

April 26, 2020

To: Town of Blue Mountain Council and Staff
From: Rod McPhail, President, Appleridge Condominium, GCC#10,
Re: "Towns of Thornbury" Site Plan and Landscape Plan Applications and staff update report PDS.20.31

The following are comments from the owners at Appleridge Condominiums located at 56 Victoria St. South, Thornbury regarding the above referenced Site Plan and Landscape Plan for the Towns of Thornbury proposed development.

The staff update report PDS.20.31 was circulated by our management company to all 24 owners at Appleridge. The owners were asked to send any comments or concerns they have regarding the proposed development of 23 townhouse units on the west side of Beaver St, across the street from Appleridge, back to our condominium board President Rod McPhail, so all our comments could be consolidated in Appleridge's submission.

This submission is on behalf of all Appleridge owners.

Background

The owners at Appleridge are very familiar with the proposed development and have discussed the subject development at our Annual General Meetings held in June 2018 and June 2019. I am sure that the development will be on our agenda again this year.

Many Appleridge owners attended the Town Council meeting held in 2018 regarding the Zoning By-law application by the Towns of Thornbury. We were generally in support of the application to rezone the land to permit 23 residential townhouse units. We did have a number of issues and concerns regarding details of the proposed development however, they were more relevant to subsequent site plan and landscape plan matters that are now the subject of the most recent applications. Rod McPhail, President at Appleridge, presented our interests to Town Council when it dealt with the zoning by-law. In 2018, there was also a Plan of Subdivision application that we objected to because it would have created freehold townhouses that, in our opinion and one that Council agreed with, the development should operate by way of a Standard Condominium the same as all other similar developments in Thornbury, including Appleridge.

Appleridge Comments Regarding the Site Plan Application file # P2784

There are a few details that we have been informed of that are important to Appleridge, as an immediate neighbouring property. These are as follows:

The following is our understanding as described to us by the Town Planner and the Developer:

- The development, consisting of 23 units, will be organized and regulated by way of a Standard Condominium and will not be a freehold development.
- Town staff will not be holding a public consultation meeting for the Site Plan, Landscape Plan and Servicing Plan.
- Garbage and Recycling will be the responsibility of each owner to put out their own garbage and recycling at the curb in front of their unit for collection.
- There will be no roof top terraces above the third floor.
- There are no basements in the proposed units.
- Town staff has required the proposed development road to connect to Beaver Street for 24/7 service. It was the developers plan to only use the connection to Beaver St. for emergency purposes and for garbage and recycling pickup, as shown to Town Council during the Zoning By-law application stage.
- The developer had planned to provide access to all 23 townhouses on the site by way of a level driveway to Lansdowne St.
- Town staff proposed the road connection to Beaver St. by way of a downhill road at a 6% grade.
- No pedestrian sidewalk is planned for the west side of Beaver St. to facilitate safe pedestrian movement.
- Louisa St. between Beaver St. and Lansdowne St. (south of Foodland) will remain in the current state of disrepair.
- We are not clear on the future state/condition of Beaver St. road surface. We have asked Town staff for clarification but have not heard back from staff in time for these comments. We are also not clear on the future condition of Louisa St. between Beaver St. and Victoria St. after it is ripped up to provide surfacing (sewers) to the proposed development.

Appleridge Comments and Recommended Changes to the Site Plan and Landscape Plan

- **Beaver St. Road Connection.** Appleridge does not support the proposed development road connection to Beaver St. The road connection is not required from a capacity perspective. Appleridge has 24 townhouse units and one road connection to Victoria St. South. Our development works very well with one access. The proposed development of 23 units would also work very well with one access to Lansdowne St. The proposed connection to Lansdowne St. is a safe level connection while the connection proposed by staff to Beaver St. is on a 6% downhill grade, not good in our climate.
- **Snow Collection Area.** The Site Plan shows no detail, other than dimensions, concerning the snow collection area that goes from the east wall of units 16 & 17 to the property line on Beaver St. **This area is on a downhill slope to the existing ditch on Beaver St. If this area is to be used for snow storage then it should be as close to level as possible and allow for trucks with ploughs and garbage trucks to turn around and head back out to Lansdowne St. This can not be about just “push the snow into the Town ditch”.**

There is a transformer vault shown on the north snow collection area.

This transformer will be in the way of snow ploughs pushing snow to the snow collection area. **This transformer vault must be relocated, possibly between the driveways of units 10 & 11.**

- It is unlikely that the snow storage area, illustrated on the site plan, will be a sufficient size to store snow from the driveways, roadway and visitor parking area in the development. **The development should also have a snow storage area on the Lansdowne St. frontage.**
- **Stormwater Management (Storage Tank), Green Space and Parking.** This element is shown on the Site Plan and Landscape Plan. Appleridge has had a lot of bad experiences with underground water in this part of Thornbury.
- **We need to understand the engineered solutions for the proposed development to ensure that the development does not exacerbate the existing underground water conditions at Appleridge.**
It is not clear what Parking means on this area of the plan. **We do not support vehicle parking in this area as shown.**

- **Pedestrian Sidewalk.** A sidewalk should be constructed on the west side of Beaver St., in conjunction with the proposed development, including north of Louisa St. to the entrance to Foodland, for pedestrian safety.

Appleridge Comments on Landscape Plan (LP 1)

- **When the development is completed, Appleridge will look at the blank east wall of units 16 & 17(drawing A 207), snow storage, a proposed road and a stormwater storage tank area.** Four small deciduous trees, as shown on the landscape plan, are insufficient to screen the west side of the development. Instead of the 4 small 50mm (2 inch) trunk 2 Honey Locust and 2 Hackberry deciduous trees **we recommend 12 substantial (greater than 200mm) white pine coniferous trees be planted along the Beaver St. property line.** The white pines will give better year-round screening.
- **A large number of existing trees will be removed from the site to make way for a Stormwater Management Tank and development.** These trees should be replaced on site or existing trees moved to another location on site if possible.

Other Matters of Importance to Appleridge

Many owners had comments regarding traffic and road conditions that go beyond the site plan but are important to residents in Appleridge and those living in the west end of Thornbury. Traffic has increased in this part of Town since Foodland and the LCBO opened. The resultant traffic operations are of concern to the owners.

- **Beaver Street.** The existing road is in terrible condition between Louisa St. and just north of Alice St. The Town attempts to fill the numerous potholes but the holes immediately reappear. Trucks travelling on Beaver St. bounce when they hit the potholes and the impact shakes the 8 Appleridge units that are along Beaver St. Appleridge has spent a considerable amount of money repairing cracks in our foundation walls. Trucks bouncing on potholes could be adding to, or causing, our foundation problems. **This road must be reconstructed with a proper asphalt surface in 2020.**
- **Sidewalks on Beaver St.** With the development of Far Hills, the three Ball Diamonds, skateboard park, Moreau Dog Park, Foodland, LCBO, Circle K and Tim Hortons there has been an increase in pedestrian traffic on Beaver St. **Today pedestrians, cyclists and people in motorized mobility devices**

must all travel on Beaver St. along with cars and trucks. The Towns of Thornbury development is the last developable parcel of land on Beaver St. Beaver St. must be upgraded as this is no longer a rural part of Town. **The Town should install sidewalks on one side of Beaver St. the way the Town installed a sidewalk on one side of Victoria St. South, many years ago.**

- **Louisa St.** The Town resurfaced the short section of Louisa St. between Victoria St. South and Beaver St. last Fall. Sewers for the new development come from Victoria St. under Louisa St. and south on Beaver St. **Louisa St. must be rebuilt to the same quality as it is today, following the installation of sewers. A sidewalk should also be added to the north side of Louisa St.**

The Town must make a decision regarding the future of Louisa St. between Beaver St. and Lansdowne St. This section of Louisa St. is not maintained during the winter months and the road surface is in bad shape and in need of replacement. The Town should decide if this section of Louisa St. is for pedestrian and bicyclists only.

- **Traffic Operations and Transportation Planning Study.** The Town has mentioned conducting a transportation study for the west end of Thornbury for several years. Appleridge would encourage the Town to get on with this transportation study and we would recommend that a resident/business working committee be formed to work with the Town as the study is conducted. **The above road reconstruction of Beaver St. can not wait until the end of a transportation study. It does not take a transportation study to reach the conclusion that Beaver St. needs to be reconstructed.**

The previous Town Council directed staff to bring the site plan back to Council, instead of leaving the site plan to staff to deal with directly. This direction resulted when a neighbour and Town residents appeared at Council with concerns about the Zoning Bylaw, and draft site plan, for this site.

The owners at Appleridge had hoped to attend the Town Council meeting when Council deals with all aspects of the Towns of Thornbury development. We had also hoped to make a deputation to Town Council

with our ideas how the site plan and landscape plans could be improved (as noted in this submission), but Covid 19 has made that impossible.

We look forward to having new neighbours across Beaver St. and we would like Town Council to adopt our recommended changes to improve the Towns of Thornbury development. We also request that you address the traffic and pedestrian operational concerns, noted in this report.

Stay Healthy and Safe.

Yours truly,

Rod McPhail
President,
Appleridge Condominium
GCC#10
(on behalf of the Appleridge Owners)