

**Subject:** Correspondence for COW mtg

*Hello Corrina,*

*Please include this submission for inclusion in the comments and discussion at the Committee of The Whole meeting on Monday, May 26, 2025*

**Reference:** *Item B.14.6 "Options for 130 King St. W. and Engagement Response CS.25.025"*

**Topic:** *Public Input presented, but not recorded at the May 8 Public Information Centre*

**From:** *Ann Joyner, [REDACTED], Thornbury, ON N0H 2P0*

Dear TBM Committee of The Whole,

I was in attendance at the PIC on May 8, 2025 to discuss public input to recreational uses of the 130 King St. W. property. I, along with most of the attendees, was very disappointed that Director Ryan Gibbons started the session by saying that no questions or comments would be taken that night, we were just to fill out and post stickies on a few poster boards. The session had been advertised in many places to include discussion, but he decided to change the format on the spot. Many people protested and called out and started speaking about the topics of concern they had. Reluctantly, Mr. Gibbons agreed to make the floor open to public comments and answered questions posed. He stated very clearly that no notes of this public input would be recorded. The discussions went on for at least one and a half hours and the many participants clearly expressed their strong opinions about the options under consideration that need to be considered by Council.

I am writing this letter to ensure you have a sense of the main concerns that many of the residents expressed in regards to the recreational opportunities they would like to see on this property. I am in opposition to the proposal for the domed 6 court regional tennis facility. Here are my main points of concern and desires for the site that were echoed by many others at the meeting.

1. The survey was seriously compromised as it was completed by many who do not even live in TBM. There does not appear to be a defensible and accurate way to identify respondents specifically from the TBM. The Town needs to give priority to input directly from the local residents.
2. Taxpayer money should not be used to develop a huge domed facility at this site. It does not fit into this residential area and should not be given any special tax exemptions, access to capital funds, or free lease arrangements.
3. There is no parkland for residents in this area of west Thornbury. This parcel can easily be made into a park including low cost activities such as a walking trail, children's playground,

picnic tables, tennis and other hardcourt low organization sports. This is what is desired and needed by local residents like myself.

4. This site offers amazing natural habitat that should be preserved and even enhanced with native plantings. It is a unique area close to the Little Beaver River and offers shade and space for people to enjoy some forest habitat which is rare within our town. As I mentioned at the meeting, I am a Professional Planner with a long career as an environmental planning consultant across Ontario and Canada. It is my opinion that it is most effective and helpful to complete hazard mapping and a simple environmental analysis in advance of site planning to avoid unnecessary impacts and enhance the natural amenities and features of the site. **This is standard procedure for projects in small municipalities across Ontario and can be done by TBM staff using secondary source information and a detailed site walk-through at no extra cost to the project.**

5. A park on Peel St adds a destination to many residents of west Thornbury via active transportation means. The site is easily connected to the Georgian Trail and future Bay St. footbridge that will allow residents to connect via walking, bicycling and jogging. The upcoming Peel St North reconstruction which includes a bicycle/walking path is a perfect connector for a new park to the rest of town.

Sincerely,  
Ann Joyner

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Town Clerk](#)  
**Subject:** 130 King St W.  
**Date:** May 22, 2025 6:44:21 PM

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As a resident of Timber Lane, living approximately [REDACTED] km from the 130 King St W property, I'd like to acknowledge the efforts of town staff in reviewing the best use of this property. In response to the staff report (CS.25.025) for the May 26th council meeting, I'd like to extend my support for the motion before council which proposes:

- An addition to the 2026 budget for the rezoning and development of the site as outlined in the motion;
- Replacement of the 2 outdoor tennis courts, development of a formalized recreational trail network within the site with formalized parking and formalized access; and
- The retention of the two outdoor tennis courts to be leased to the Cameron Shores tennis Club for a one year period, with subsequent future use of the courts available to all residents.

As has been pointed out in previous deputations and comments on the various proposals for use of this site, this property exists in the midst of a residential area without any designated open space/park facilities. Proceeding with the site use and development as proposed in the staff report will ensure appropriate recreational and open space opportunities for this area.

Doug Foster

**From:** [Web Committee](#)  
**To:** [Town Clerk](#)  
**Subject:** Webform submission from: Town Clerk  
**Date:** May 21, 2025 10:17:43 PM

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Submitted on Wed, 05/21/2025 - 22:17

Submitted by: Anonymous

Submitted values are:

**Name:**  
maria giffen

**Email:**  
[REDACTED]

**Phone:**  
[REDACTED]

**How can we help you?**

Thank you for presenting my comments at the May 26 Committee of the Whole.

Hello Council.

I am a full time Thornbury resident living at [REDACTED] Cameron and Peel Streets. I would like to echo the overwhelming sentiment of my neighbours and community who attended the Public Information Summary for the Development Of 130 King/ Peel Street North lands and request council retain the land as it currently exists.

The refurbishment of two tennis courts, unlit and open to the public as well as the addition of some benches or picnic tables for neighborhood enjoyment would be perfect. Based on comments from May 8, it is clear the community agrees.

This area is deficient of accessible parkland.

Also is clear that the sought after model for Georgian Bay Racquet Initiative is a 6 court bubbled facility. Obviously the Peel Street land is too small for this kind of venture. And based on the erosion witnessed along the Little Beaver this spring - see 14-20 washed out trees at residence immediately east of Water Treatment Plant - it would suggest massive development cannot happen.

Make the best and most community minded decision and choose to keep a quiet park where it is.

Thanks for your time and consideration of my submission.

Maria Giffen

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.

May 21, 2025

Dear Council Members,

I am writing to voice support for the recommendations from Ryan Gibbons  
Report To: COW- Admin, Corp and Finance, SI, Comm. Services Meeting Date: May 26,  
2025 Report Number: CS.25.025 Title: Options for 130 King St. W and Engagement  
Response.

I am pleased that residents were heard at the most recent public meeting and that  
objectively the site at 130 King West was deemed unsuitable per the study conducted.  
(Report To: COW- Admin, Corp and Finance, SI, Comm. Services Meeting Date: May 26,  
2025 Report Number: CS.25.024 Title: Georgian Bay Racquets Initiative)

This latter report did give me reason though to question the continued pursuit of indoor  
racquet facilities in the Town of Blue Mountains. Furthermore, given that this initiative is  
being led specifically in consultation with the Georgian Bay Racquets Initiative, I feel it is  
inherently biased toward their vision.

Upon reading this Report (CS.25.024) it would appear that we are perhaps putting the cart  
before the horse in recommending/selecting a site when fundamental issues such as  
demand, funding and operating model should take precedence. The Report in the final  
section, Facility Viability, reiterates this: *It is important to mention that successful indoor  
tennis facilities are built on demonstrated demand.* Per the Survey: *The most polarized  
responses were for four covered courts: while a substantial 47% strongly supported this  
option, the highest strong support rating of any, opposition was also significant at 38%  
(strongly opposed and opposed), showing a sharp divide in community preferences.*

So, while no doubt, demand from *players, schools, and community organizations*, I am not  
convinced there is sufficient demand locally to make such a facility financially viable. The  
fact that the *nearest dedicated year-round facility is more than 70km away, does not  
reinforce the apparent need for a local option to serve both the Town of The Blue Mountains  
and neighbouring communities.* Ryan Gibbons makes this point very clear in his closing  
remarks and "recommendation".

*To ensure responsible development, **a pre-build validation process** to assess  
demand levels, (would - my preference versus could) provide further reassurance  
that the necessary demand levels exist for this type of facility and confirm the  
project's viability before final decisions are made. **This approach ensures the Town  
has done the necessary due diligence to ensure that the facility meets both  
community needs while also clearly demonstrating financial sustainability.***

I strongly urge Council to ensure that any *facility intended to support regular community use  
and long-term sustainability* be vetted thoroughly in advance of making commitments to  
special interest groups.

Respectfully,

Svetla D. Los  
Thornbury

**To the Mayor and Councillors,**

I am writing to express my deep concern and strong support for preserving the green space at 130 King Street—a location that, while unfamiliar to many by name, holds immense value for our community. This parcel of land, nestled along Peel Street North, represents the last significant green space north of Highway 26 on the west side of the Little Beaver River, stretching all the way to the 10th Line. Once developed, this natural haven will be lost forever—an irreversible decision with lasting consequences.

As a resident of Peel Street North for the past 12 years, I have witnessed the rapid and often disjointed development of our neighbourhood. Despite the proximity of thousands of residents to Georgian Bay, public access to the water remains virtually nonexistent. Unlike the east side of Thornbury, which boasts parks, beaches, and maintained public fire lanes, our side has been left without meaningful access to the waterfront. This lack of planning has forced residents to rely on vehicles for even the simplest outdoor activities, increasing traffic and diminishing the walkability of our community.

The absence of accessible green space has left a void in our daily lives. There is no nearby park where neighbours can gather for a barbecue, children can play together, or friends can meet for a walk, a game of bocce, or a quiet moment by the river. This is not how vibrant, connected communities are built. We need spaces that encourage interaction, recreation, and a sense of belonging.

I wholeheartedly urge the Town to designate 130 King Street as parkland. Imagine a space with trails leading to the Little Beaver River, shaded benches, picnic tables, a children's playground, flower beds, public restrooms, and a shelter for community events. With the long-awaited pedestrian bridge over the river at Bay Street expected to be completed soon, this area will naturally attract more foot and bicycle traffic. A riverside park would be a perfect rest stop and gathering place for residents and visitors alike.

As we face increasingly hot summers, the importance of preserving green spaces cannot be overstated. These areas provide natural cooling, promote mental and physical well being, and enhance the livability of our town. The land at 130 King Street is not just a piece of property—it is a rare and precious opportunity to invest in the health and happiness of our community.

Please, let us not trade this irreplaceable green space for concrete. Once it is gone, it is gone forever.

Sincerely,  
Veronique Ponce