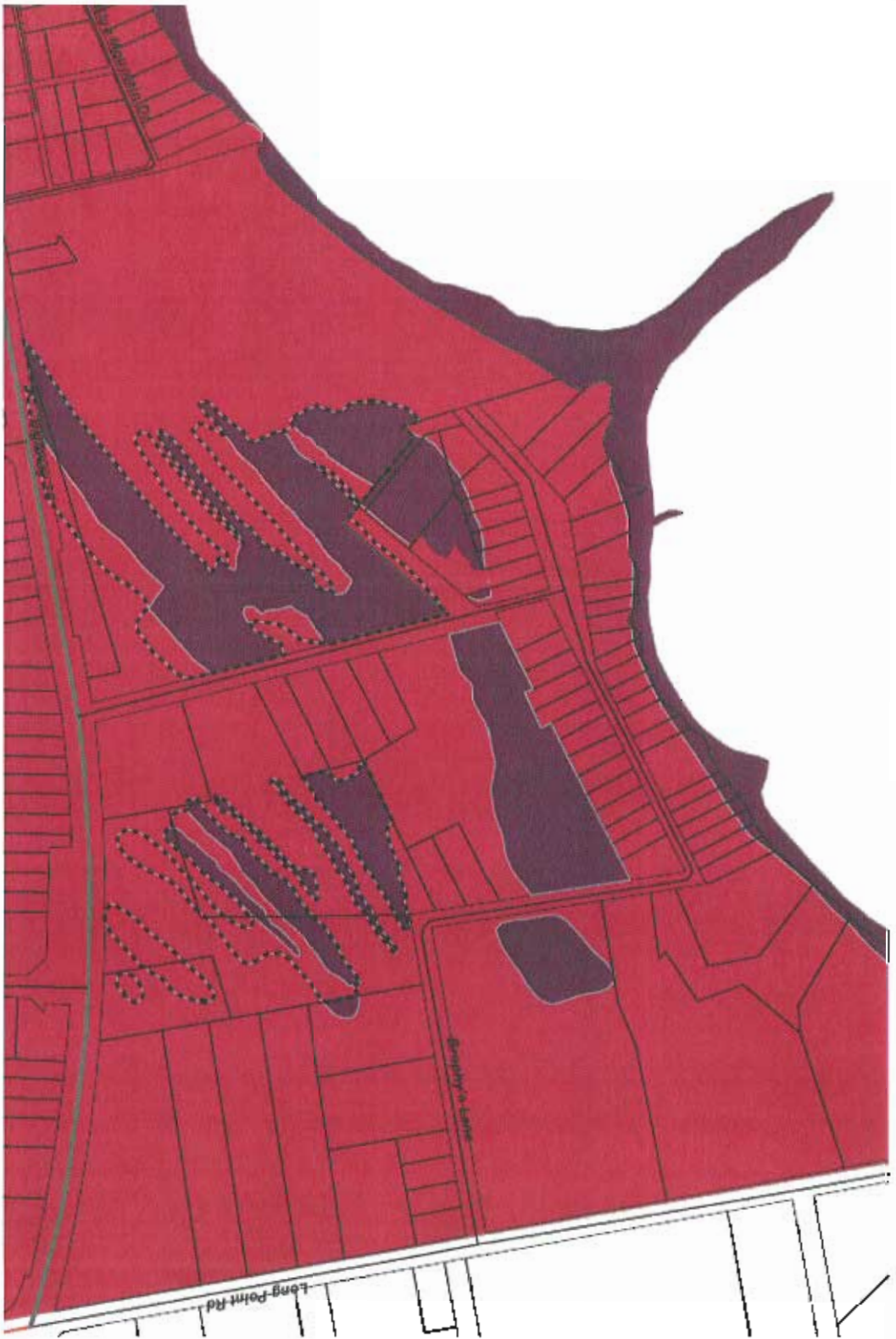
Environmental specialists meeting held March 2010 (GSCA, NEC, County, Town and BMWTF).

Numerous telephone inquiries.

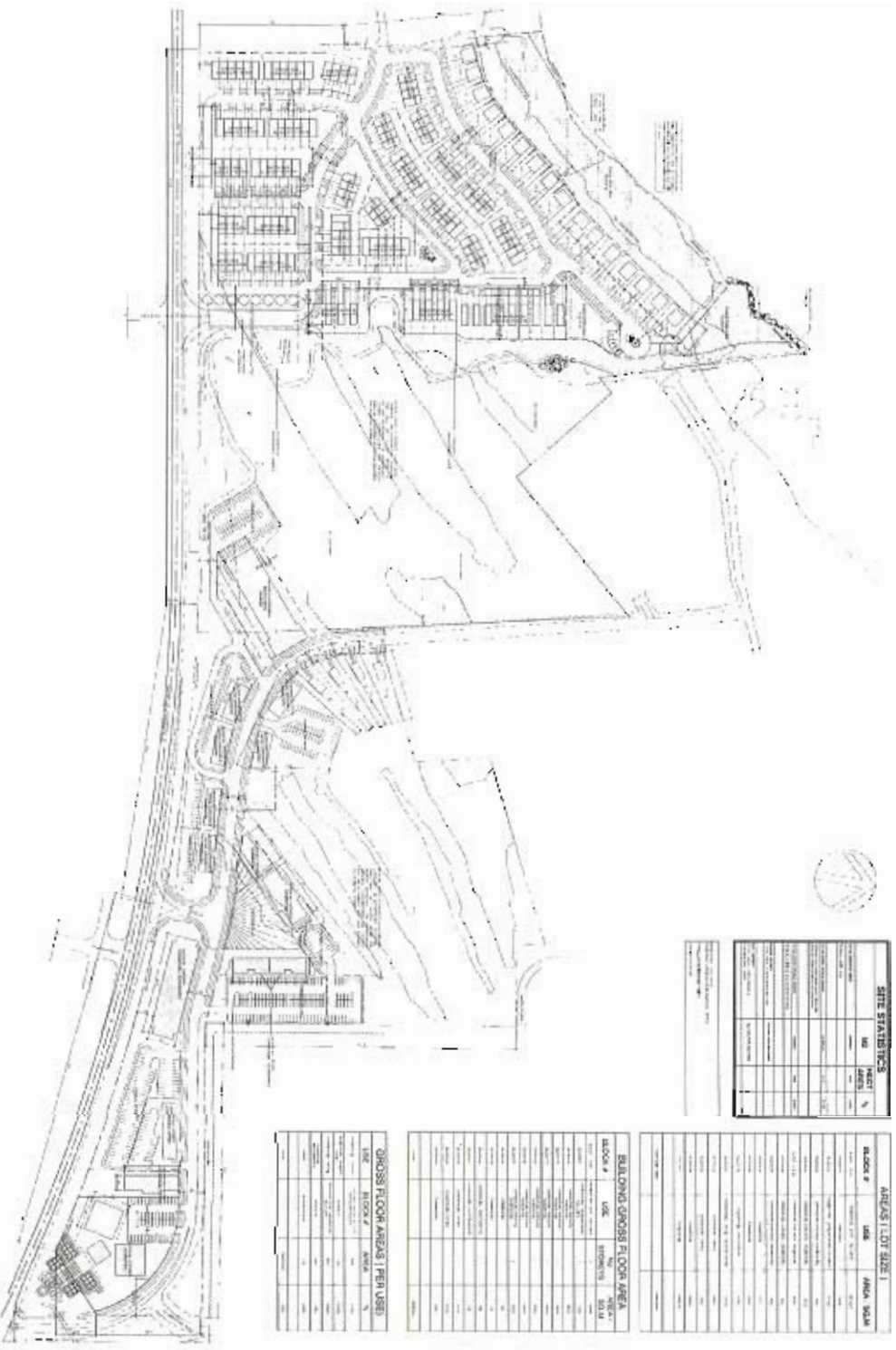
Town Official Plan



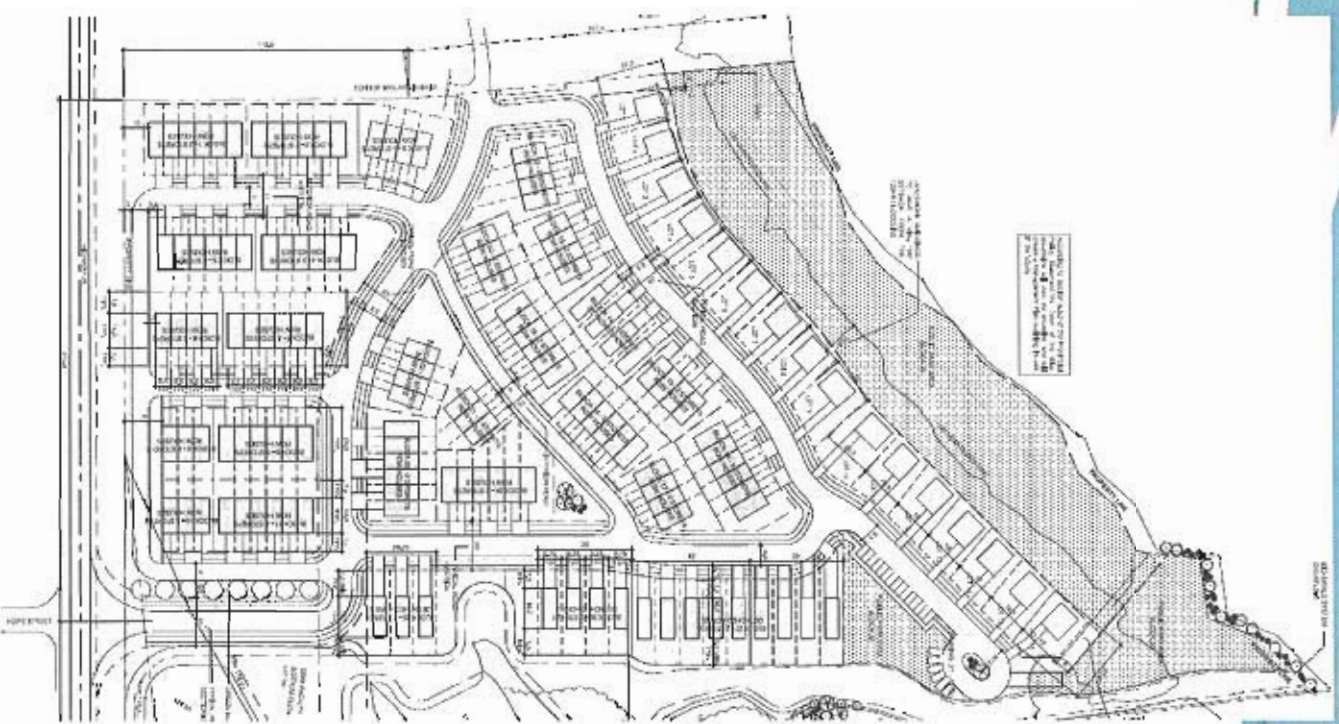
County Official Plan - PSW



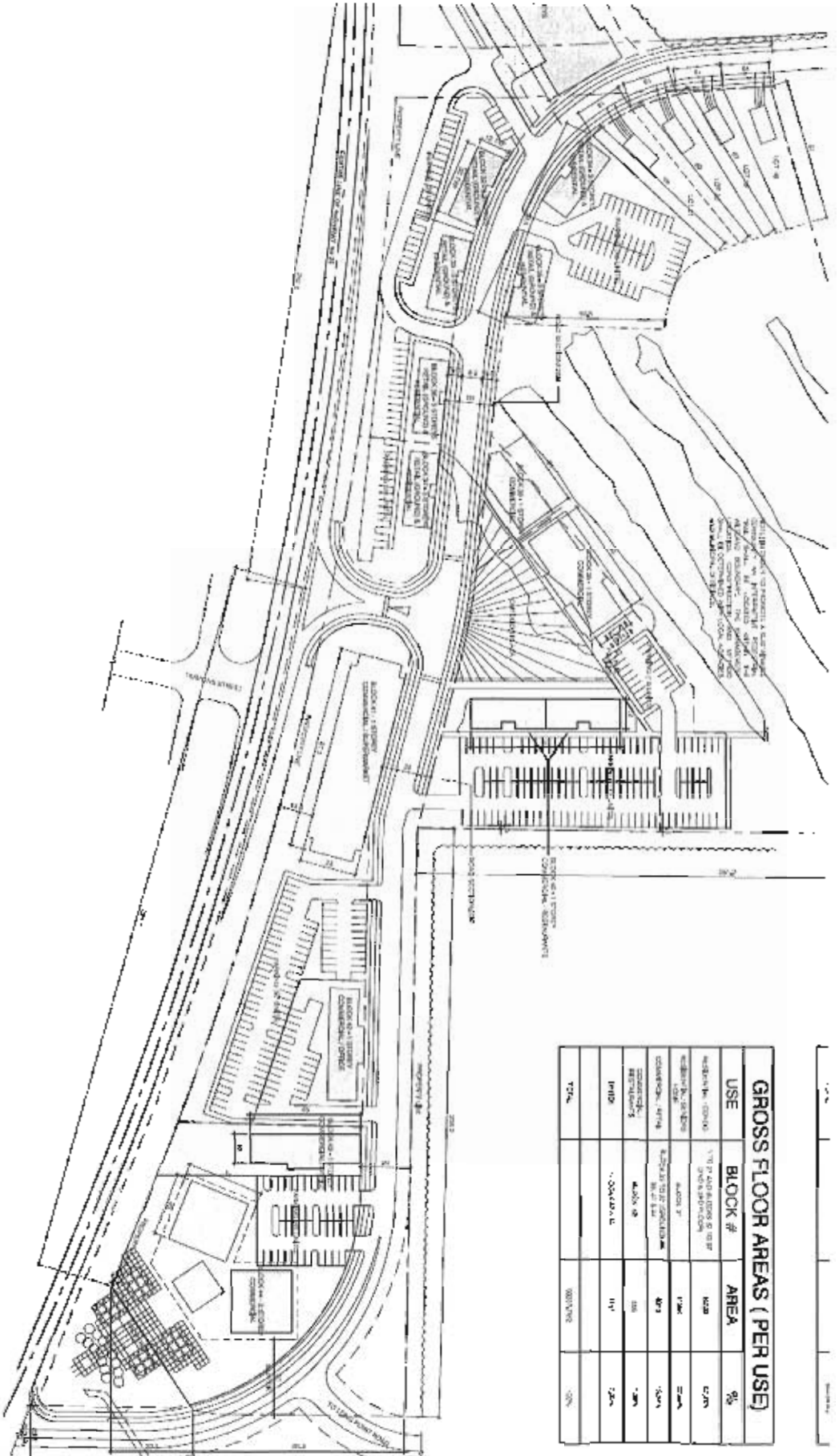
Development Proposal



West Sub-Area 149 Units Public Park Shorefront Dedication



East Sub-Area






Issues of significance:

- 1. Natural Heritage (Provincially Significant Wetlands and related buffers, wildlife habitat, endangered species, etc.) & Natural Hazards**
- 2. Official Plan Growth & Settlement Provisions (Density, Shoreline & Recreation Facilities)**
- 3. Transportation - Highway #26 & Internal Road Network**
- 4. Parkland dedication**



1. Natural Heritage & Natural Hazards

- Town defers to County on matters of Natural Heritage
- Town defers to GSCA on matters of Natural Hazards
- MNR lead on delineation of PSW
- EIS completed by Gartner Lee Limited/Hensel
- Shoreline Hazard Assessment by Shoreplan Engineering
- EIS review by SAAR Environmental on behalf of County
- PSW redefined by County OPA 80
- North-South Environmental Inc. peer review on behalf of BMW/TF
- Further exchange of information at and post consultants meeting of March 2010



2. Official Plan Growth & Settlement Provisions

- Portion of development (West Sub-Area) designated RR-50
- Maximum Unit Yield per Schedule B for West Sub-Area is 81 units
- Growth & Settlement provisions requires 2' of shorefront for each "additional" unit or, +/-282'
- Proposed is in excess of 1,000'
- G & S also requires recreational facilities to the satisfaction of Council
- Proponent has agreed to convey PSW and Hazard Lands



3. Transportation - Highway #26 & Internal Road Network

- **MTO/County/TBM Comprehensive Transportation Strategic Plan commenced in early 2008**
- **Open Houses in July 2008 and October 2009**
- **Study not yet considered by Council**
- **Identified closure of intersections - Blue Mountain Drive and Brophy's Lane**
- **Intersection improvements at Long Point Road and Hope Street**



Transportation - MTO

- **MTO has indicated a requirement for a connection between the East and West Sub-Areas – TBM to discuss this further with MTO**
- **In addition, the MTO has requested that we imbed a 14.0 metre setback requirement into the OPA and ZBLA.**

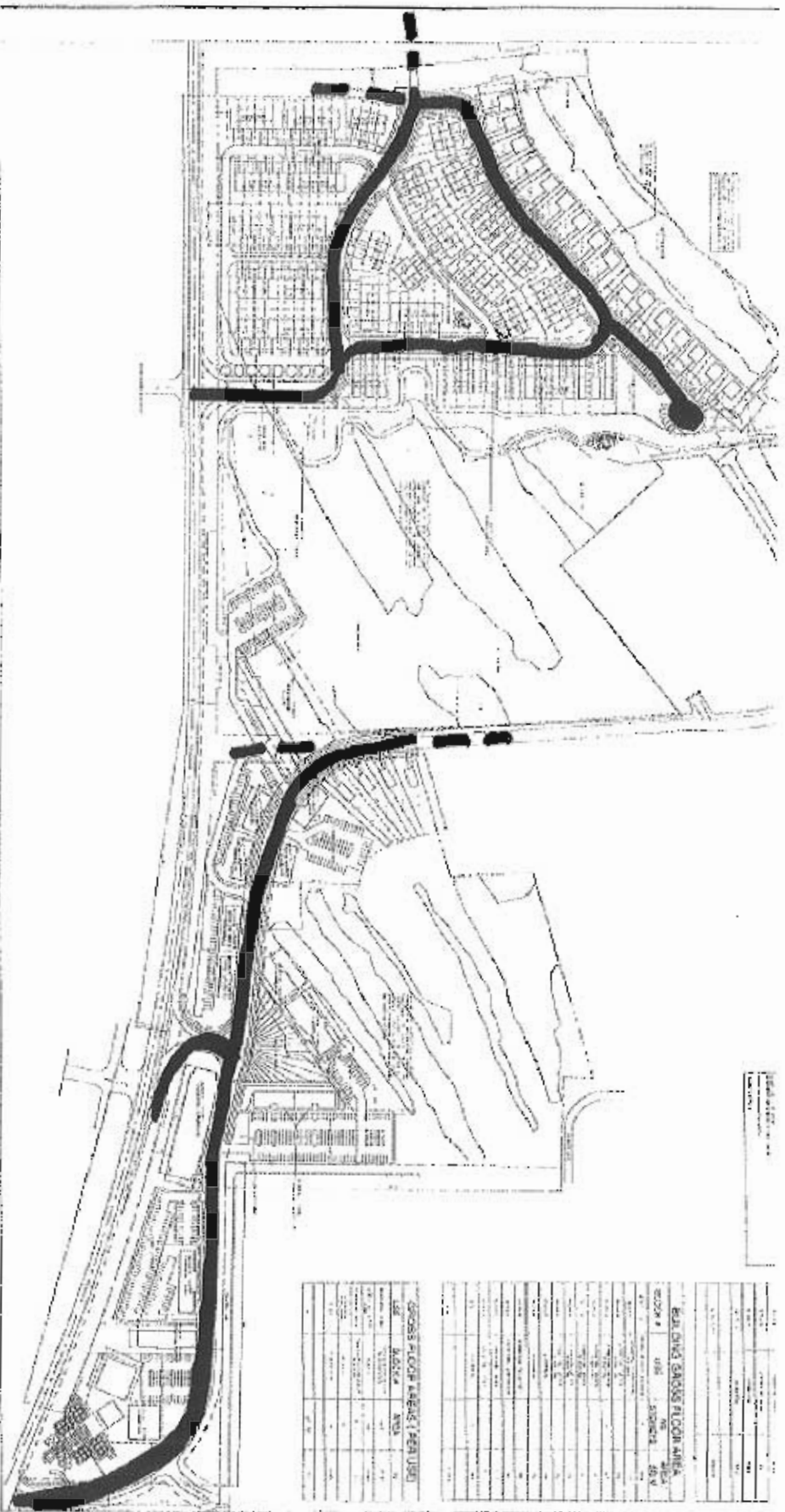


Internal Road Network

- In keeping with the PPS, public right-of-ways that encourage pedestrian and other forms of transportation will be required
- A public road network which provides access to the shorefront lands is required
- Connectivity between the East and West Sub-areas is desirable however, given environmental constraints (PSW, buffers, corridors), connectivity between the East and West Sub-areas is severely constrained.
- Connection may take the form of a multi-use trail.



4. Internal Road Network

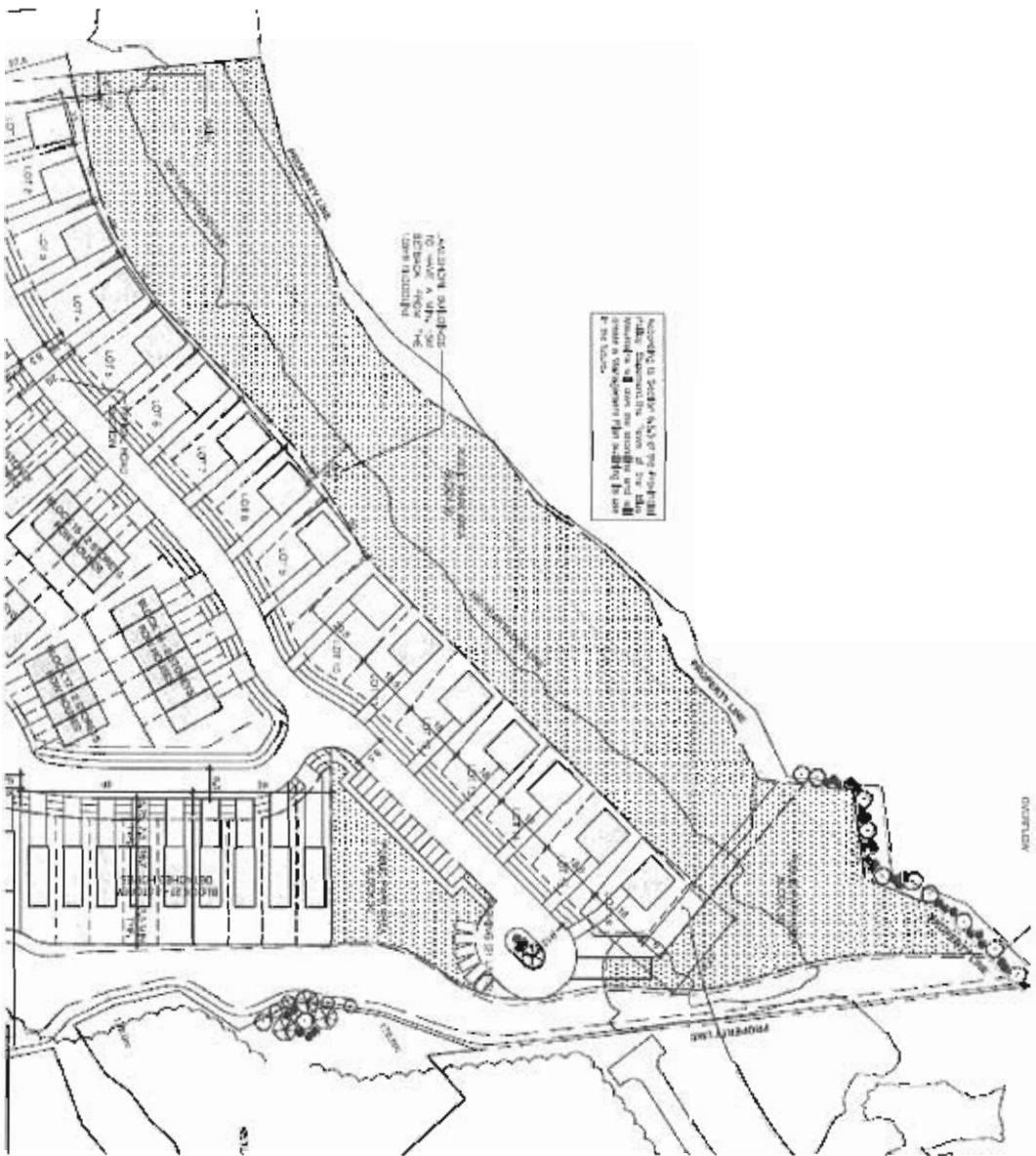




4. Public Park

- Due to environmental constraints, much of the shorefront will be passive in nature (demarcated trail/boardwalk system).
- Programming of the shorefront will be determined by way of a Parks Management Plan
- A public park contiguous to the shorefront will be required.

West Sub-Area Public Park & Shorefront Dedication





Issues/concerns raised by the public/stakeholders:

- **Protection of the environment (PSW, buffers, corridors, hazard areas, etc.)**
- **Species at risk/endangered species**
- **Conflict between public shorefront use and Plan 529 Beach/walkway**
- **Blue Mountain Drive intersection closure**
- **Blue Mountain Drive drainage issues**
- **Long Point Road re-alignment**
- **Servicing (water)**
- **Road connectivity between east and west sub-areas**
- **Proposed commercial permissions (banks)**



Draft OPA/ZBLA for Council's consideration:

- **PSW per County OPA 80**
- **Resolve PSW area to west of proposed northerly extension of Hope Street with County/MNR**
- **PSW buffers proposed at min. 10.0 metres**
- **Ensure wildlife corridor from Central Sub-area to Shoreline**
- **Incorporate hazard areas per GSCA recommendations**
- **Entrench requirement for further study re endangered species (e.g. wood frog, Blanding's turtle) in OPA (Condition of Draft Approval)**



Draft OPA/ZBLA for Council's consideration (cont'd):

- **Westerly 6.0 metre walkway block to be relocated easterly**
- **OPA to reference detailed design to mitigate conflict between public and private shoreline areas**
- **Park Management Plan reference in OPA re use, programming, etc.**
- **OPA will not speak to a connection between the East and West Sub-areas.**



Draft OPA/ZBLA for Council's consideration (cont'd):

- **9,000 m² of commercial**
- **2,000 m² prior to a Commercial Market Analysis**
- **Banks to be permitted with a maximum GFA of 600 m²**
- **Permit a 3 storey mixed-use building in the East Sub-area (n/w corner of Hope & 26).**



Draft OPA/ZBLA for Council's consideration (cont'd):

- **East Sub-area: Max 60 units in mixed-use and Max 4 lots**
- **Central Sub-area: Max 1 lot**
- **West Sub-area: Max 149 units (2 storeys except mixed-use)**
- **Proposed institutional building to be generally limited to 4 storeys, 13.0 metres, with 5th storey permissible subject to visual analysis and urban design satisfactory to Council (maximum 6,400 m²)**