Harbour West Concerned Residents

May 27, 2019
Our Objective

• To participate with the Town of Blue Mountains to appropriately develop Abbott’s Residence/ Development 55 in a manner that contributes to and aligns with the Town of Blue Mountain's Official and Strategic Plan
• We seek to be part of the solution ensuring the growing Town of Thornbury supports and emphasizes the Town’s unique character and appropriate development
Our Concerns

• Negative impact of the proposed development of Abbott property (2.7 acres) with an additional 1.7 acres of Unopened Road Allowances between Victoria St and Bay St
  – Reasonable development with character of the neighbourhood
  – ‘Cottage Road’ feel attracting visitors - four season cedar canopy
  – Does not reflect values of requirements in Section B3.1.5.2 Infill Development of Official Plan
Loss of All Remaining Tree Canopy & Wildlife

• 1.7 acre cedar woodlot on unopened road allowance
• Risk to trees on south side of Lakeshore Drive
• Drainage
• Climate crisis
Harbour Plan

• One way street
• Bayside Condo
• Appearance
• Tourism, healthy lifestyles
Environmental Concerns

• Historical gravel pit and dump
• Lack of environmental assessments
Density, Setbacks, Frontages

• According to Official Plan (p. 12) not intending to intensify and increase density to Thornbury/Clarksburg Settlement Area

• Requested required density report from Planning Department
  – Add 6-8 full time residents through intensification

• Not according to Official Plan Schedule B, including setbacks, frontages, shadow, lighting, traffic etc.
Next Steps and Summary

• Continued consultation with neighbourhood
• Tree inventory and preservation study
• Impact on drainage/ flooding/storm surge
• Environmental study