

Deputation Request

To: Committee of the Whole (Mayor & Council)

By: Ted Squires

Date of Meeting: July 2, 2024

Purpose of Deputation: Address the Staff Report CSPOS.24.031 & Recommendation to Council

Request:

I request that Council and Staff reconsider the recommendations in Staff Report CSPOS.24.031 for Bay Street East Reconstruction. This goes against many of the guiding principles in the current TOBM Official Plan (June 2016), as well as Phase 1 Survey Results done in April 2022 in preparation for the new OP in development. See attached.

Section A1.1 of the current OP Guiding Principles sub-items 2 and 5 identify that to implement the vision of the town that the town must maintain the character of the town and its heritage. Furthermore under the Thornbury/Clarksburg Settlement (pg 19) it states that ***“all new development should respect the character of the community and established neighbourhoods”***

The Staff Report refers to the OP in many areas but ignores the input by the local community affected by their recommendation, whom overwhelmingly disagree with the recommendations and urbanization to a common standard. One standard can not be used to achieve the goals and guiding principles of the OP.

Although the current 2016 OP is well past the completion of a 5 year review cycle, the Phase 1 Survey to develop the new plan continues along the same principal as the 2016 plan with the number 1 item (see attached);

1. “Community character is paramount. It defines who we are, where we are, and what we want to become”

Furthermore, based on the staff report the recommendation will cause more than 80% of the trees on the north side of Bay Street to be destroyed. A huge environmental impact to the area which is also against town goals

Attachments: Sections of TOBM OP 2016

Phase 1 Survey Feedback Summary

CSPOS.24.031 (not included since already available to all)

Phase 1 Survey Feedback Summary

To gain community insight for Phase 1 of the Official Plan Review project, the Town conducted a public survey to understand key priorities and themes throughout the project phases. The public survey was available both online and through paper copies from April 4 to April 29, 2022. The survey asked questions about the Town's current vision statement, resident's vision for the Town's future, key themes, goals and objectives, opportunities and concerns, neighbourhood design, growth, the environment, transportation and agriculture. In total, the survey received **595 responses**.

Ten common themes emerged in the survey results:

- 1. Community character is paramount. It defines who we are, where we are, and what we want to become**
- 2. To preserve what has already been made to be great - environment, parks and trails, recreational opportunities, small town charm**
- 3. Manage growth and plan for the long term**
- 4. Ensure a mix of housing affordability and density**
- 5. Utilize existing amenities, servicing and infrastructure more efficiently**
- 6. Prioritize public spaces, connect neighbourhoods and strengthen active transportation networks**
- 7. Reduce land consumption, protect and enhance rural / agricultural lands**
- 8. Leverage existing tourism opportunities and attract complimentary development, industrial, rural and agricultural businesses**
- 9. Be bold in developing a strong Official Plan with clear and measurable goals**
- 10. Focus on finding a balance between height and density, and consider how height and density can fit into vacant development sites and within existing built up areas**

- provide an appropriate mix of commercial and employment opportunities;
- provide 'housing for all' which includes providing housing options for residents at each stage of their life and local housing for those in the service industry; and,
- enable residents to walk or cycle to work or shop.

A1.1 GUIDING PRINCIPLES

To implement the vision of the Town, Guiding Principles have been developed that are forward thinking and speak to the type of healthy and complete community the Town of The Blue Mountains is and wishes to be. These principles were relied upon in preparing this Official Plan. It is important to note that these Guiding Principles are all encompassing and not listed in any order of importance and therefore, are intended to be read together.

1. To recognize that the Town is made up of a number of desirable, safe and vibrant neighbourhoods that all combine to make this four seasons recreational resort community a desirable place to live, establish roots, learn, visit and create diverse economic opportunities.
2. To ensure that the land use planning decisions made in the Town provide the basis for managing growth that will support and emphasize the Town's unique *character*, diversity, civic identity, recreational based/rural lifestyle, tourism destinations, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the health of our community and the quality of life enjoyed by residents and business owners alike.
3. To invest in, program and optimally maintain a diverse and interconnected system of public spaces that feature convenient, and comfortable access, encourage safe and healthy environments, minimize hazards, are culturally appropriate and attract and serve all components of the population.
4. To provide the opportunity to create compact neighbourhoods with a range of services that includes necessary amenities and transportation options and affords equitable access to the ingredients of what makes for economically and socially viable neighbourhoods.
5. To ensure that the *character* of existing and well-established residential neighbourhoods is maintained and *enhanced* by ensuring that *development* and *redevelopment* is *compatible*, in terms of built form and street pattern, with the *character* of

adjacent buildings and neighbourhoods and the scale and density of existing *development*.

6. To protect *natural heritage features and areas* and their associated *ecological functions* so that they can be enjoyed by current and future generations, and serve as a legacy of the community's desire to protect their role and function.
7. To encourage the provision of a wide range of publicly accessible recreational opportunities to meet the needs of present and future residents.
8. To ensure that housing is available to all ages, abilities, incomes, and household sizes and be located near public transportation where possible, jobs, and *essential* goods and services.
9. To support the protection and growth of industry and tourism-recreation sectors, and the transition of existing industry sectors, toward practices, products and services that increase their overall viability by establishing a competitive business environment that is able to easily adapt to changing circumstances and priorities.
10. To encourage the continued revitalization of the Thornbury and Clarksburg Downtowns, which reflects their heritage significance and promotes a mix of uses and attractions for community activities that reinforce the function of the two Downtown areas as cultural, administrative, entertainment, retail and social focal points of the community.
11. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, automobiles and trucks.
12. To ensure that the construction of all *infrastructure*, or expansions to existing *infrastructure*, occurs in a manner that is *compatible* with adjacent land uses and with a minimum of social and environmental impact.
13. To require that local decision-making processes are transparent and evident to the public through the provision of information, participatory tools, education, and an open process.
14. To protect agricultural and rural areas, including specialty crops, and to encourage the establishment of a broad range of *agricultural uses*, agriculture related uses and *on-farm diversified uses* to ensure that the agricultural industry can continue to thrive and innovate.

The Community Structure Plan contains the following main elements:

Thornbury/Clarksburg Settlement Area - the main concentration of urban activities including commercial, residential, cultural and government functions in a well-designed land use form. It is intended that the settlement area will continue to function as a place of symbolic and physical interest for residents and visitors. A range of housing types is supported **but all new development should respect the character of the community and established neighbourhoods** while making efficient use of infrastructure.

Blue Mountain Village Resort Area - the primary resort area that complements the existing recreational base through a range of residential, recreational and commercial uses, and provides additional opportunities for year-round recreational opportunities and facilities.

Craigeith Village – a settlement area that is similar to but smaller in scale than the Thornbury/Clarksburg Settlement Area, serving the Craigeith and surrounding area through the provision of uses including commercial, residential and recreational functions.

Residential/Recreational Area – the area designated in the *County Official Plan* extending along the Georgian Bay shoreline providing a resort-related residential and recreational function.

Future Secondary Plan Areas – areas that are identified as requiring more detailed planning prior to future *development* occurring:

- Area in west part of Thornbury
- Area east of Thornbury, south of Highway 26
- Area south of the Blue Mountain Village Area
- Area south of Swiss Meadows Subdivision

Special Study Areas – areas where further review and analysis is required prior to development proceeding.

Highway 26 Spine and Georgian Trail – Highway 26 serves as the Town's main transportation corridor for residents and tourists, linking Thornbury/Clarksburg to other communities along the Georgian Bay shoreline. The Spine also serves as the corridor for the location of community facilities and services. The Georgian Trail is a regionally significant trail link along the Highway 26 corridor.

Key Corridors/Connections – links other communities and areas of the Town to the Highway 26 Spine and nearby communities.