May 19, 2020

To: Members of the Council

Project: Towns of Thornbury (2521311 Ontario Inc.)
Part of Park Lot 10, Registered Plan 16R-1213
Thornbury, ON

Re: Site Plan Application (File Number P2784)

Dear Members of the Council,

We are currently in for Site Plan Application approval for the aforementioned site.

The subject property is irregularly shaped parcel, bounded by Louisa Street West to the northeast, Lansdowne Street to the northwest and Beaver Street South to the southeast.

The subject property is legally known as Part of Park Lot 10, Registered Plan 16R-1213 with no municipal address assigned as of yet. The site has an area of approximately 5840 square metres (62,860 sq.ft) and features frontages of 44.67 metres on Lansdowne Street, 134.33 metres of Louisa Street and 84.81 metres on Beaver Street. Currently the property is vacant except for a number of trees on the perimeter of the property.

The proposal is for 23 unit Standard Condominium Townhouse development. Access to the site is proposed from Lansdowne Street via a private condominium road. The 23 dwelling units are proposed to be split into 3 blocks of towns, the 2 blocks of north east of the private road featuring 10 units and 6 units respectively, with a 7 unit block located at the southern portion of the site.

Each unit will feature garage and driveway parking, while additional resident parking is proposed to be located on the south side of the private condominium road, with a landscape buffer to the detached dwellings to the south west.

The required stormwater management tanks are proposed to be located in the south east corner of the property to utilize the existing grading of the property. Landscaped backyards are proposed to abut the North and South properties lines.
We have made several adjustments to the project over the duration of Site Plan Application to adhere to the Development Standards of the Town and its various departments. Apart from this, recently there were several concerns raised by the neighbours at Appleridge (adjacent property owners) most of which have been addressed through the following changes:

- We are proposing additional trees along the property line toward Beaver Street for increased screening as per the request from Appleridge neighbours.
- Additionally, responding to the Town’s and neighbour’s concern, we have made changes to the facade of unit 16 and 17 as per community design guidelines.

We have also worked with the neighbours on the south to address their concerns and it is our understanding that they are supportive of the development.

It has been a continuous process of several months to update the project design to address all the necessary requirements, development standards and neighborhood residents’ concerns. We are ready to construct as soon as possible, and given these difficult times, it is critical to get a SPA approval at this point in order for our construction finances to be secured. Hence, we kindly request you consider the approval of our application as soon as possible.

Please do not hesitate to contact me with any questions or comments at my email noted below.

Yours truly,

Nick Sampogna (Owner)
2521311 Ontario Inc

Email: nick@janikgroup.ca