



April 9, 2021

Mr. Trevor Houghton, MCIP RPP
Manager, Planning Services
Town of The Blue Mountains,
Mill St, Thornbury, ON

Dear Mr. Houghton,

**RE: Manorwood Thornbury
Huron-Elgin Street
Site Plan Application**

Your records will show that a proposal for site plan approval for townhomes on the subject lands was held November 5, 2020.

In support of the application, please find attached:

1. Completed Application Form
2. FSR and Engineering Plans – Tatham
3. Site Plan –
4. Architectural Plan
5. Preconsult Comments Matrix

By way of background, the current land use permissions on the subject lands are the result of previous applications for amendments to the Official Plan and Zoning By-law. These historic permissions were carried forward in the 2016 Official Plan and the 2018 Zoning By-law.

The lands are zoned to permit up to 45 townhouse type dwelling units. The existing zoning provisions are summarized below.



		or 9.0 metres.
75	R2-75	For these a maximum of 45 townhouse dwelling units are permitted. The following provisions shall apply: • The minimum front yard setback shall be 41.4 metres; • The minimum exterior side yard setback shall be 4.4 metres; • The minimum interior side yard setback shall be 4.1 metres; and, • The minimum rear yard setback shall be 7.7 metres.

Table 6.2.2 – Zone Standards for the R2 and R3 Zones (Part B)

Zone Standard	Semi-detached Dwelling	Duplex & Triplex Dwellings (2)	Multiple Dwelling (1) (2)	Apartment Dwelling (1)(2)	Rowhouse Dwelling (1)	Townhouse Dwelling (1)
Minimum lot area (m ²)	350.0	500.0	600.0	600	190	650
Minimum lot frontage (m)	9.0	16.5	20.0	20.0	6.0	18.0
Minimum front yard (m)	6.0	7.5	7.5	7.5	6.0	7.5
Minimum exterior side yard (m)	3.0	4.0	7.5	7.5	4.0	7.5
Minimum interior side yard (m)	1.2 (3)	2.4	2.4	2.4	1.2	4.5
Minimum rear yard (m)	6.0	7.5	7.5	7.5	7.5	
Maximum height (m)	9.5	9.5	11.0	11.0	11.0	11.0
Maximum height (storeys)	2.5	2.5(5)	3	3	3	3

The proposed seek site plan approval for 42 Townhouse type dwelling units having access from Elgin Street. The aforementioned previous planning approvals included public meetings. Key concerns of the immediate neighbours included access onto Huron Street. A key feature of internalizing access eliminates traffic on to Huron Street and, assists in retaining a viable Georgian Trail connection along portions of Elgin and Huron (as noted, existing trail). The Site Plan also allows for three primary unit designs, assisting in diversifying an internal streetscape.

The proposal includes provisions for two parking spaces per unit in addition to 15 visitor parking spaces located at the east and west ends of the plan area.



Site statistics are provided below.

With regards to the TBM Community Design Guidelines, it appears the primary guidance is included in Section 4, Greenfield Design, specifically, subsection 4.5.2. In that regard, the subject application is consistent with directions provided key elements b), c), d), g), k), l) and m) without conflicting with relevant zoning provisions (such as minimum setbacks).

SITE STATISTICS

1. ZONING :	R2-75-h7	
2. SITE AREA :	13,444.44 SM	(1.34 HA) (3.32 ACRES)
3. TOTAL NUMBER OF UNITS :		
TYPE A:	6.0M X 32.3M =	7 UNITS
TYPE A (END):	7.73M X 32.3M =	4 UNITS
TYPE B:	6.0M X 27.71M =	3 UNIT
TYPE B (END):	7.73M X 27.71M =	2 UNIT
TYPE C:	6.0M X 30.8M =	18 UNIT
TYPE C (END):	7.73M X 30.8M =	8 UNIT
TOTAL NUMBER OF UNITS:	42 (7 BLOCKS)	
4. DENSITY :		
42 UNITS / 1.34 ha:	31.34 UNITS PER HECTARE	
42 UNITS / 3.32 Acres:	12.65 UNITS PER ACRE	
5. LOT COVERAGE :		
PROPOSED LOT COVERAGE:	32.15%	
TYPE A:	103.20 SM (1,111 SF) X 7 =	722.40 SM (7,777 SF)
TYPE A (END):	105.78 SM (1,139 SF) X 4 =	423.12 SM (4,556 SF)
TYPE B:	93.65 SM (1,008 SF) X 3 =	280.95 SM (3,024 SF)
TYPE B (END):	95.99 SM (1,033 SF) X 2 =	191.98 SM (2,066 SF)
TYPE C:	103.20 SM (1,111 SF) X 18 =	1,857.60 SM (19,998 SF)
TYPE C (END):	105.78 SM (1,139 SF) X 8 =	846.24 SM (9,112 SF)
TOTAL COVERAGE:	4,322.29 SM (46,533 SF)	
6. GROSS FLOOR AREA :		
TYPE A:	185.34 SM (1,995 SF) X 7 =	1,297.38 SM (13,965 SF)
TYPE A (END):	190.45 SM (2,050 SF) X 4 =	761.80 SM (8,200 SF)
TYPE B:	166.3 SM (1,790 SF) X 3 =	498.9 SM (5,370 SF)
TYPE B (END):	170.98 SM (1,840 SF) X 2 =	341.96 SM (3,680 SF)
TYPE C:	185.34 SM (1,995 SF) X 18 =	3,336.12 SM (35,910 SF)
TYPE C (END):	190.45 SM (2,050 SF) X 8 =	1,523.6 SM (16,400 SF)
TOTAL COVERAGE:	7,759.76 SM (83,525 SF)	
7. PARKING :		
RESIDENT PARKING PROVIDED:	= 84 SPACES	
VISITOR PARKING:		
REQUIRED	= 11 SPACES (0.25 / UNIT)	
PROVIDED	= 15 SPACES (0.35 / UNIT)	
TOTAL PARKING PROVIDED:	84 + 15	= 99 SPACES

We look forward to your review of the materials provided and are available at your convenience to provide clarification or additional information to assist in processing.

Yours Truly,



Travis & Associates
Colin Travis, MCIP RPP

Cc: Carlos Lopez
Paul Mundell
Kevin Sansom