



## ***Craigleith Ridge***

### ***Draft Plan of Subdivision Zoning Bylaw Amendment***

***Town of The Blue Mountains  
Council Meeting  
July 9, 2018***

# Introductions

Karl Gagesch

Senior Vice President Development,  
Parkbridge Lifestyle Communities Inc.

Robert Voigt *MCIP RPP*

Director of Planning,  
Parkbridge Lifestyle Communities Inc.

Andrew Pascuzzo *MCIP RPP*

Pascuzzo Planning Inc.

# Parkbridge Advantages

- ✓ Greater access to the home ownership market
- ✓ Attainable Housing with a significantly lower initial investment
- ✓ Access to neighbourhood amenities & programming
- ✓ Community commons and infrastructure maintained
- ✓ Healthy & active lifestyle community design

# Parkbridge Advantages

- ✓ Increased municipal tax revenue
- ✓ Reduced burden on municipal services
- ✓ Neighbourhoods that support cultural services & social cohesion

We are going to take a few minutes to list a number of “concerns” that have been raised, and the factual information relating to each of them.

Robert Voigt *MCIP RPP*  
Director of Planning,  
Parkbridge Lifestyle Communities Inc.

*“The project is moving too quickly”.*

## Facts

To get to today’s decision has taken 3+ years.

- 1 ½ yrs of site engineering & analysis
- Consultation with Town staff beginning in 2015.
- Applications submitted in 2016.

Staff are recommending approval of the Draft Plan and ZBLA, knowing that further refined engineering and technical work is part of the following phases.

*“More outreach is needed”*

## Facts

Parkbridge has conducted 4 public meetings:

- 2 informal open houses (voluntarily)
- 2 public meetings



*“More work with outside agencies is needed”*

## Facts

Over the past 3 years Parkbridge has engaged with each of the agencies and major stakeholders, including:

- Saugeen Ojibway Nation
- Blue Mountain Watershed Trust
- Blue Mountain Village Association
- NEC
- GSCA
- MTO
- MNRF
- County
- Town.

***“By approving the Draft Plan and Zoning Bylaw,  
building permits will be approved tomorrow”***

### **Facts**

Parkbridge still needs to satisfy all the draft plan conditions, including entering into a Subdivision Agreement, providing securities, entering into a site plan agreement, paying development charges, etc...

Note: Draft Plan Condition 2, requires Parkbridge to enter into a Subdivision Agreement and insure the engineering and technical requirements of the Town, County, NEC and GSCA including all financial obligations have been met

**“Parkbridge doesn’t want to build a great community”**

## **Facts**

Parkbridge enters into a shared equity partnership with our residents.

Because we maintain ownership of the land indefinitely, we stay as a member of the greater community and are focused on creating vibrant healthy neighbourhoods for our residents.

**“Who maintains the property?”**

## **Facts**

Parkbridge’s responsibility to our residents is to maintain all of the infrastructure including waste removal and snow plowing of the roads.

Yet Parkbridge pays full taxes to the Town.

*“There is a need for ‘missing middle’ housing”*

## Facts

The Parkbridge proposal **WILL** provide ‘missing middle’ home ownership through land lease.

The MLS 12 month average for 2018 home prices in TOBM is \$761,764 (last year \$726,000).

The projected Parkbridge homes will be **45% less** than that average (beginning difference of \$341,764).

There is **no other market-driven option**, and **NO recent history**, of any development in the community that will deliver attainable home ownership at this scale.



*“The need for ‘missing middle’  
attainable housing is critical and immediate”*

## Facts

Getting through the next steps of the development review process that follow Draft Plan Approval, could take an additional 1 ½ years.

Any delay will make this housing crisis worse.

***“Deferring a decision or refusing the applications  
is reasonable at this point”***

### **Facts**

The Proposal has clearly demonstrated and met all the requirements of the Town, County, commenting agencies, and Provincial policies to receive Draft Plan Approval.

The proposal has also gone above-and-beyond some requirements to make the development better.

The LPAT clearly requires Council to provide definitive reasoning for lack of decision or refusal.

Andrew Pascuzzo *MCIP RPP*  
Pascuzzo Planning Inc.



***“The County of Grey and Ministry of Transportation & the Traffic Report peer reviewer (Burnside) require additional information prior to approving the draft plan”***

### **Facts**

Neither the MTO nor the County object to Draft Plan Approval, as they have received fulsome and updated information to address the initial concerns.

***“Approving this development is premature until the MTO decides on what they are doing with Highway 26”***

### **Facts**

Neither the MTO nor the County object to draft plan approval.

Neither the MTO nor County consider approval of this application to be premature in relation to the long-term planning for Highway 26.

***“Parkbridge doesn’t have to pay 5% cash-in-lieu of parkland”***

### **Facts**

Parkbridge will pay the 5% cash-in-lieu of parkland to the Town based on the appraised value of the property the day before Council approves the draft plan.

Parkbridge is also responsible for protecting the large archaeological areas in perpetuity.

Parkbridge will provide a Public Trail along the Nipissing Ridge.

Parkbridge will create private trails throughout the project.

*“There isn’t enough open space”*

**Facts**

Parkbridge will provide approximate 50% open space (more than the required amount).

The entire site will have over 75% impervious / green space.

**“Increasing the watercourse buffers should reduce the density permitted on the property”**

### **Facts**

The Town of Blue Mountain Official Plan calculates density on the gross area of land designated Recreational Residential in the Town’s Official Plan.

Net density is not the method of calculating density.

Note: Draft Plan Condition 1 limits the number of units on the property to 211 units.

*“The watercourse buffers should be greater”*

### **Facts**

Parkbridge has voluntarily increased the watercourse buffers beyond the regulatory required distances at the request of the Blue Mountain Watershed Trust and GSCA.

The BMWT noted this exceptional collaboration and positive result in their deputation to Council.

***“The Stormwater Management Strategy doesn’t consider the additional development on other surrounding properties”***

### **Facts**

An updated Regional Stormwater Report was prepared by CF Crozier and submitted for review by Town engineering staff, and there are no objections to moving forward with draft plan of approval based on its findings.

Note: Draft Plan Condition 12, requires a Regional SWM Report to the satisfaction of the Town, MTO and GSCA.

*“The NEC has concerns about the visual impact of the proposal”*

## Facts

The Visual Impact Analysis (June 2018) prepared by Envision Tatham concluded that the proposed development will have a **NEUTRAL IMPACT** on views with its proposed form of development and proposed landscape enhancements.

The NEC has reviewed this recent version of the VIA and provided a preliminary acceptance of these conclusions.

Note: Draft Plan Condition 5, requires the County of Grey and the NEC to provide a clearance letter on the final Visual Impact Study prior to final approval.



*“This development won’t conform to present Housing Bylaws”*

## **Facts**

All the buildings on the property must conform to the Ontario Building Code and the Town of Blue Mountains Zoning Bylaw.

***“Site Plan Approval is not required”***

**Facts**

This approval does not supersede the standard requirements for a Site Plan Application and all the inherent engineering and technical information associated with it.

Construction Drawings will needed to be approved by Municipal Engineering Staff.

# Available for questions

Karl Gagesch  
Senior Vice President Development,  
Parkbridge Lifestyle Communities Inc.

Robert Voigt *MCIP RPP*  
Director of Planning,  
Parkbridge Lifestyle Communities Inc.

Andrew Pascuzzo *MCIP RPP*  
Pascuzzo Planning Inc.