

November 9, 2022

**Attn: His Worship Mayor Alar Soever & Councillors
Town of The Blue Mountains**

Cc. Adam Smith, Director of Planning & Development Services
Will Thomson, Director of Legal Services
Brian Worsley, Manager of Development Engineering

**Re: COMMENTS FROM THE COMMITTEE OF THE WHOLE MEETING (Nov. 1)
Lora Bay Cottages Phase 6 – Draft Plan Extension**

In the Committee of the Whole meeting on November 1, 2022, the decision on our application for an extension to the Draft Plan Approval, which expires on December 12, 2022, was deferred pending additional information requested from Town Council. The two specific comments are addressed further below.

However, a greater concern which we believe is shared by the Town, is the outcome on the existing land-lease residents currently situated in Phase 6 if the extension to the Draft Plan Approval is not granted. If this occurs, the development will essentially end at the doorstep of Phase 6 and these existing residents will be left in the disorganized and incomplete state in which they currently reside. We have been working diligently with Town Legal and Town Engineering to draft a Development Agreement which acknowledges and protects the rights and safety of these land-lease residents while enabling the development to proceed in a manner satisfactory to the Town. Without the Draft Plan Extension and the development of Phase 6, these land-lease residents will continue to exist without proper roads or infrastructure. Our request for the extension, in addition to the reasons cited in the Staff Report, was also to provide more time to work with these land-lease residents to find better living arrangements either within Phase 6 or elsewhere, based on their choice. If the Draft Plan Approval expires on December 12, 2022, this opportunity for these land-lease residents regrettably ends.

In regard to the two comments raised by Council at the Nov 1 Committee of the Whole, we respond as follows:



Comment 1: **Affordable Housing should be addressed as part of the development.**

Response: We agree on the urgent need for affordable housing, however a common element condominium – and this one specifically – is not the place for it. With average home prices well over \$1M and the additional condo fees and contributions necessary from residents to support the amenities and infrastructure of the Lora Bay Community, the resulting financial burden is not the right environment for affordable housing. It would be grossly unfair to provide an “affordable home” which is then buried in condo fees.

Comment 2: **Obtain Input from the Existing Condo Corps**

Response: A phased community always poses challenges when existing residents and ongoing construction activities must coexist. The objectives of both are often at odds. There have been many complaints over the years, as to be expected. However, the Developer has been receptive to the comments and requests of existing residents and we participate in monthly update meetings which are chaired by the Town wherein residents have a platform for their comments to be heard, noted and addressed. Over the course of the last few meetings, including the most recent on Oct. 27, 2022, the following table indicates the requests of residents and subsequent action taken by the Developer:

<i>Item</i>	<i>Action</i>
<i>Residents requested construction updates.</i>	<i>Developer provided updates on construction progress and schedule forecast.</i>
<i>Residents requested “No Construction Access” signs on Anchor’s Way.</i>	<i>Developer collaborated with the residents on the sign language, appearance and location. The sign has been ordered and will be installed next week exactly as per the resident’s request.</i>
<i>Residents requested reinstatement of Roundabout sign which was knocked down.</i>	<i>Developer reinstated the sign immediately.</i>
<i>Residents requested removal of blue survey stakes in the Rec Center area.</i>	<i>Developer removed the stakes immediately.</i>



<i>Residents requested redressing the walkway in the storm pond area.</i>	<i>Developer redressed the walkway.</i>
<i>Residents requested access to the Rec Center to remove personal belongings (Rec Center has been closed due to flood damage).</i>	<i>Developer coordinated access for residents.</i>
<i>Residents backing onto 39th Sideroad requested preservation of trees in ditch during ditch regrading.</i>	<i>Developer met with Town to review tree locations and agreed to making extra efforts to preserving trees where possible.</i>
<i>Residents requested Speed Limit signs.</i>	<i>Developer ordered and delivered Speed Limit signs but they have not been installed as none of the residents want the signs placed in front of their homes. Developer is awaiting further direction from residents.</i>
<i>Residents asked for repainting of white décor fences along Sunset Blvd.</i>	<i>Since the fences were originally installed as part of a community enhancement and marketing program, and not required by the Town, the Developer has given the residents the option to have the fences removed or be maintained by the condo corps. The Developer is awaiting direction from the condo corps.</i>
<i>Residents asked for ongoing site cleaning</i>	<i>Developer has increased efforts to collect garbage and sweep streets.</i>
<i>Residents requested sod repairs along Beacon Drive.</i>	<i>Developer has re-sodded the areas of concern.</i>

We have done everything in our ability to be good neighbours to the existing residents while trying to build out the rest of the development. The question is “which complaints have we **not** addressed that were within our authority to do so?”



SHERWOOD HOMES

In closing, we wish to acknowledge Staff Report PDS.22.127 which was presented to the Committee of the Whole on November 1, 2022, and we concur with the analysis presented therein.

We request that Council approve the extension to the Draft Plan Approval in order that the final phase of the Cottages of Lora Bay may be completed in accordance with the Council approved Zoning and development plans for the Cottages of Lora Bay, and that discussion and resolutions with existing land-lease residents be allowed to continue.

Sincerely,

Richard Schumacher, P.Eng.
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