

Neighbours of Phase 5 The Cottages at Lora Bay

Planning Application Concerns:
As they relate to residents of Anchor's Way
Deputation to The Town of the Blue Mountains
Committee of the Whole - June 29, 2021



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Overview

Floor Plans

A Resort-Style Community On the Shores of Georgian



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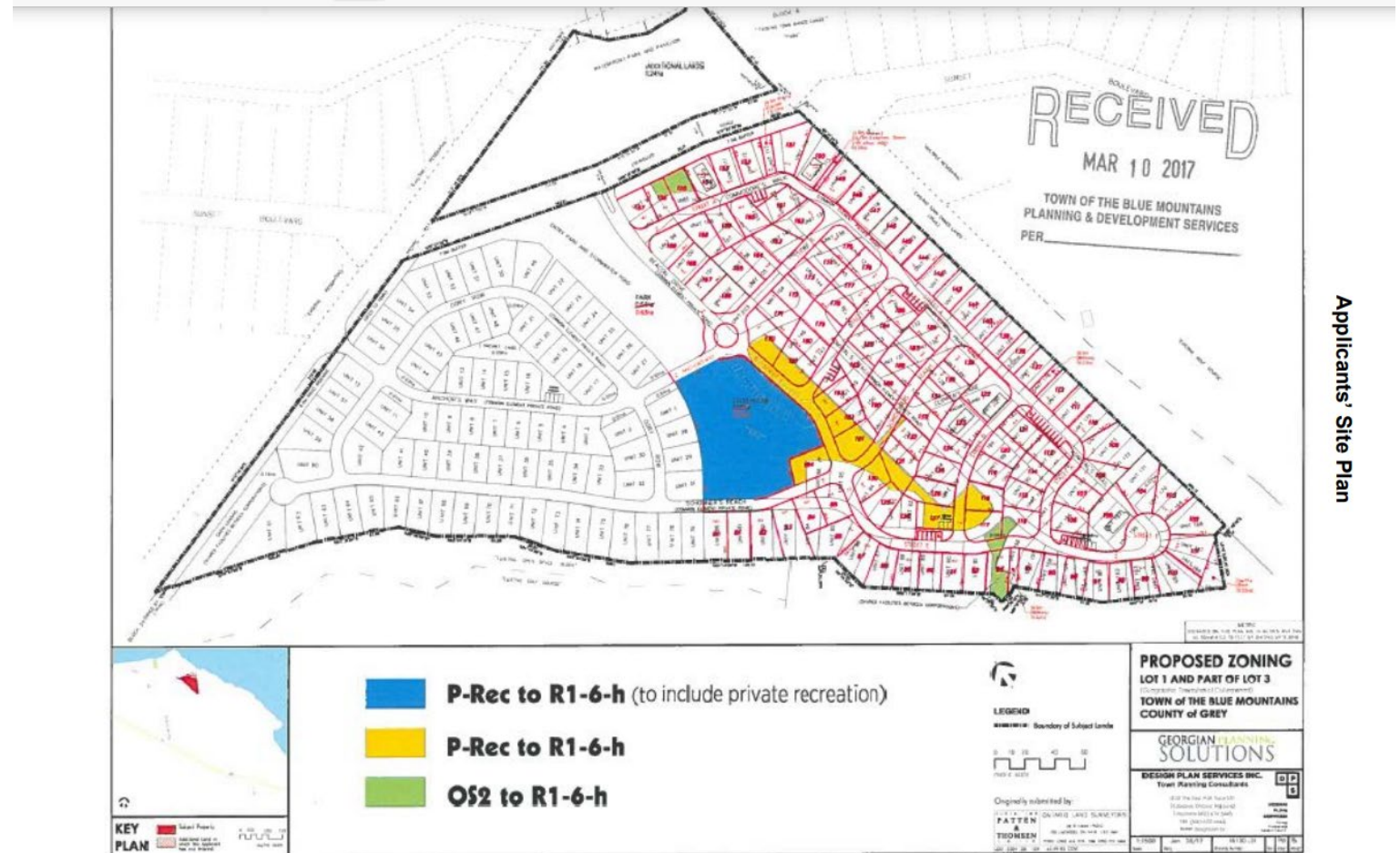
Walk Out

33,34,35,36,37,38,39,40,41

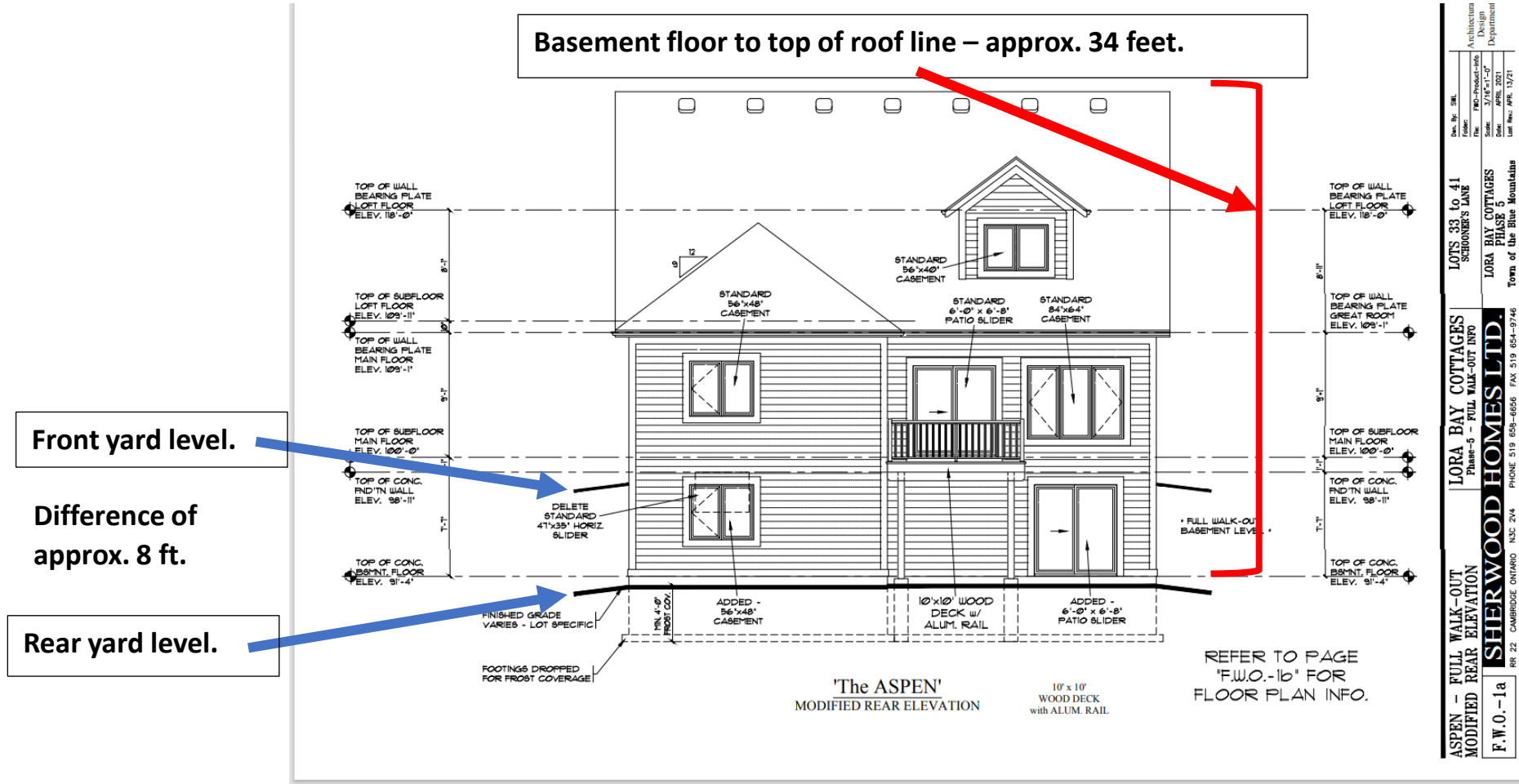
\$ 30,000

This was the only image provided for public review at the time of application in 2017.

No indication of basement walk-outs and raised grade.

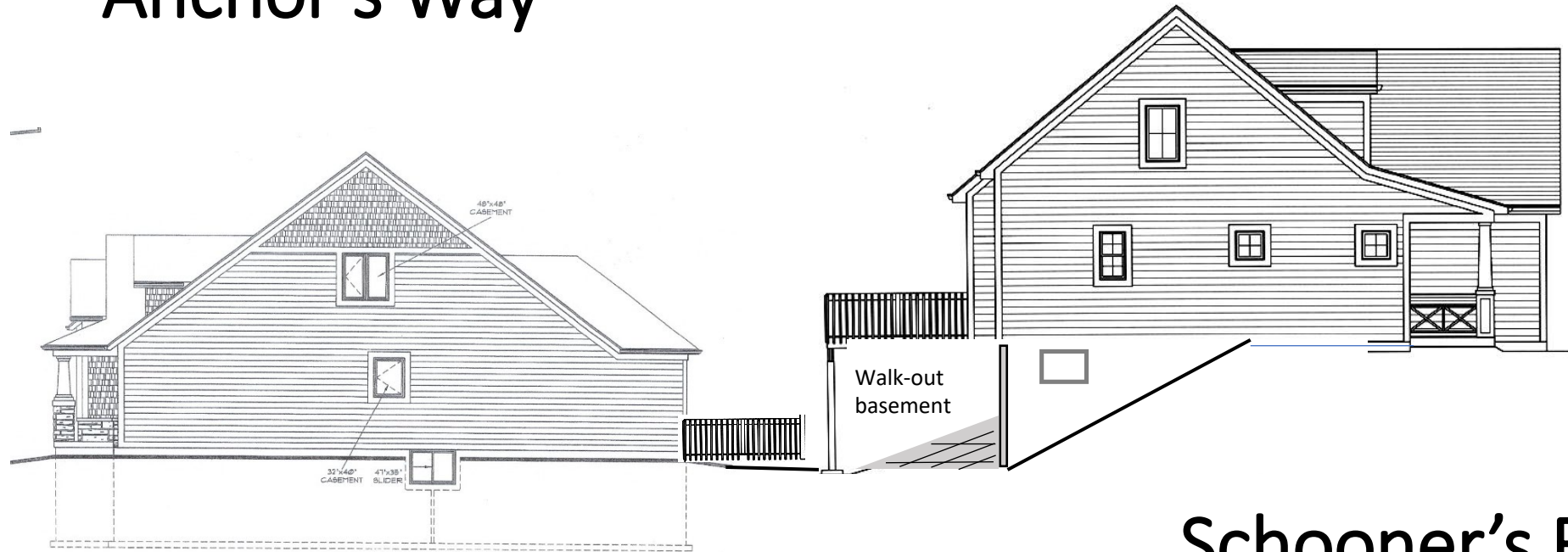


Applicants' Site Plan



Proposed walk outs on level grade

Anchor's Way

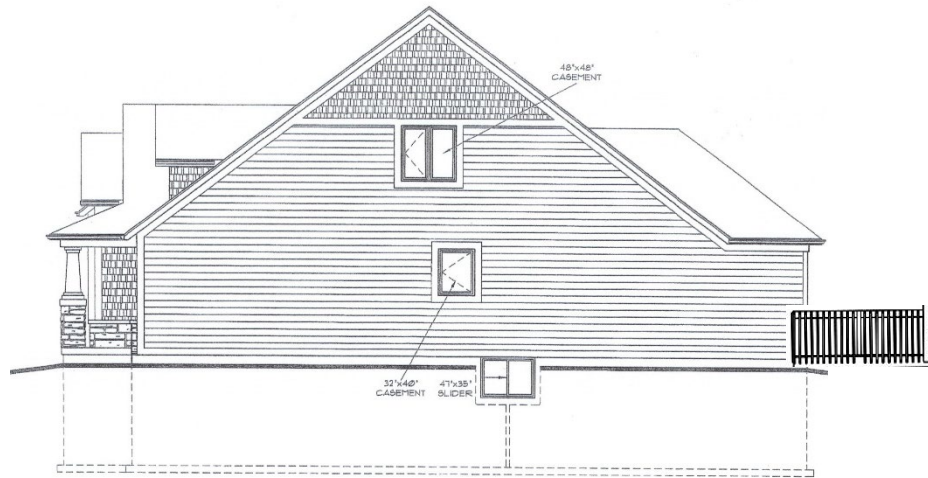


Schooner's Reach

40 feet spread between two houses
(2 x 20 depth for each house)

Proposed walk outs on raised grade behind 112, 110 Anchor's Way & part of 107 Dory Row

Anchor's Way



Schooner's Reach



40 feet spread between two houses
(2 x 20 depth for each house)

Sherwood Homes Phase 5 Property 2016



2016



Grade level from street to tree line.

2021



Grade level 1 – 2 meters higher than street level.

An aerial photograph of a residential neighborhood. In the foreground, several houses with varying roof colors (brown, grey, blue) and styles are visible. A road curves through the middle ground. In the background, a large body of water (Lake Michigan) stretches to the horizon under a clear blue sky. The text 'Neighbours of Phase 5 – The Cottages at Lora Bay' is overlaid on the right side of the image.

Neighbours of Phase 5 – The Cottages at Lora Bay

REQUEST TO COUNCIL:

- All homes on Schooner's Reach to be at the same grade level as Anchor's Way. Deny walk-out basements.
- Return the level of the property behind 112, 110 Anchor's Way and part of 107 Dory Row back to the original grade of 2016.

**The Town of the Blue Mountains, Committee of the Whole Meeting
Tuesday, June 29, 2021**

Deputation: Elizabeth Brims, on behalf of The Neighbours of
Phase 5 – The Cottages at Lora Bay

Re: Sherwood Homes, The Cottages at Lora Bay
– Phase 5 Planning Application

We, being residents of the Town of the Blue Mountains, owners of properties on Anchor's Way and Dory Row in The Cottages Collection of Lora Bay, and supported by the Condominium Board for GVLCC 80, wish to express our concerns over the proposed design of houses to be constructed on Schooner's Reach in Phase 5 of The Cottages by Sherwood Homes.

We understand the Phase 5 application is under review by the Town Planning Department. After several failed attempts to get full transparency and planning documents, we appeal to our Council to act on our behalf. In the absence of full disclosure of the developer's plan, our concerns are based on the Sherwood Homes website, and the developer's drawings.

1. The Site Plan and Price List on the Sherwood Homes website indicates that lots 33 to 41 on Schooner's Reach will have walk-out basements. These lots back onto existing homes on Anchor's Way and Dory Row. If Sherwood Homes proceeds with these plans, then the houses will be three-storeys and tower over our homes on Anchor's Way. Decks built at the main level of these homes will overlook the rear yards of homes on Anchor's Way. Those of us who own homes on Anchor's Way and Dory Row expected homes to be built behind us. We were not expecting to look out and up from our back yards at three-storey homes with a walk-out basement. At best, the lots in the Cottages are 20 feet deep from our back doors. The new three-storey builds could be 30+ feet high, located 40 feet from our back doors. The draft plans submitted for approval in 2017 did not indicate walk-out basements and did not show grading to raise the Phase 5 property to accommodate the walk-outs. They, therefore, were not subject to public review and comment. **This is new information, and the residents of Anchor's Way are opposed to this drastic departure from the design of all other homes in the Cottages Collection, which are all at similar grade levels. And we respectfully dispute the Town's claim that the Phase 5 application process of 2017 fulfilled the public engagement requirement.**
2. In 2016, fill from excavations of homes in Phase 1A - The Cottages Collection was deposited on the site behind and at the west end of Anchor's Way, which raised the Phase 5 property level by approximately 1 - 2 meters. Add to the higher grade level a three-storey home, and our homes at 112, 110 Anchor's Way, and 107 Dory Row could look out and up to houses roughly 40 feet high. **This too was not in the original plan approved by the Town in 2017.**

The Town of the Blue Mountains should protect our residents from a Sherwood Home's planning application that has not received full public scrutiny.

We are asking that:

- 1) the plan for walk-outs be denied, and that all new homes be built at a grade which is level with the houses on Anchor's Way and Dory Row, and
- 2) the level of the Phase 5 property behind 110 & 112 Anchor's Way, and beside 107 Dory Row be regraded down to its original height.

Thank you for taking the time to consider our concerns.

The Neighbours of Phase 5 – The Cottages at Lora Bay:

Sue & Ed Novotny, 107 Dory Row

Lyn & Paul Logan, 110 Anchor's Way

Marie & Chris Gray, 112 Anchor's Way

Lindsay MacKinlay & David Edwards, 114 Anchor's Way

Sue Ferri & Jack Fraser, 116 Anchor's Way

Brenda Van Weiringen, 118 Anchor's Way¹²¹²

Valerie & Al Mackinnon, 122 Anchor's Way

Diane Parkin & Glen Downey, 124 Anchor's Way

Elizabeth & Drew Brims 143 Dory Row