

Community Response

BMR Employee Housing Proposal: July 11, 2023
and BMR Project Updates: November 20, 2023

Deputation November 28, 2023
Committee of the Whole

Submitted by Silvia Weismann
on behalf of the Price's
Development Homeowners



Price's
Development
Since 1960s



Proposed
Employee
Housing
Location





Major
Disruption

- 2 large scale buildings
- 5 stories high – 70 feet tall
- Limited setback options
- Zero privacy due to scale
- An increase in population of 300-1000 people
- Average existing resident age is 60
- New influx will be aged 18-26
- Addition of intrusive lighting
- Paving of a natural watershed
- Noise and security issues

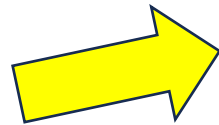


Backing onto proposed development



122 Claire Glen

128 Claire
Glen

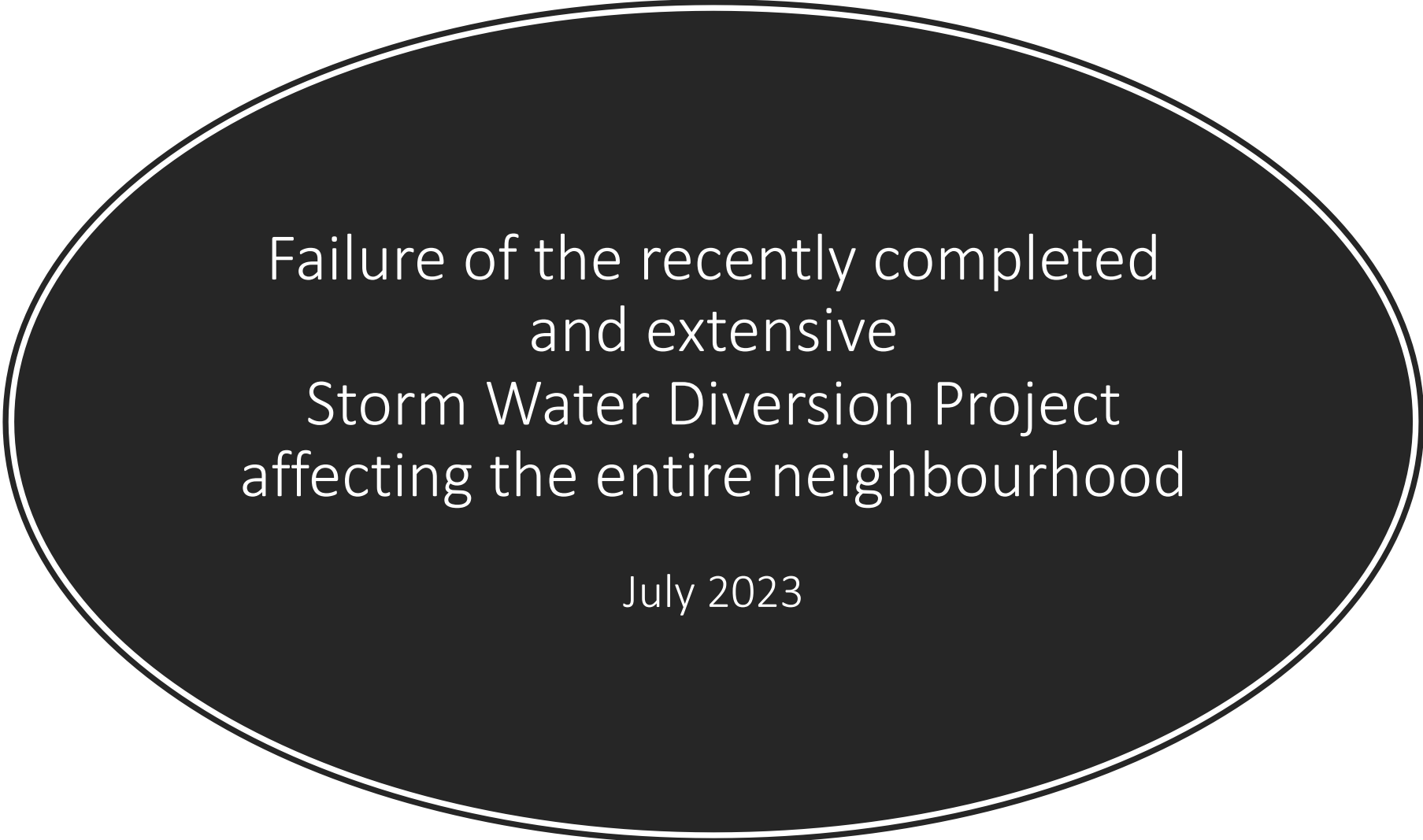


Backing onto proposed development

The Reality



128 Claire Glen



Failure of the recently completed
and extensive
Storm Water Diversion Project
affecting the entire neighbourhood

July 2023

112 Blue
Mountain
Road at
Claire Glen



Before the rain

Not a
'100 – year'
storm



Same view after the rain - July 2023

122 Claire
Glen



After the
rain



102 Patricia



Before the rain

After the
rain



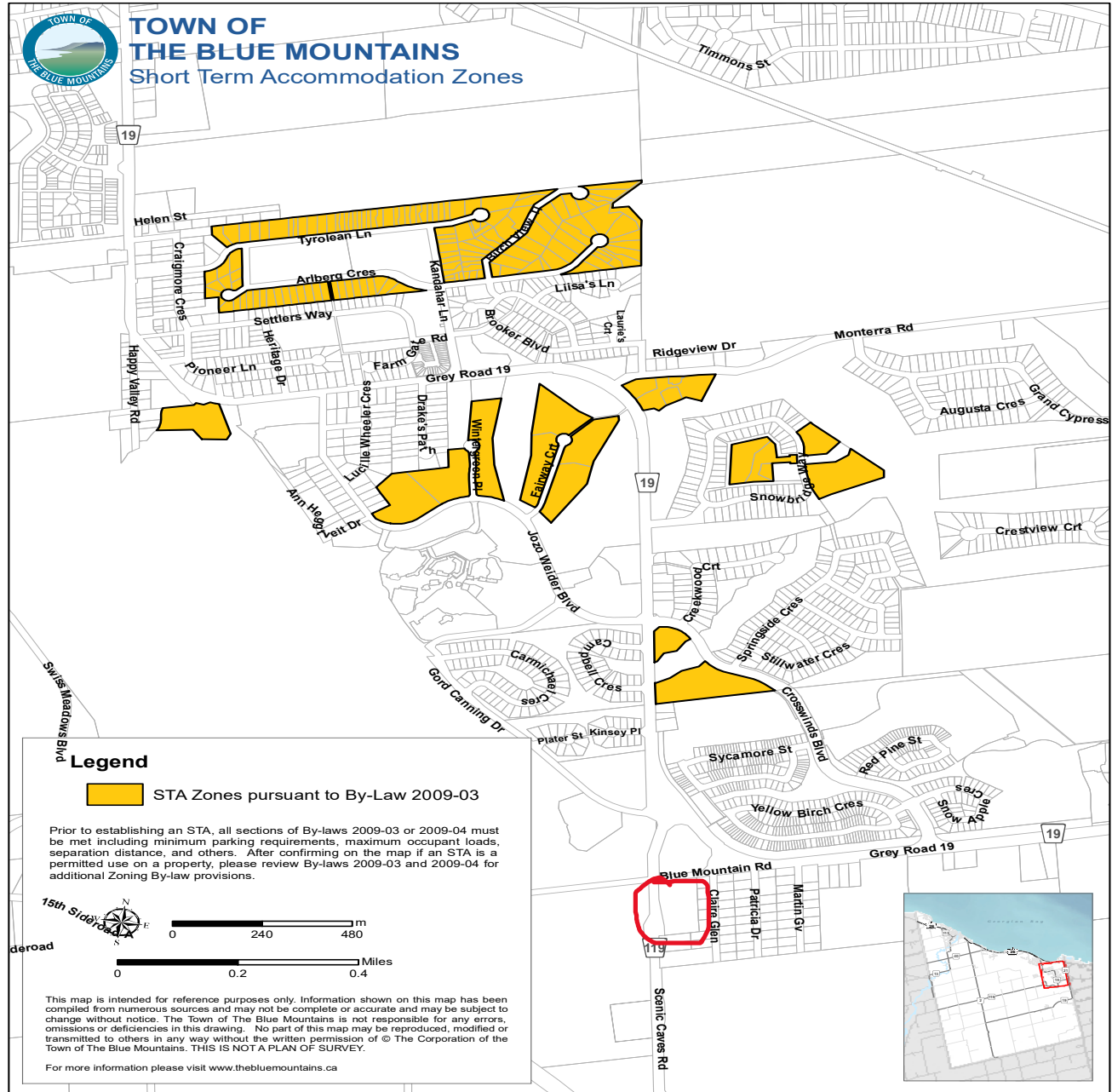
102 Patricia

Permanent
swamp in
many
backyards



111 Martin Grove

Appropriate
land-use
zoning



4.32 SHORT TERM ACCOMMODATION USES

- a) No person shall use any land or erect, alter or use any building or structure for the purpose of a short term accommodation use within any Residential Zone unless otherwise permitted by this By-law.

- b) No person shall use any land or erect, alter or use any building or structure that secures nine (9) or more occupants for the purpose of short term accommodation.
- c) No short term accommodation use shall be located closer than 120 metres from another short term accommodation use or bed and breakfast establishment. For the purposes of this section, 120 metres shall be measured from the property line for a single detached building and from the main wall for a multiple unit building.
- d) Short term accommodation uses shall be subject to site plan control.

4.4 ACCESSORY FARM EMPLOYEE ACCOMMODATION

Accessory farm employee accommodation is subject to the following provisions:

- a) *Accessory farm employee accommodation shall be located no closer than 30 metres from any lot line.*
- b) *Buildings or structures for accessory farm employee accommodation shall only be located on a lot with a minimum lot area of least 10 hectares.*
- c) *The accessory farm employee accommodation shall be clearly secondary and accessory to the principal use on the same lot.*
- d) *No accessory farm employee accommodation shall be located in, or attached to, any other farm building or structure.*

The Westin – 4 stories

Good
planning

Privacy
achieved with
trees and wide
berm



Roadway

Alternatives



Lot 1B
Option

ENGINEERING & LANDSCAPE ARCHITECTURE



“Working with neighbours
is a priority for the resort.”

Dan Skelton, August 7, 2023, Collingwood Today



No meaningful attempt by BMR to engage community – why is this?

- There is only one reason to use CIHA – to expedite approvals
- CIHA has wide-sweeping powers including, “regulating the use of land and the location, use, height, size and spacing of buildings and structures”
- How will ongoing and serious concerns over environmental issues be addressed in this process?

Best
Practices





Thank you

We look forward to working with BMR
and the TBM to find a solution that
works for everyone.