

From: [REDACTED]
To: [Carrie Fairley](#)
Cc: [Carter Triana](#)
Subject: Re: for TBM Attainable Housing Board May 1, 2024 my "Public Comment"
Date: April 22, 2024 12:27:06 PM
Attachments: [image.png](#)

clarification, addition, link and copy & paste of TBM proposed pipe location, in red.

'Detached house heights were reduced in the 2016 TBM Official Plan, from 10.5 metre to 9.5 metre & space between houses reduced by ? metres'
easier read as...spacing between housing and/or side yard lot line increased, so not 'reduced by'

recommend Smaller Lot Frontages in Thornbury existing lot divisions and/or subdivisions,
as that would lower cost per unit of detached houses and/rental land value component.

link,

thebluemountains.ca/planning-building-construction/current-projects/municipal-infrastructure-projects/125-peel-street

Map of Project Area



(note: map in the SW section captures ~30 acre previous three owner Secondary Plan Group south-west of Alfred St W, and pipe option in red, reaching Alfred Street West)

thanks,
Richard Lamperstorfer

On Mon, Apr 22, 2024 at 10:48 AM richard lamp <[REDACTED]> wrote:

Hi Carrie,
This is my correspondence for the subject meeting/date.

THREE-STOREY Detached Houses as Attainable?

In 2018 I designed a three-storey (modular) detached house for my "D" zoned Thornbury West 13 acres.
--proceeded with that modular 14 foot wide, 0.4 metre taller, to Committee of Adjustment (w TBM Planning Dept approval) and COA rejected.
--I followed with an LPAT/OMB-type) challenge.
--won, now expired.

So, how can a three-storey (on a ravine lot) within the settlement boundary lines of Thornbury be attainable?

First, I own the lot.

The house was specifically for a moment in time, (2 unrelated moms main/accessible, couple 2nd floor, brother 3rd, 'other' rental walk-out basement)

yet retaining flexibility. most efficient re heating/cooling having no gas.

Flexibility of family, kids, other, and designed from the outset for possible future conversion to Plex up to four-, or, can become half of semi or part of row in future.

So, where we are at:

Detached house heights were reduced in the 2016 TBM Official Plan, from 10.5 metre to 9.5 metre & space between houses reduced by ? metres.

Campus of Care "jumped" over Thornbury West "D" zone including housing/density with an MZO morphed into a CIHA. The private Secondary Plan plan 'group of three' owners, representing approx 30 acres between Tomahawk and BVCC, has been shelved. dissolved.

BMAHC has failed. No follow through with a Zoning Amendment to Grey County to TBM three-storey height limit, other, as was intended on purchase, by SMT and perhaps CAO,

My email request for an MZO or CIHA for housing, housing complementary to Campus of Care project was likely never received by Council, since my gmail was blocked (recently discovered on my July 2023 Planning single-lot Consent Severance Application. withdrawn April 2024, not a problem.)

Bac to the focus, housing.

Any housing with walkability is good housing, as that alone makes homes attainable being less 'car-centric', more environment friendly.
cars cost money.

My observations of costs after Covid:

--four to six-storey apartments costs today, are higher narrow frontage townhouses, some with lower level suites. Some approved 4 meters wide in Barrie.

--ground use type homes are favoured by most Canadians, including families seeking lifestyle, schools, shopping, library, recreation, parks.

Please, no more ageist, over 55 communities in Thornbury, children restrictive, having lowest property tax base, therefore Town receipts.

Further opinion, up to 6-storey wedding-cake-style apartment buildings on the Hwy 26 will receive the least resident, residents' group pushback, sure,

BUT, they'll also be the least healthy for the occupants re noise, fumes, footplates, walking risk, desire, health.

AND, receive lower property tax than townhouses, period!

so, better update OP to 5-storey max, straight sided, be more waterproof, larger footplates, daylight, re cost, layout, flexibility. shadows for climate change.

Summary:

townhouses over apartments,

three-storey detached houses over three-storey apartment buildings, for final cost, Town property tax benefit, both having equal density,

townhouse costing less to build, easier to replace after life-cycle.

density equals walkability, along with long-term lowest maintenance costs to Town, but doesn't necessarily need to include apartment buildings, or over three storeys.

Finally, if/when, bringing water/sewage pipes over to Campus of Care, extend the pipes to Alfred Street West, size the pipe for Future Development Zone,

Thank you,
Richard Lamperstorfer

notes:

-my contiguous 13 acre "D" lands fronting Beaver Street South, Napier Street West town road allowance, Alfred Street West, -small triangular lot fronting 10th Line, Beaver Street South, Napier St W town road allowance