



May 27, 2022

Mayor Soever and Members of Council  
Town of the Blue Mountains  
32 Mill Street, Box 310  
Thornbury, ON  
N0H 2P0

**Re: Deputation to Council  
To Introduce a Proposed Development  
125 – 135 King Street East**

2320777 Ontario Inc., has recently purchase the three properties at the south east corner of King Street East and Elgin Street South in the Town of Blue Mountains. 125 and 131 King Street East are both currently vacant, and 135 King Street East contains a single detached dwelling.

The principal of 2320777 Ontario Inc. also owns a medical imaging business and his large professional network includes several medical professionals who are interested in opening locations in Thornbury. The proposed development will provide commercial floor space suitable to medical professionals in close proximity to the existing Blue Mountains Community Health Centre at 78 King Street East.

We are aware that there is a deficit of health care professionals in the community and the proposed development will provide much needed healthcare options for the residents of the Town of The Blue Mountains.

We are excited at the opportunity to design a landmark building on such a prominent site along the entrance corridor to downtown Thornbury. This project will contribute to the success and growth of the community of Thornbury and the Town of The Blue Mountains. The proposed mixed-use development will provide health service providers to the community as well as additional housing density to the downtown area, supporting the economic development of Thornbury in numerous ways.

We will be seeking approval for a 4 storey building, whereas the Official Plan policies indicates that buildings *"shall generally be restricted to a maximum height of ... three storeys."* Aside from the building height, the proposed development is consistent with the Official Plan and is expected to fully comply with the existing zoning standards.

The building has been designed to blend traditional architectural details with modern construction to integrate the new building into the existing architectural fabric of King Street. The stone, brick and stucco building will provide a familiar aesthetic, while signifying growth and investment into the community of Thornbury through the development of an existing vacant site. The rounded corners add a unique architectural element to the design that softens the buildings edges, but also allows for increased visibility for vehicular traffic at the intersection.

The new development will bring additional state-of-the-art health and life science services into the downtown area as well as adding residential density to help support the growth and success of local downtown


businesses. The 72 residential units will be composed of a mixture of one- and two-bedroom suites which due to the proximity to both health services and the downtown area will be a suitable housing type for a wide demographic range. The rooftop patio amenity area will provide a generous amount of outdoor living space to the building residents and provide a unique atmosphere for enjoying the sights and sounds of the town.

The site design intentionally situates the building along the streetfront edges of the property to help fortify a pedestrian friendly corridor while shielding the view of parking lot from the street. The development will increase activity and movement along the King Street corridor with three levels of residential balconies, storefront entrances, and a rooftop patio amenity area. The streetscape will be a pedestrian friendly plaza with direct connections from the sidewalk to the medical storefront entrances, and also providing some streetfront amenity area along King Street. The vehicular entrance to the site is through an internal archway, which provides a covered drop-off/pickup area and access to the rear parking lot and ramp to the below-grade parking level.

We are making this deputation primarily because the proposed building exceeds the height of any other residential, commercial or industrial building in Thornbury. As such, we felt it important that Council had knowledge of the project earlier in the Planning Approvals process than they otherwise would have. Comments, suggestions and criticisms would be appreciated to help us fine tune the design of a landmark building at key gateway to the community of Thornbury.

Yours Truly,

**ROBERT RUSSELL PLANNING CONSULTANTS INC.**

  
Rob Russell, MCIP, RPP  
President

c.c. 2320777 Ontario Inc., Attn: Mr. Probhash Mondal  
Dineen Construction, Attn: William Love  
Reinders + Law, Attn: Kyle Reinders





# CHATEAU BLEU

Thornbury Medical  
Imaging Clinic

Thornbury Medical  
Imaging Clinic



Life Labs

Doctor's Office



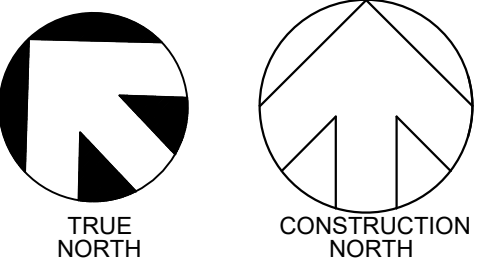
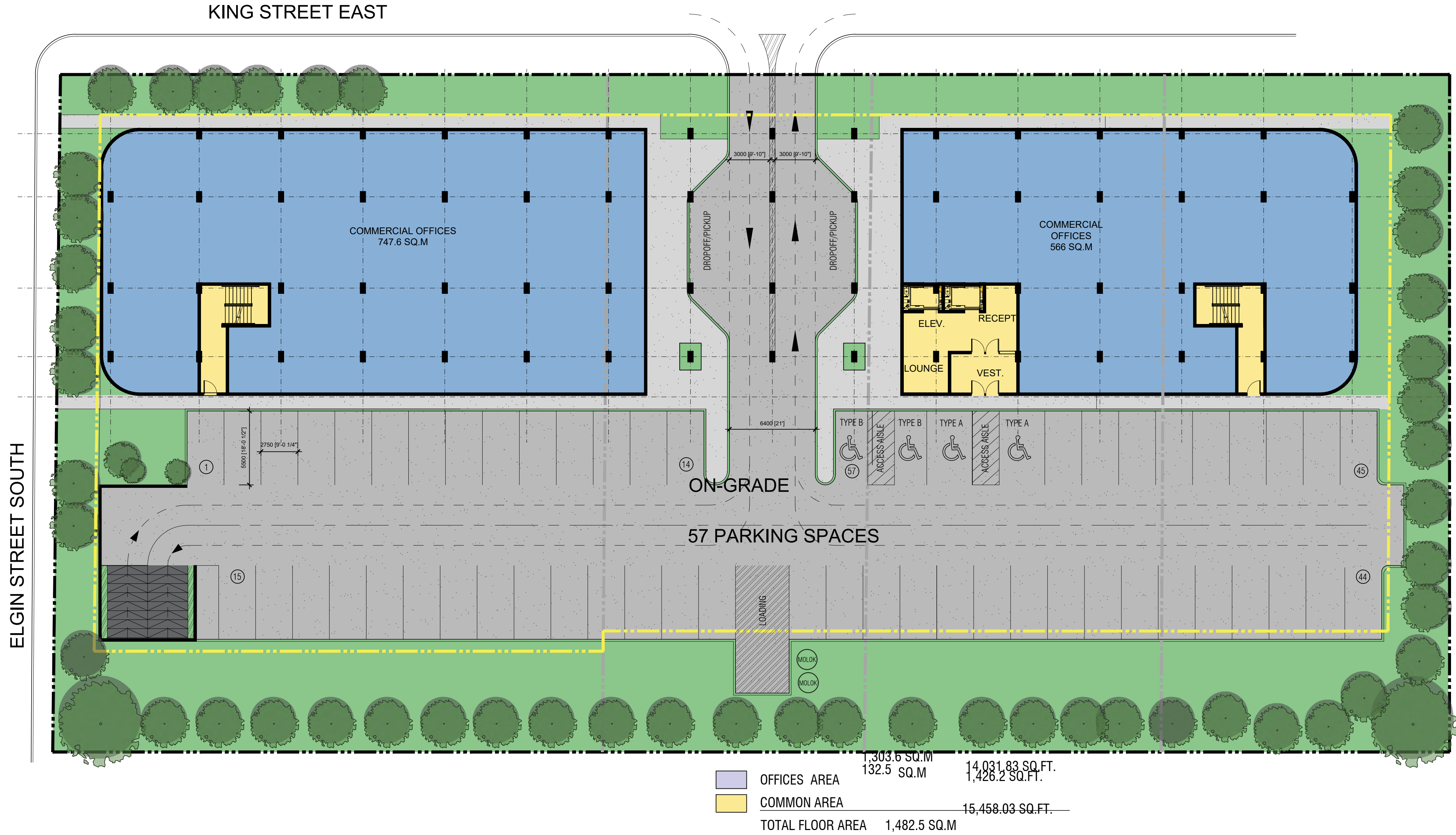
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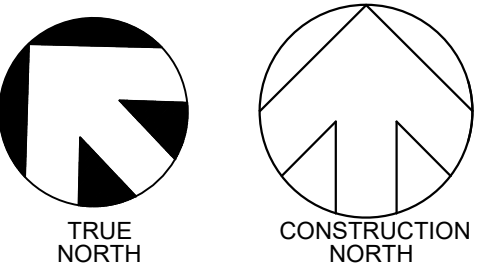




ZONING STATISTICS		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	C1	C1
LOT AREA (sqm)	N/A	5,234.5
LOT WIDTH (sqm)	9.0	103.4
GROUND FLOOR AREA (sqm)	N/A	1121.7
LOT COVERAGE (max.)	N/A	26.9%
FRONT YD. (min.)	3.0	3.0
REAR YARD (min.)	7.5	26.5
EXT. SIDE YARD (min.)	4.5	4.5
SIDE YARD (min.)	3.0	3.0
NUMBER OF PARKING SPACES <small>RESIDENTIAL: 1.0 spaces/Studio, 1.25 spaces/1Bed, 1.75 spaces/2Bed, 2.25 spaces/3Bed plus 0.25 spaces/unit for Visitor Parking COMMERCIAL: 1 space/50 sq.m.</small>	183	188
NUMBER OF TYPE A ACCESSIBLE PARKING SPACES <small>4% of total spaces (15,000 total spaces)</small>	2	2
NUMBER OF TYPE B ACCESSIBLE PARKING SPACES	2	2
PARKING STALL DIMENSIONS (m)	2.75 x 5.5	2.75 x 5.5
PARKING AISLE DIMENSIONS (m)	6.0	6.0
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 x 5.8	3.4 x 5.8
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4 x 5.8	2.4 x 5.8
ACCESSIBLE PARKING AISLE (m)	1.5 x 5.8	1.5 x 5.8
LOADING SPACE DIMENSIONS (m)	3.5 x 20.0	3.5 x 20.0
LOADING SPACE REQUIRED	1	1
PERCENTAGE OF LOT LANDSCAPED	N/A	37.5%
BUILDING HEIGHT	11.0	13.5 *

BLDG STATISTICS	
COMMERCIAL OFFICE GFA	978.7 sq.m.
ONE BEDROOM UNITS	39
TWO BEDROOM UNITS	21
TOTAL UNITS	60

UNIT COUNT	1 BED	2 BED	TOTAL
2nd FLOOR	14	10	24
3rd FLOOR	14	10	24
4th FLOOR	14	10	24
TOTAL	42	30	72



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CHATEAU BLEU  
RESIDENTIAL DEVELOPMENT

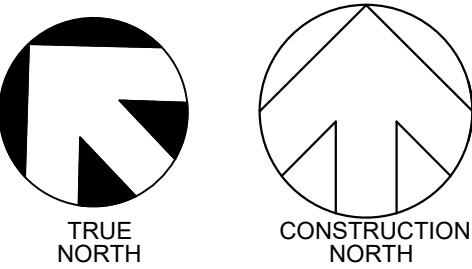
THORNBURY, ON

UNDERGROUND PARKING LEVEL

REINDERS  
+LAW  
ARCHITECTURE, ENGINEERING

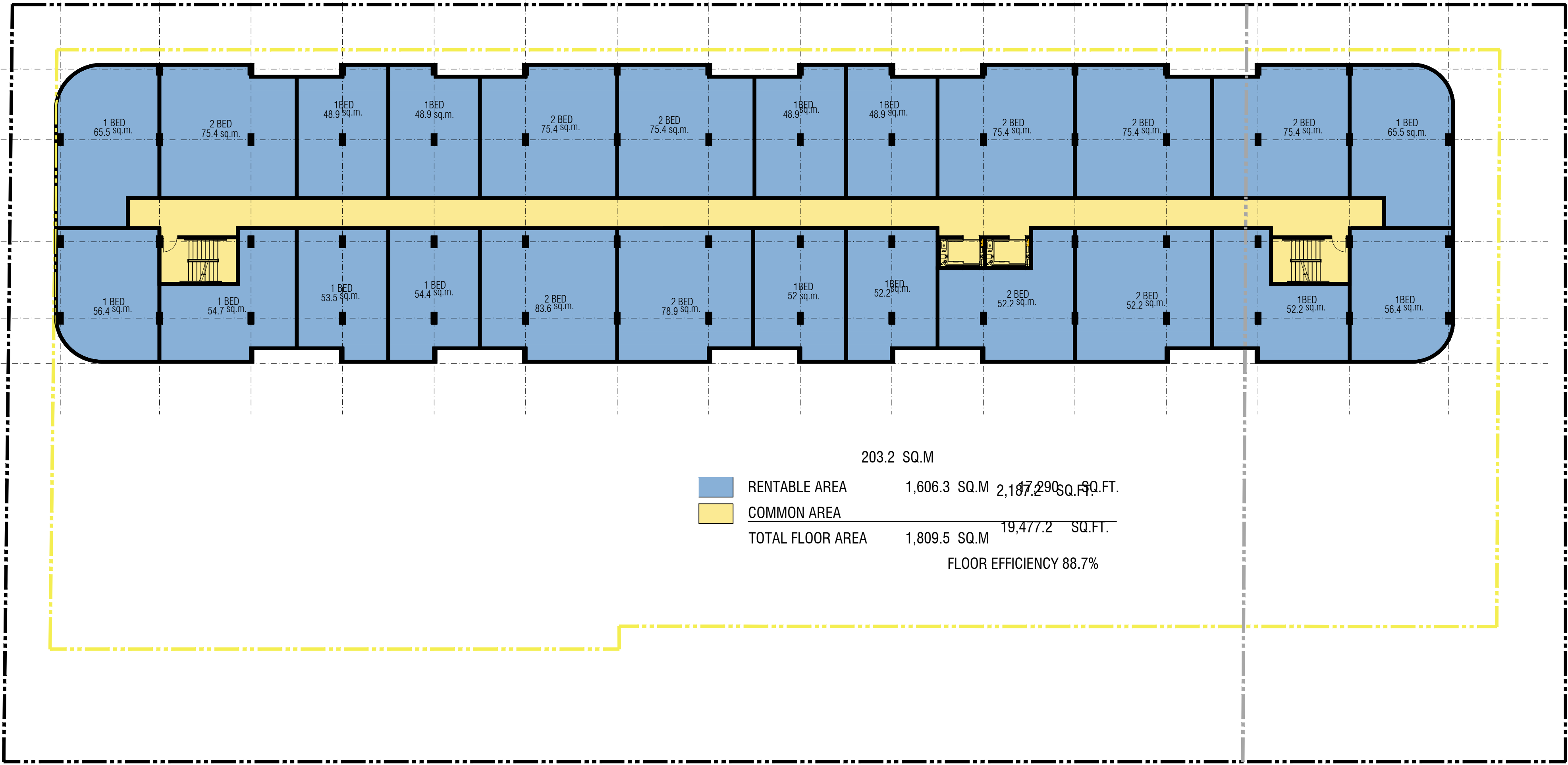
B1

DATE: APRIL 29, 2022  
SCALE 1:100



KING STREET EAST

ELGIN STREET SOUTH



	203.2 SQ.M	
RENTABLE AREA	1,606.3 SQ.M 17,290.5 SQ.FT.	
COMMON AREA	19,477.2 SQ.FT.	
TOTAL FLOOR AREA	1,809.5 SQ.M	
	FLOOR EFFICIENCY 88.7%	

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CHATEAU BLEU  
RESIDENTIAL DEVELOPMENT

THORNBURY, ON

TYPICAL RESIDENTIAL  
FLOOR PLAN (2ND-4TH FLOOR)

REINDERS  
+LAW  
ARCHITECTURE, ENGINEERING

P1

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