

Purpose

- To introduce Town of The Blue Mountains Council to an upcoming development proposal located in Thornbury at the south east corner of Lansdowne Street and the Unopened Bay Street Road Allowance.

Consulting Team



Location of Subject Lands



Policy & Direction

- Official Plan designates the lands Residential.
- Option 1 – Proposal for 22 semi-detached on Bay Street ROW with option for coach houses.
- All development proposed to have frontage on Bay Street Road Allowance.
- Proposed varied Road Allowance to incorporate Landscaping, Drainage and Boulevard.

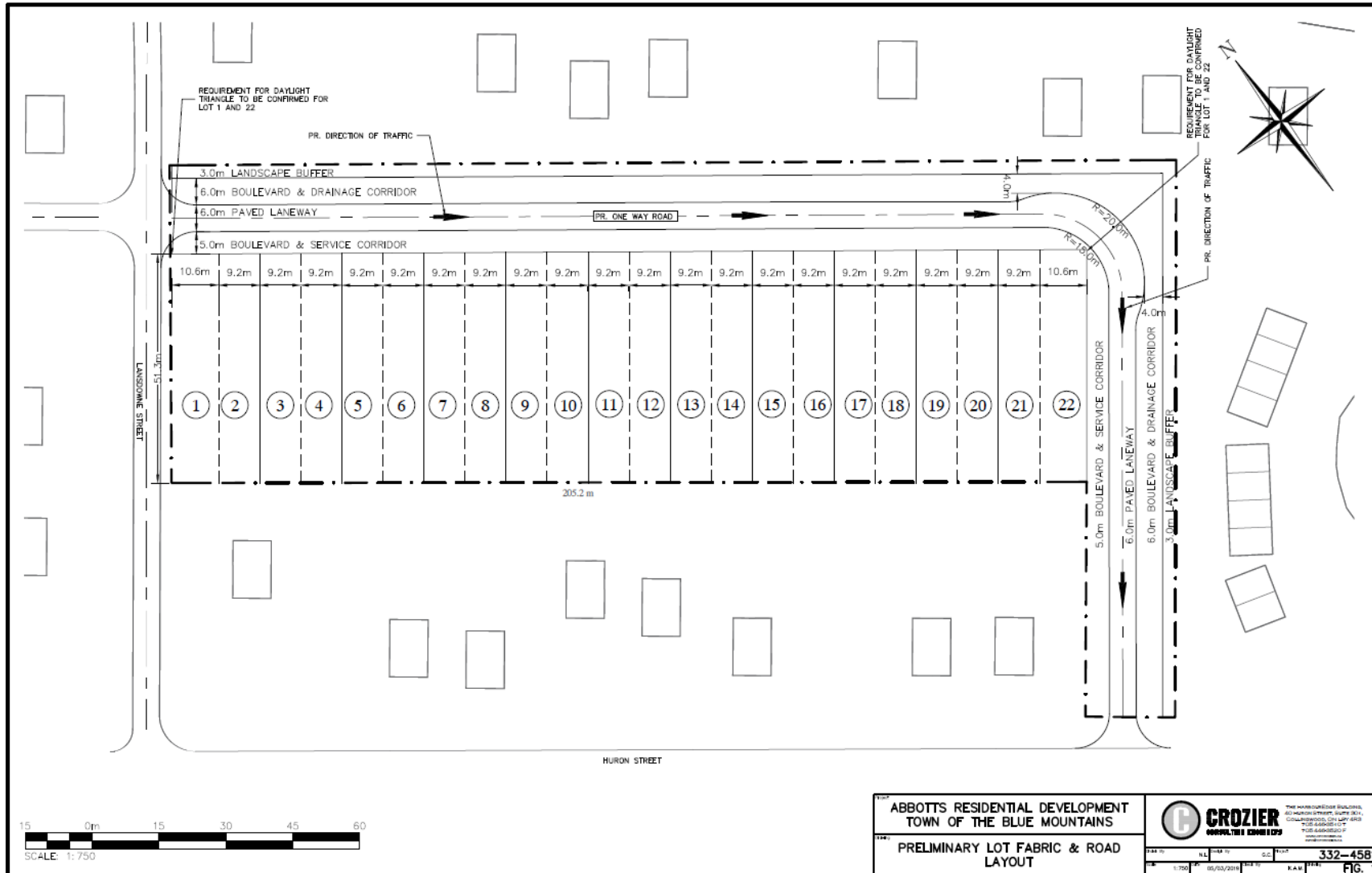
Official Plan

- Lands are designated Residential

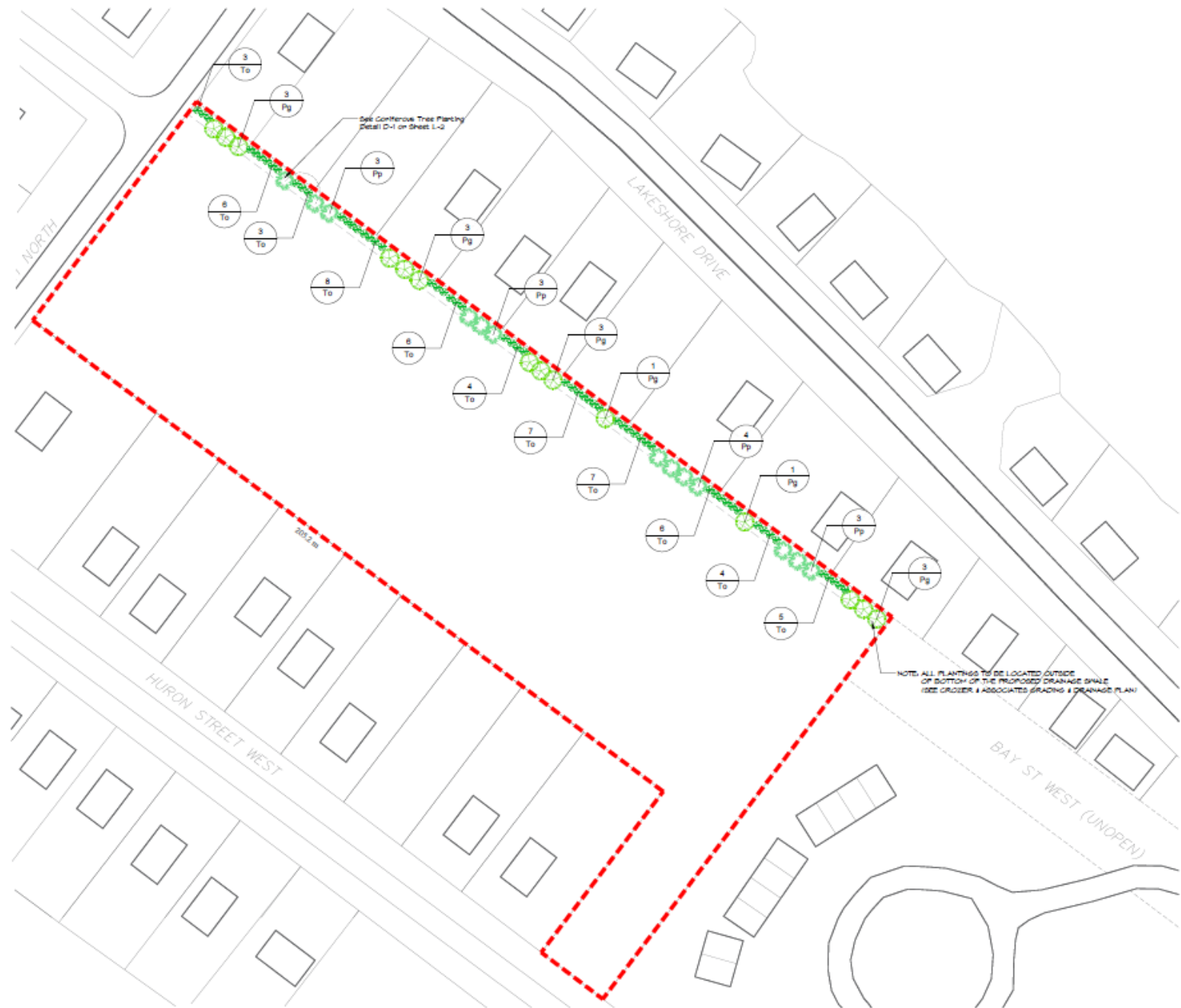


Option 1 – Concept Plan

Proposed 22 semi-detached residential units

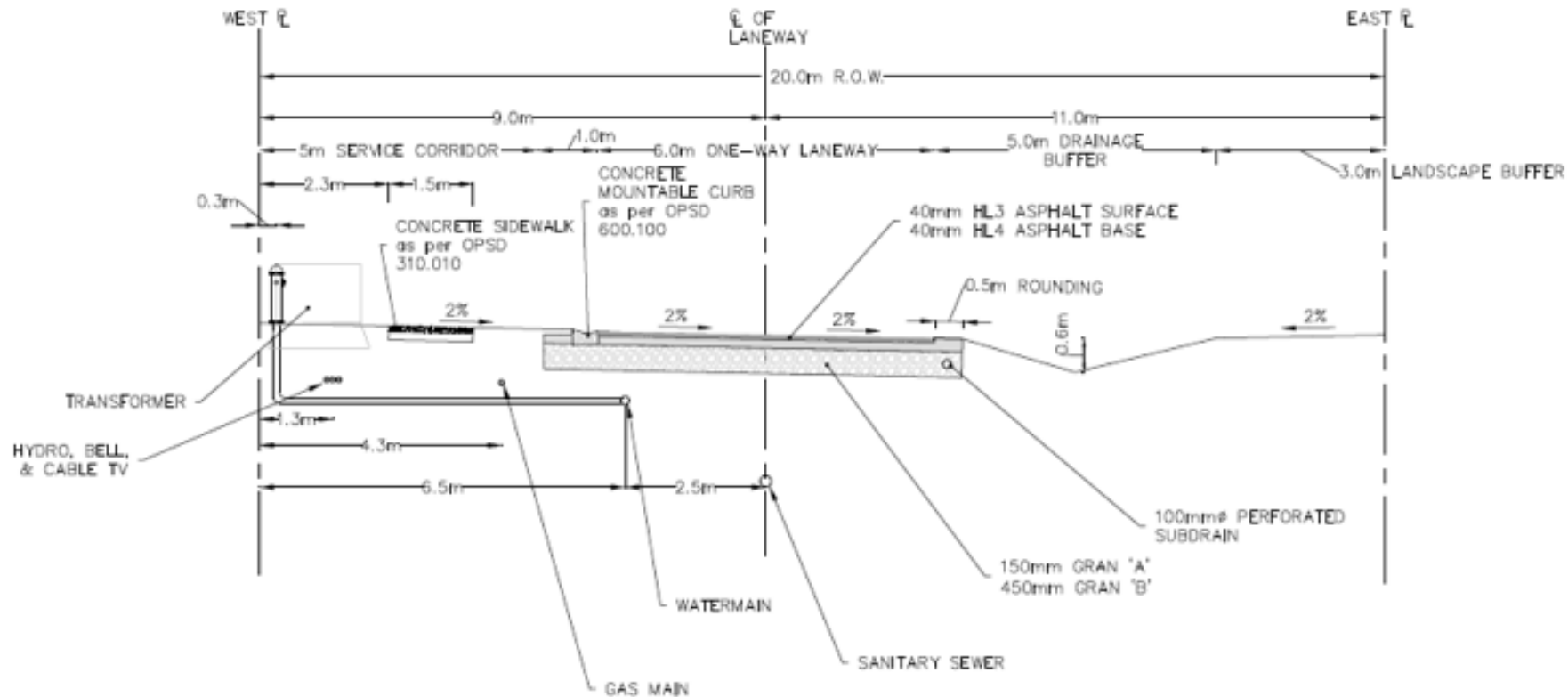


Landscape Buffer



Proposed Varied Road Section

- 3 m – Landscaped Buffer
- 5 m – Drainage Buffer
- 6 m – One Way Laneway and 1 m curb
- 5 m – Service Corridor including Sidewalk



Community Benefits

- Supports Official Plan policies providing a range of housing units.
- Development will be semi-detached with option for coach houses on certain lots. This will be pre-planned and included in the planning submission.
- This development will have frontage onto Bay Street which is proposed to be opened with a varied ROW.
- The Bay Street ROW will include a Landscape Buffer to Lakeshore Drive lots, Drainage Block to convey stormwater and correct existing drainage issues and to create a boulevard and sidewalk.
- The plan will be flexible but planned.

Pre-consultation and Next Steps

- A Formal Pre-Consultation was completed with Staff – March, 2019
- Update to Committee of the Whole – May, 2019
- Preparation of Formal Submission for Draft Plan of Subdivision and Zoning By-law Amendment
- Statutory Public Meeting – Date to be set
- Approvals and Moving forward to Construction