




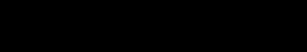
Deputation to Council

October 28, 2019

Regarding, Agenda Item B.13.4

Cottages of Lora Bay – Hold Removal



Stewart Elkins – 

With the support of the GVLCC 80 Board of Directors



The reasons we are here.

- ▶ There are outstanding Phase 3 commitments, from both the TBM and the developer, that have not been fulfilled. And we believe that these commitments should be fulfilled prior to proceeding with Phase 4.
- ▶ There are deficiencies outstanding on the Phase 3 development that should be completed. Or that hard completion dates be established and agreed to by all parties, prior to proceeding with Phase 4.
- ▶ There are real concerns regarding construction traffic access to the Phase 4 site and Phases beyond Phase 4.
- ▶ We are NOT here to oppose the Phase 4 development. Only that the outstanding Phase 3 issues be addressed satisfactorily, prior to Phase 4 proceeding.

Unfulfilled Commitment: Development Agreement amendment - Recreation Centre Lands

An agreement was reached that these lands be permanently registered Recreational or Parkland and that the development agreement reflect such.

TBM and the Developers commitment to amend the agreement has not be completed.

Committee of the Whole
PDS.17.62 Revised

August 21, 2017
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There are several reasons for the request to amend the existing Draft Plan including the ability to adjust the lot lines to eliminate oddly configured and undersized lots that did not support the "Cottages" single detached dwelling product. As well, the current draft plan shows 6.0 m roadway right-of-way widths where a minimum 7.5 m road width is required. Previous phases consist of 7.5 m roadway width, including curb and gutter. The road widths and radiuses shown on the subject lands within the current draft plan do not meet OBC requirements or widths necessary for servicing and fire route. In addition, the necessary blocks for servicing and stormwater management were not shown on the original draft plan.

As noted later in this report, a Public Meeting was held on April 24, 2017 to allow public and agency input into the proposal. The proposal originally included a request to rezone the existing recreation centre from Private Recreational to Residential to allow for future residential development when the recreation centre was no longer required. However, that amendment request has now been removed from the proposal given concerns voiced at the public meeting.

In addition, the development group has indicated that it does not intend to redevelop the recreation centre and has agreed to provide wording supporting this position that can be registered on title. This provision will be included as an action item in the development agreement between the development group and the Town.

Unfulfilled Commitment: Cottages Traffic Circle Crosswalks

Safety issue. Not completed and no firm date established for completion.

B.4
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REID'S HERITAGE HOMES

June 6, 2017

The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

Dear Mr. Mayor and Members of Council:

**RE: Cottages at Lora Bay/Keepers Cove, Town of The Blue Mountains
Part of Lot 39, Concession 12, Part of Lots 1 & 3, Plan 1032
42-CMD-2006-11
Zoning By-Law Amendment Application
Redline Revision Application**

Further to our recent public meeting held on April 24th, 2017, comments received from neighbours and discussions with staff at The Town of The Blue Mountains and Grey County, we would like to update you on our plans to move forward with the applications and to address the concerns raised by the residents.

At this time we will be proceeding with the road and lot layout submitted as part of our redline revision application to the County. We have decided to withdraw our request to rezone the recreational lands.

Below is a chart that outlines/addresses the questions posed at the Public Meeting and in correspondence to the Town and County.

Density	<ul style="list-style-type: none">OP permits 212 unitsCurrently approved for 198 unitsRedline to reduce density to 194 units
Traffic Circle <i>Why do we need concerns on pedestrians</i>	<ul style="list-style-type: none">Accepted as an appropriate traffic calming tool especially effective on a looped internal residential streetTo address existing residents' concerns the pedestrian crossings on either side of the traffic circle will be enhanced with textured and coloured crosswalks

Deficiency:

Traffic Circle – Signage oversized and inappropriately placed (not within the circle)

New signage is not installed and no firm date has been established for completion.
Potential safety issue. Signage possibly not in compliance with HTA.

Lora Bay Circle Signage



Cottages Circle Signage



Deficiency:

Traffic Circle - Centre Island Improvements.

Improvements have not been completed and a firm completion date has not been established

Lora Bay Traffic Circle



Cottages Traffic Circle





Construction Traffic Access to Phase 4 Site.

- To our knowledge, an acceptable construction access road to the site has not been established.
- Beacon Drive, Anchor's Way and Dory Row are not feasible as they are residential. Requested "No Construction Access Signs" on both ends of Anchor's Way have not been posted.
- Access behind Dory Row is not feasible due to dust and noise issues.
- Speed limit signs on the 39th sideroad have not been posted. Steep grade and the gravel surface can be dangerous to vehicles and pedestrians.

Our Request

We request that Council direct TBM staff to ensure that, prior to approval of the Phase 4 development agreement:

- The noted outstanding commitments are fulfilled.
 - Recreational lands
 - Crosswalks
- The noted deficiencies are resolved satisfactorily.
 - Signage
 - Traffic circle centre ring improvements
- The noted access road concerns are addressed satisfactorily.