



Hinds Brook Public Meeting

Proponent: Homefield Communities
Presentation: Travis & Associates

APPLICATION P3457 TO P3460
NOVEMBER 26, 2024

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INTRODUCTION

Introduction | Project Team



Travis & Associates



Tatham Engineering



Birks Environmental



ARA Archeological



Envision Tatham



Altus Group



DS Consultants



ZEPT OLS

Introduction | **Proponent**



Vision

To be Canada's top developer and operator of high quality, accessibly-priced housing communities.

Purpose

To help residents realize their dream of homeownership within vibrant communities across Canada by providing accessibly-priced housing for all.

Introduction | **Timeline**

Completed and Scheduled

- **February 2023:** Initial Discussions with County and Town planning staff.
- **October 2023:** Formal Pre-Consultation Meeting #1
- **June 2024:** Formal Pre-Consultation Meeting #2
- **September 16, 2024:** Application Submission
- **October 16, 2024:** Notice of Complete Application
- **November 14, 2024:** Technical Review Meeting
- **November 26, 2024:** Public Meeting (this one)

Projected

- **Q1 2025:** Town and County Decisions
- **Q4 2025:** Fulfillment of Conditions and Approval Requirements
- **2025/2026:** Marketing
- **Q2 2026:** Construction commencement
- **Q2 2027:** First home Occupancy

Introduction | Meeting Purpose

- To present applications to amend:
 - The Official Plan
 - Zoning By-Law
- Application to enable a 376-unit residential development through:
 - Plan of Subdivision
 - Common Elements Condominium
- To receive comments on the applications.



SITE CONTEXT

Site Context | **Site Location**

496857 Grey Road 2

- Boundaries
 - North: Sun Retreats RV Park
 - South: Rural Residential
 - East: Georgian Trail
 - West: Grey Road 2
- Site Area
 - 37.4 ha
 - 9.8ha Net developable area



Site Context | Site Context

- 37.4 ha total area.
- 67 m Frontage on Grey Road 2
- Indian Brook enters property at the NE corner.
- Generally flat, gently sloping to the northeast.
- Property is currently vacant of any building or structures, except for a utility shed

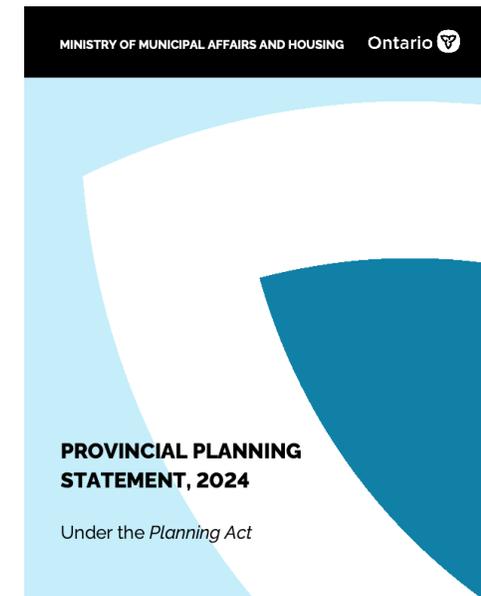
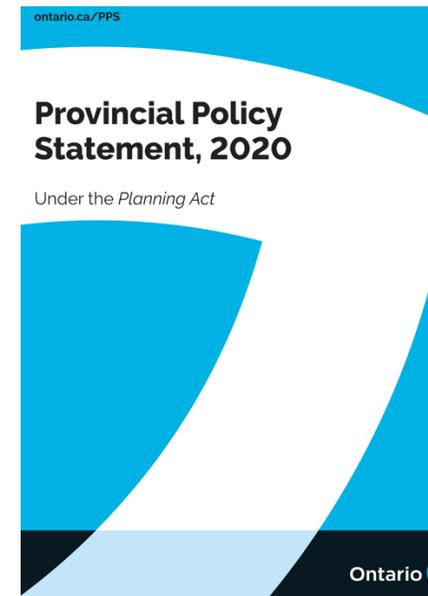


PLANNING FRAMEWORK

Planning Framework | **Planning Policy**

Ontario land use planning is policy-driven and hierarchical:

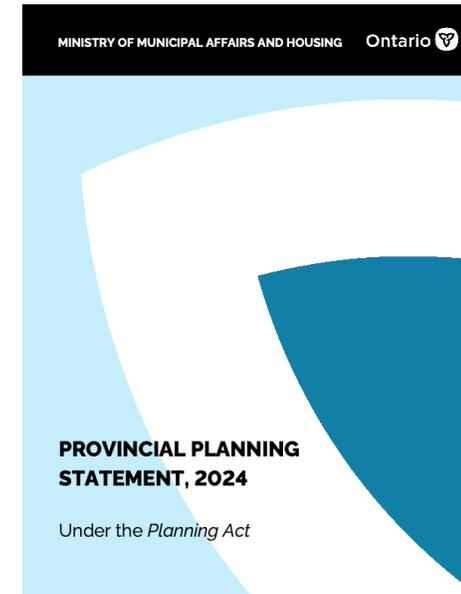
1. Planning Act
2. Provincial Policy Statement
3. Provincial Plans
4. Grey County Official Plan
5. The Town of the Blue Mountains (TBM) Official Plan



Planning Framework | **Provincial Planning Statement (PPS)**

The Planning Act requires that “decisions affecting planning matters shall be consistent with” the PPS. The 2024 PPS gives provincial policy direction on key land use planning issues that affect communities, such as:

- Building more housing where it’s needed
- Making land available for development
- Planning for the appropriate transportation, water, sewer and other infrastructure necessary to accommodate current and future needs
- Protecting the environment
- Protecting people, property and community resources by directing development away from natural hazards, such as flood-prone areas



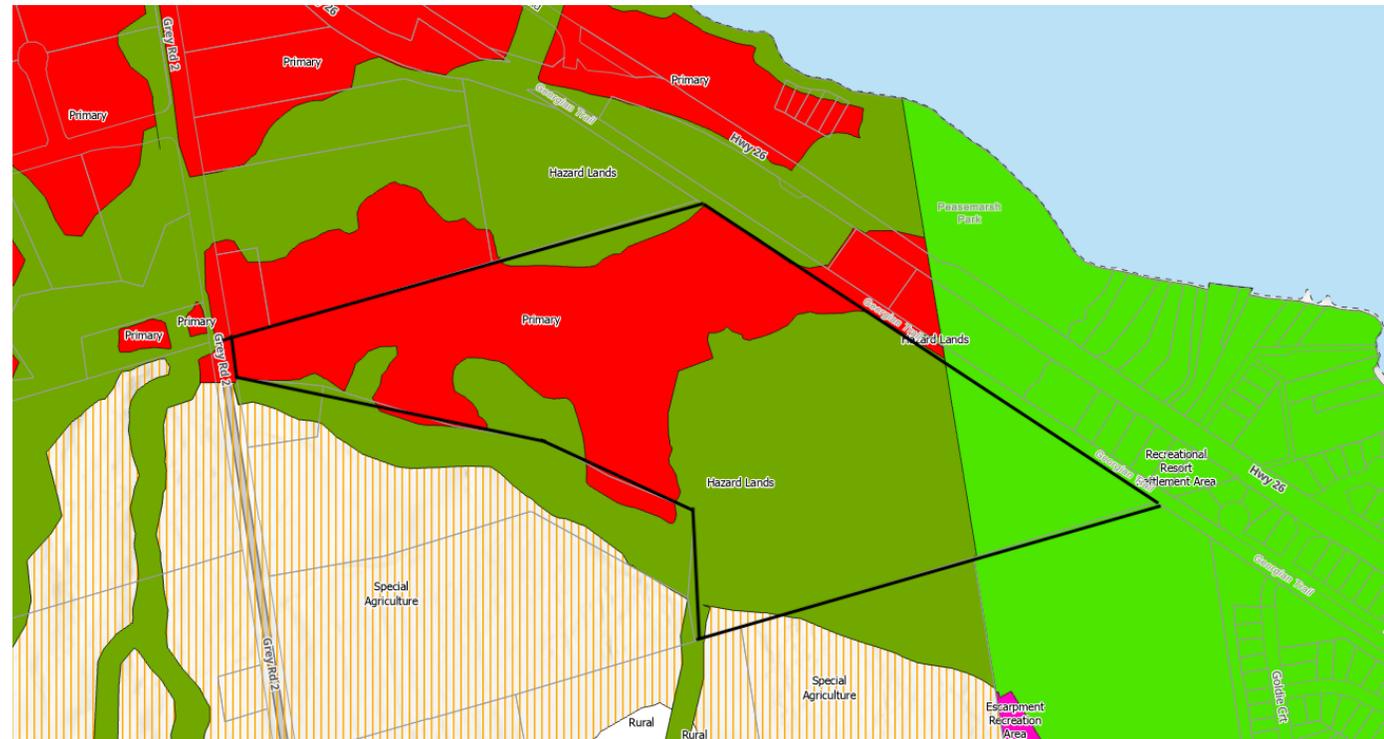
Planning Framework | Official Plan – Grey County

Primary
Settlement
Area

Primary
target for
growth

Compact
Urban Form

Minimum
Density to
be 20 upha

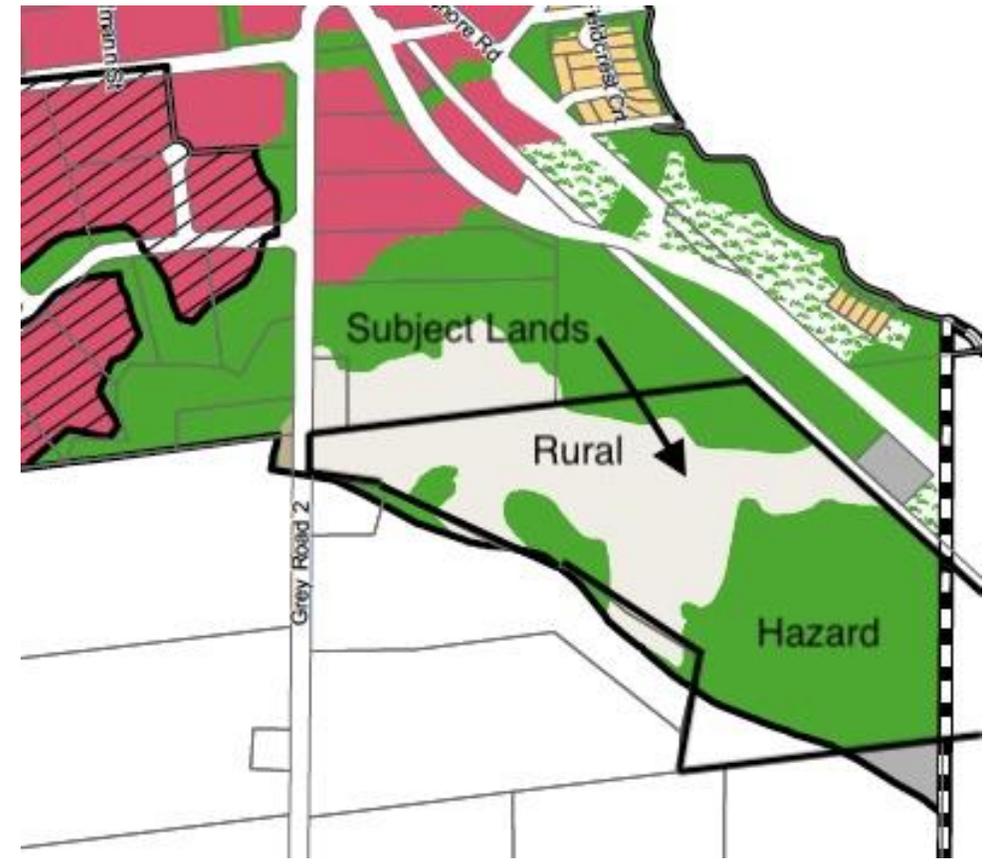


Planning Framework | Official Plan – TBM

Designated Rural and Hazard

Lands are Part of the Thornbury /
Clarksburg Settlement Area

Redesignation from Rural to
Community Living Area to align with
Grey County OP and adjust
environmental protection areas
(Hazard)

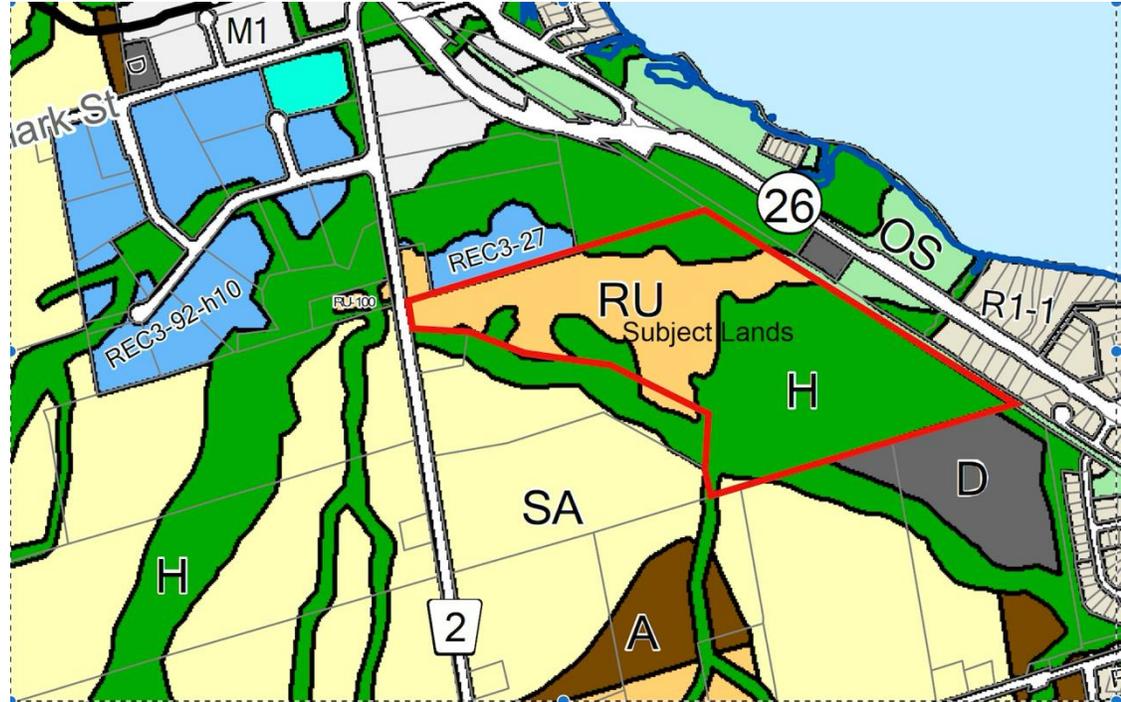


Planning Framework | **Zoning**

Lands zoned Rural 'RU' and Hazard 'H'.

RU uses include:

- Agricultural
- One Single detached on a lot



Planning Framework | Proposal



Planning Framework | **Proposed Official Plan Amendments**

- Redesignate to Community Living Area
- Adjust limits of Environmentally Protected lands (Hazard) to align with Environmental Impact Study (EIS). **Current Official Plan includes 22.5ha of protected lands (60% of site), proposed OPA to include 29ha of protected lands (78% of site).**
- Maximum density of 38.4 unit/net developable ha.

Public benefits and alignment with Official Plan

- Over 60% of units proposed to meet the attainable housing accommodation cost criteria of CIP.
- Provision of municipal services extensions benefiting employment lands on Grey Road 2.
- Increase in lands to be environmentally protected (Hazard designation).

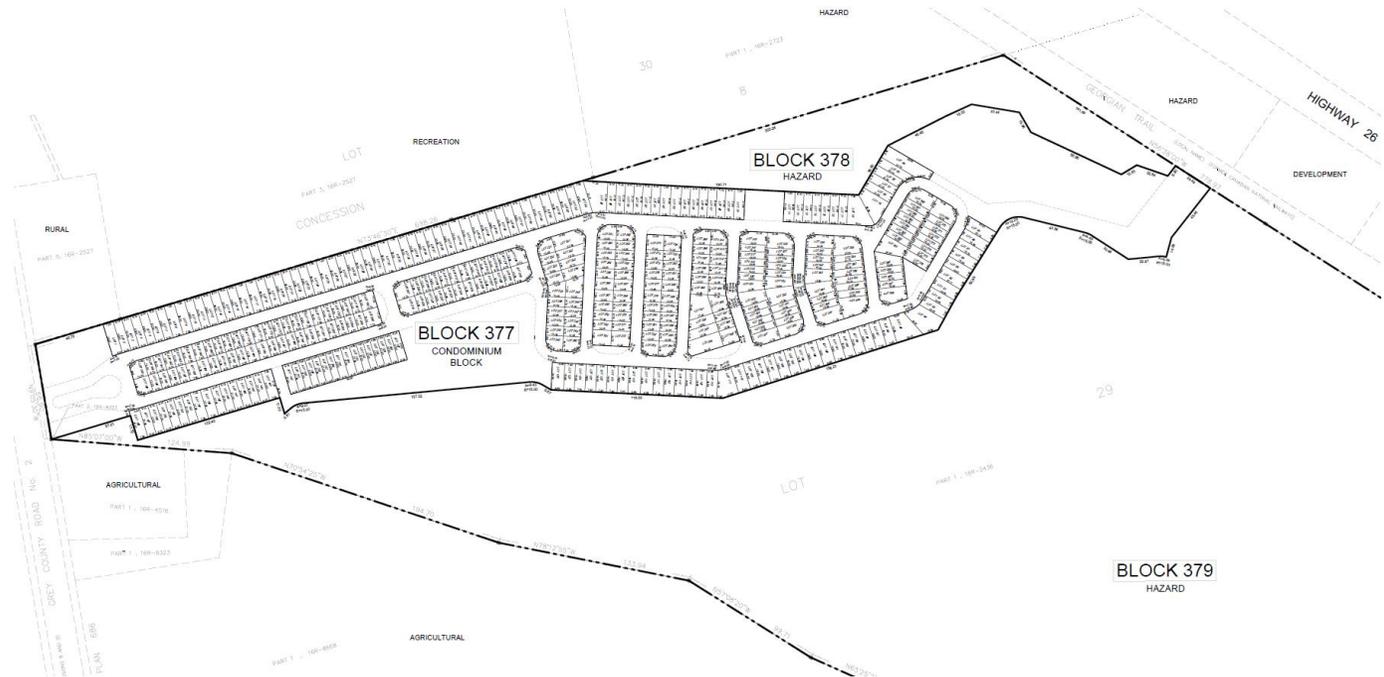
Planning Framework | **Development Form**

- Land Lease Community with underlying Plan of Subdivision and Common Elements Condominium.
- Rowhouse Development with four models, including 156 back-to-back units.
- A central neighbourhood park, retained Natural Heritage areas, a linear park and a stormwater management pond are proposed as buffers from the Georgian Trail.
- Two (2) parking spots provided on each lot, plus an additional 55 visitor parking spaces.
- Snow storage areas strategically located throughout the site.
- Divided site access to meet Fire Department requirements.
- Four (4) parkettes have been included
 1. Provides a linkage to the Recreational Trail along Indian Brook
 2. Linear Park which provides a link to the Georgian Trail.
 3. Two parkettes at site entrance to provide landscaped buffer to Grey Road 2.



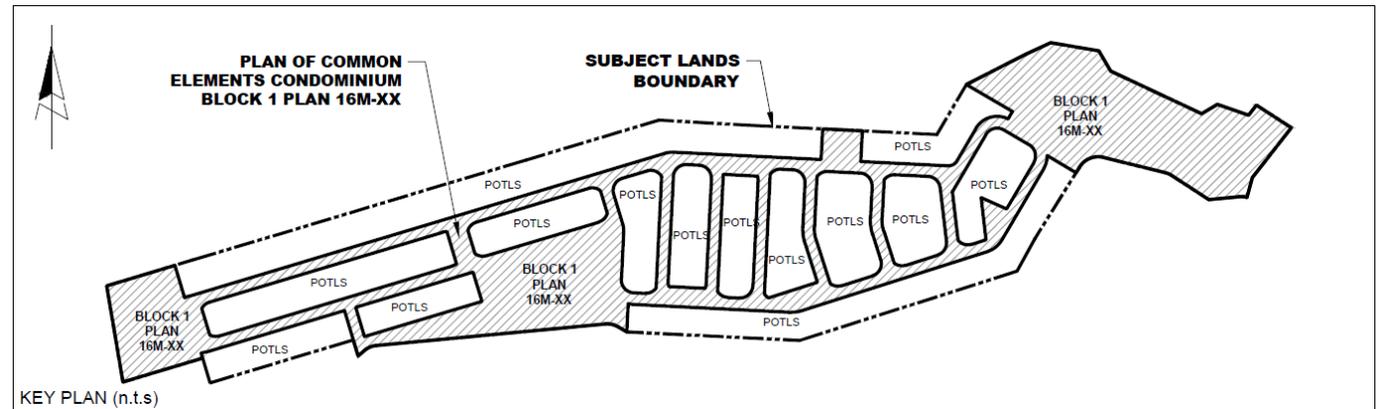
Planning Framework | **Draft Plan of Subdivision**

- 376 residential lots
- Roads, parkettes, and stormwater management (SWM) facility will be part of Common Element Condominium (CEC)
- Two (2) environmental protection blocks totaling 29ha (78% of the site area).



Planning Framework | **Common Elements Condominium Plan**

- The condominium will have roads, sidewalks, services, visitor parking, community park & parkettes, and a stormwater management (SWM) pond.
- Consists of one block (Block 377 on the Draft Plan of Subdivision).
- 376 Lots will be Pieces of Tied Land (POTL's) to the condominium.

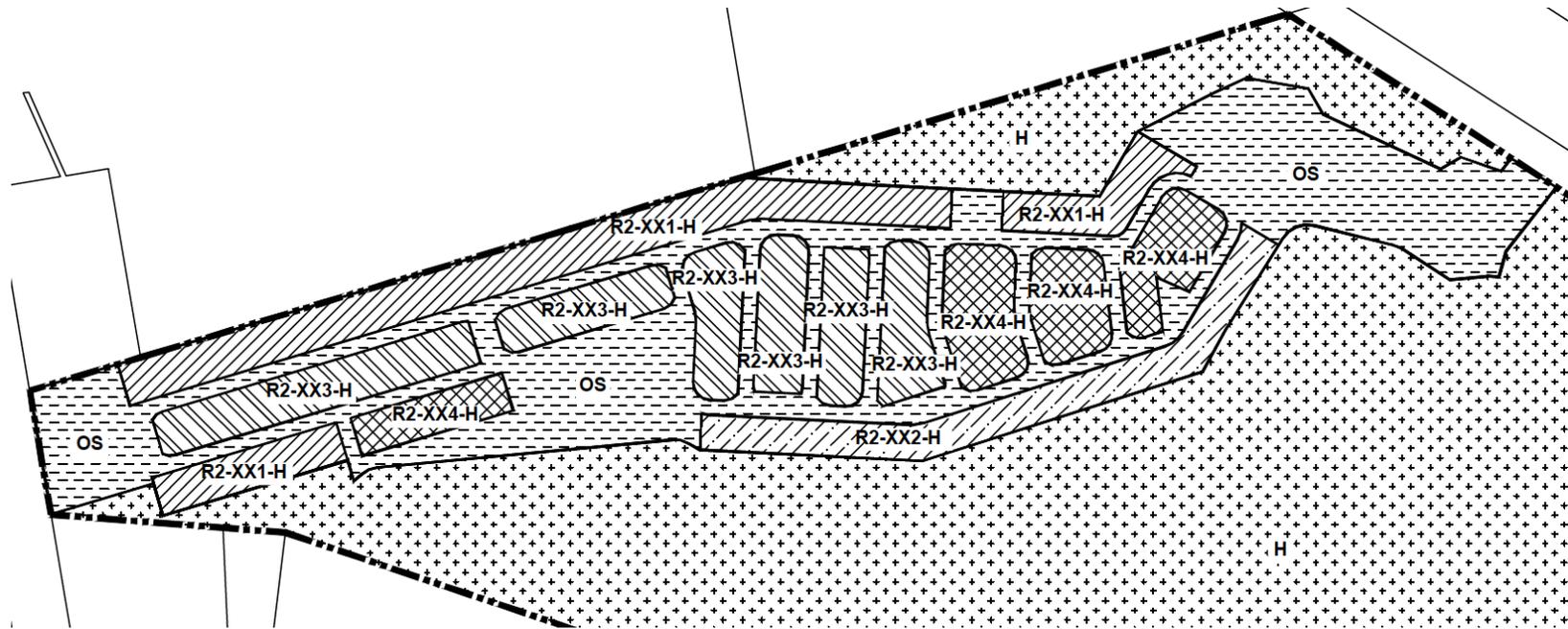


Planning Framework | **Draft Plan by the Numbers**

- 37.4 ha total land area
- 4.6 ha of residential land (12% of total area)
- 3.8 ha of roads, parkette and SWM pond (10% of total area)
- 29.0 ha of environmentally protected hazard lands (78% of total area)
- Four (4) townhouse unit types – 376 units
- Density of 38.6 units per net developable hectare

Planning Framework | Proposal Zoning

- Rezone from 'Rural' to 'R2' with four exceptions, 'OS' for parkettes and SWM features, 'H' for additional Environmental Protection”.
- Maximum GFA for Exception 3 and 4 units of 130 sq.m. to cap unit sizes and assist in maintaining housing attainability.
- Lot Area, Frontage, Front Yard, Exterior Side Yard, Rear Yard exceptions requested for some of the four unit types.



SUPPORTING REPORTS

Supporting Reports

- Highlighted Reports

- Housing Needs Report → Travis & Associates and Altus Group
- Environmental Impact Study → Birks Environmental
- Tree Preservation Plan → Birks Environmental
- Traffic Impact Study → Tatham Engineering

- Additional Reports

- Planning Justification Report → Travis & Associates
- Natural Hazard Assessment → Tatham Engineering
- Functional Servicing Report → Tatham Engineering
- Archeological Report → ARA Archeological
- Community Design Report → Travis & Associates, Envision Tatham, Tatham Engineering and LOLA Architects.
- Geotechnical Investigation → DS Consultants
- Hydrogeology Report → Tatham Engineering
- Landscape Analysis → Envision Tatham
- SWM Report → Tatham Engineering

Supporting Reports | **Housing Needs** **Report (Altus)**

TMB declares a housing crisis.

Motion Before Council

- September 9th, 2024
- Moved by Councilor McKinlay
- Seconded by Councilor Hope
- The motion is carried

THAT Council of the Town of The Blue Mountains receives for information the deputation of Janet Findlay, Blue Mountain Ratepayers Association Re: Blue Mountain Housing Strategy Working Group recommendations to Council on declaring a State of Emergency to improve the supply of housing in the Town;

*AND THAT Council of the Town of The Blue Mountains, **declares a housing crisis in the Town of The Blue Mountains for the purposes of supporting the work of the Town to improve the supply of housing to meet all needs in our community and to support the call to action and funding to meet this directive***

Supporting Reports | **Housing Needs Report Key Findings**

- Combination of land lease tenure, unit size, built form and density will allow the sale of homes that are appreciably lower than generally available in existing housing stock and new housing.
- Altus Group has confirmed that all type 3 and 4 townhouse units (234 total, comprising 62% of the development) are anticipated to meet the attainable accommodation cost threshold as defined in the CIP. The remaining units will also be significantly below the average townhome cost in TBM.



Supporting Reports | **Housing Needs Report Key Findings**

- The application aligns with Housing Needs Assessment:
 - Gap 3 - Smaller Housing Units
 - Gap 5 - Workforce Housing.
- The applicant is open to discussing the potential to partner with a non-profit entity to provide affordable housing units subject to consultation with staff and consideration of development constraints.



Supporting Reports | Environmental Impact Study

- Completed in consultation with the County of Grey, including multiple site visits and field surveys with County staff.
- The report notes that the northern portion of the site where development is proposed, was previously farmed and devoid of naturally occurring vegetation communities. This portion of the site is now mostly cedar plantation, in addition to some invasive tree species, which offer poor habitat relative to the native areas that are to be protected and improved.
- The extent of development along the northern portion of the site has been identified to avoid and mitigate ecological impacts.
- The report concludes that any potential ecological impacts will be mitigated with the restoration plan.



Supporting Reports | **Tree Preservation Plan**

- The plan proposes replanting diverse species totaling 3,629 trees within the environmental protection areas of the site (78% of the site area).
- The compensation plan will improve portions of the environmental protection areas that currently offer lower quality habitat, such as the monoculture reed canary grass areas. Wetland habitat improvement features will also be incorporated.
- Tree canopy will also be maximized within the developed areas including the open spaces and the streetscape, as detailed in the landscape concept plan.



Supporting Reports | **Traffic Impact Study**

- Report was prepared in consultation with Grey County and the MTO.
- Peak hour traffic generation from the site will be weekday evenings, which will result in 122 vehicles in, and 92 vehicles out of the site upon full occupancy.
- The report acknowledges improvements to the intersection of Hwy 26 & grey Road 2, which are currently planned under a Municipal Class EA by the Province of Ontario.
- Findings of the study confirm that no improvements to the surrounding road network are required to support the development.



COMMUNITY SUSTAINABILITY PLAN

TBM's Community Sustainability Plan | **Alignment with Town goals**

The TBM's Community Sustainability Plan and the "Bold Actions" it seeks to develop are a priority for the Town. This project has many alignments with this plan:

- **Bold Action No.16** – Improve the conditions for attainable housing
 - *The proposal will deliver 234 units meeting the attainable accommodation cost threshold and the remainder of units will be priced below the average TBM townhouse price.*
- **Bold Action No.9** – Develop and implement Green Development Standards
 - *High-efficiency geothermal heating and cooling systems (all electric) are being considered for all homes.*
- **Bold Action No.12** – Establish litter and construction waste management plans
 - *Offsite modular construction methods are being considered for all homes, which has been demonstrated to reduce construction waste substantially.*
- **Bold Action No.7** – Expand Production of sustainable local food
 - *A community garden is planned within the central neighbourhood park.*

SUMMARY

Summary

- Proposal to develop the lands began in 2023 with two (2) pre-consultation meetings with Grey County and The Town of the Blue Mountains (TBM) staff.
- Proposed Development provides for townhouse dwelling types at a density conforming to the Grey County's Official Plan and Town of The Blue Mountains for Townhouse development in the Community Living Area designation.
- Proposed Amendment to the TBM's Official Plan is appropriate for the development of the lands with the 234 units anticipated to meet the TBM's attainable accommodation cost threshold.
- The proposed zoning will be implemented in the Draft Plan of Subdivision.
- Servicing and traffic studies concluded that the subject proposal can be accommodated with existing and planned infrastructure.
- Review of the Provincial Policy Statements, Grey County Official Plan and TBM Official Plan concluded that the proposal is consistent with and conforms to land use policy.
- Next Steps are to complete the agency review responses, respond to questions/concerns raised and work with Staff to complete the review process as soon as practicable.



THANK YOU

COMMENTS

Comments

