

GREY COMMON ELEMENT CONDOMINIUM CORPORATION NO. 71

June 25, 2021

BY ELECTRONIC MAIL

Dear Council:

Re: Proposed Multi-Use Facility Grey Road 19

Grey Common Elements Condominium Corporation No. 71 is located directly across the street from the proposed site for this facility. The Corporation manages the common elements associated with the 130 home community of the Orchard at Craigeleith.

We are writing with the Corporation's comments on the proposal.

We appreciate the need for the Town to have such facilities to provide services required in the Town of the Blue Mountains, and in particular to service the Craigeleith area. However, we share the concerns of homeowners in the Orchard about the appropriateness of this particular site for this purpose.

The surrounding immediate area is almost exclusively residential. The three major approved development projects around the site will only enhance the residential character of the area once they are built out.

There are a wide range of proposed uses noted in your staff report, but it appears that the most likely uses are a works depot, fire hall and emergency services hub. All of these have the potential to result in significant negative impact on residents in the area. These include noise and disruptions from on-going works operations, traffic increases, and everything that goes with what would be in effect similar to a busy commercial use.

The only vehicular access point to our community is very close to the access point of the proposed facility. We are concerned about traffic safety and traffic volume issues arising from the proposal, and the impact of these on the Orchard community.

The staff report notes that other sites were considered, but this is the preferred site in their view. We ask Council to give further consideration to that recommendation. Other potential sites may have challenges, including acquisition, but would be much more suitable in terms of impact on the adjoining land uses.

Relocation of the current fire hall and ambulance centre appears to be a significant driver of this proposal. That is another element which could merit further study.

The infrastructure for these uses is already in place in a suitable location, and expansion on this site may be a better alternative to serve the Blue Mountain resort and neighbouring communities. While the report notes a potential advantage to utilizing that site for transportation, that advantage seems to be outweighed by the adverse impact on traffic and neighbouring residential uses at the proposed site.

We appreciate the opportunity to provide our comments to Council on this proposal.

If you require further assistance, please do not hesitate to contact me.

Yours truly,

GCECC No. 71



Nancy Collyer
President