



5, October, 2018

To: **The Blue Mountains Council**
32 Mill Street, Council Chambers
Thornbury, ON, N0H 2P0

Project: **Towns of Thornbury – 23 Unit Townhouse Development**
Part of Park Lot 10, RP 16R-1213
Geographic Town of Thornbury, Town of The Blue Mountains

Agenda No.: **G.1**

By-law No.: **2018-54**

Re: **Zoning By-law Amendment – Towns of Thornbury**

Dear Chair McKean and Members of Council,

After the Committee of the Whole meeting on October 1st, 2018 my client and I reached out to the neighbouring property owners to set a meeting to further discuss their concerns with our proposal. A meeting was tentatively scheduled for Thursday, October 4th at 6:00 pm but was ultimately cancelled as all parties could not attend.

Notwithstanding the above, my client had a phone conversation with [REDACTED], who I understand to be the property owner of 35 Lansdowne Street South. As relayed to me by my client, he assured to [REDACTED] that a 1.8 metre tall wood privacy fence would be constructed along the entire length of the property lines abutting 35 Lansdowne Street South and 52 Beaver Street South. Additionally, matured trees will be planted adjacent to the privacy fence to provide a natural buffer and further ensure the privacy of abutting properties.

Furthermore, my client also reassured [REDACTED] that any terrace spaces located on the roof of the proposed buildings would only face north-east towards Nottawasaga Bay and would not overlook into the backyards of 35 Lansdowne Street South, 52 Beaver Street South or the Appleridge Condominiums. If terraces are ultimately proposed for the units abutting Lansdowne or Beaver Street's they will properly screened to ensure privacy. Additionally, all building renderings and any roof projections will be revised to conform to the site-specific by-law before your consideration.

The location of the proposed access to the site was also brought up and [REDACTED] suggested that Louisa Street would be a better access point. Our geotechnical consultant, GeoPro Consulting, and our civil engineer, C.C. Tatham assessed the possibility of the entrance from this frontage but determined it was not feasible due to the steep slope vehicles and pedestrian would need to traverse.

Additionally, that particular portion of Louisa Street is not maintained during the winter which hampers free movement in and out of the site. As such it is our opinion that site access from Louisa Street is not possible.

Furthermore, my client intends to provide a key-fob controlled gate at the main entrance on Lansdowne Street and a gate at the emergency access on Beaver Street, which is to be only used by the Fire Department and the waste disposal company. Doing so will prevent vehicles from attempting to cut across the site and ensure that undesirable activity will not take place on site, thereby increasing the safety for existing and future residents.

Finally, my client has extended the offer to continue to work with [REDACTED], the Appleridge Condominium Board and all other interested adjacent property owners through the entirety of the Site Plan Approval stage to further refine the proposal so that the landscape design are acceptable to all parties and of the highest quality.

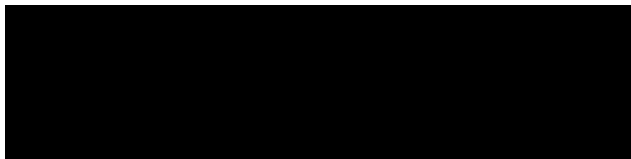
My client and I have reviewed the revised draft Zoning By-law Amendment and have no objection to the conditions imposed through the Hold symbol as they relate to the Town granting Site Plan Approval and execution of a Site Plan Agreement. Furthermore, our civil engineer, C.C. Tatham has provided written confirmation that extending the water and sanitary services to the site should be a straight-forward exercise; please refer to his letter dated October 5, 2018.

We look forward to continue to work with the neighbouring property owners and staff to produce a development that everybody can be proud of. As such I ask that you ratify the Committee of the Whole decision and permit the rezoning of the subject lands from Development (D) to Residential Multiple Exception (RM!-56-h) to permit the development of 23 townhouse dwelling units.

Thank you for your time.

Regards,

Roman Tsap



Urban Planner, BURPI
KFA Architects and Planners



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October 5, 2018

via e-mail ([REDACTED])
CCTA File 117258

Nick Sampogna
2521311 Ontario Inc.
[REDACTED]

**Re: 10 Louisa Street, Town of The Blue Mountains
External Servicing – Louisa Street and Beaver Street**

Dear Nick:

We have reviewed the external servicing requirements for 10 Louisa Street and as per the preliminary design provided in our Functional Servicing Report dated January 2018, the development can be serviced by extending the existing 150 mm diameter watermain and 200 mm diameter sanitary sewer from the intersection of Victoria Street South and Louisa Street along Louisa Street and Beaver Street South to the development access road. Stormwater from the development would be conveyed along Beaver Street South at Louisa Street and directed to the north as per current conditions.

If you have any questions or require additional information, please contact us.

Yours truly,
C.C. Tatham & Associates Ltd.
[REDACTED]

Michael Buske, C.E.T.
Project Manager
MAB:rlh

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