

From: Pamela Spence <[REDACTED]>

Sent: August 3, 2022 4:18 PM

To: Town Clerk <townclerk@thebluemountains.ca>; council <council@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>; Natalya Garrod <ngarrod@thebluemountains.ca>; Director PDS <directorplanningdevelopment@thebluemountains.ca>

Subject: COW August 9 Item B.14.1

Dear Sirs and Madam,

I am unable to attend to speak to the matter of item B.14.1 but would like my comments presented when the item comes up.

I feel PDS.22,099 does not fairly represent the concerns and comments expressed in writing and at the public meeting. I was in attendance at the public meeting where there was considerable negative reaction to the proposal for a lot of different reasons. The staff report page 4 does not reference this negativity.

Furthermore in the attachment of comments my submission is not included which I provide here again for you. I wonder if there may be other comments not included?

To:Planning General

Cc:Council

Sat, Jul 23 at 1:05 p.m.

While waiting for the tree bylaw discussion I listened keenly to the presentation on Blue meadows in Thornbury and then drove the site afterwards.

My comments are as follows -

It is a magnificent site with undulating topography and magnificent views - why is this not appreciated and incorporated into the site planning and design of the layout, roads and housing?

There is a natural elevation division between the commercial component and the residential portion which could be enhanced and add to the desirability of the project.

The proximity of the Far West neighbourhood should provide a height, density and character reference that should be respected in the housing across the street - not replicated but respected.

While compact the current site plan is too dense and too compact - there will be extensive shadowing of the community garden and open spaces which are hardly accessible and do not respect the property and

heritage home and gardens in the middle.

Proximity to the hazard area at the back should be respected and layout or architecture should be enhanced due to that open space behind. Proper designing can elevate the desirability of the homes abutting that area.

This project needs to go back to the drawing board for a major rework!

Pamela Spence



I concur with the conclusion that the Blue Meadows development team took all the negative reactions into account and promised to relook at their proposal.

It is disturbing that so much time of staff and council was spent on a clearly unsatisfactory proposal. this should have been sent back to the drawing board earlier. Clearly there are insufficient policies or metrics in the current OP on design guidelines and housing strategy to direct better development proposals.

Thank you for your consideration of these comments.

Pamela Spence

