



2023 and Beyond

Official Plan Review & Community Design Survey - Phase 2

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1 Executive Summary

1.1 Introduction

Today, The Town of The Blue Mountains is home to over 7,000 full time residents and an additional 6,000+ seasonal and part-time residents. As an internationally recognized tourism destination, the community welcomes over 2.5 million visitors annually.

Official Plan Review & Community Design Survey

The Town of The Blue Mountains is currently in Phase 2 of a Five-Year Official Plan Review. The Official Plan is the Town's primary planning document, directing all future land use decisions and actions of the Town and shaping growth and development.

1.2 Survey Framework

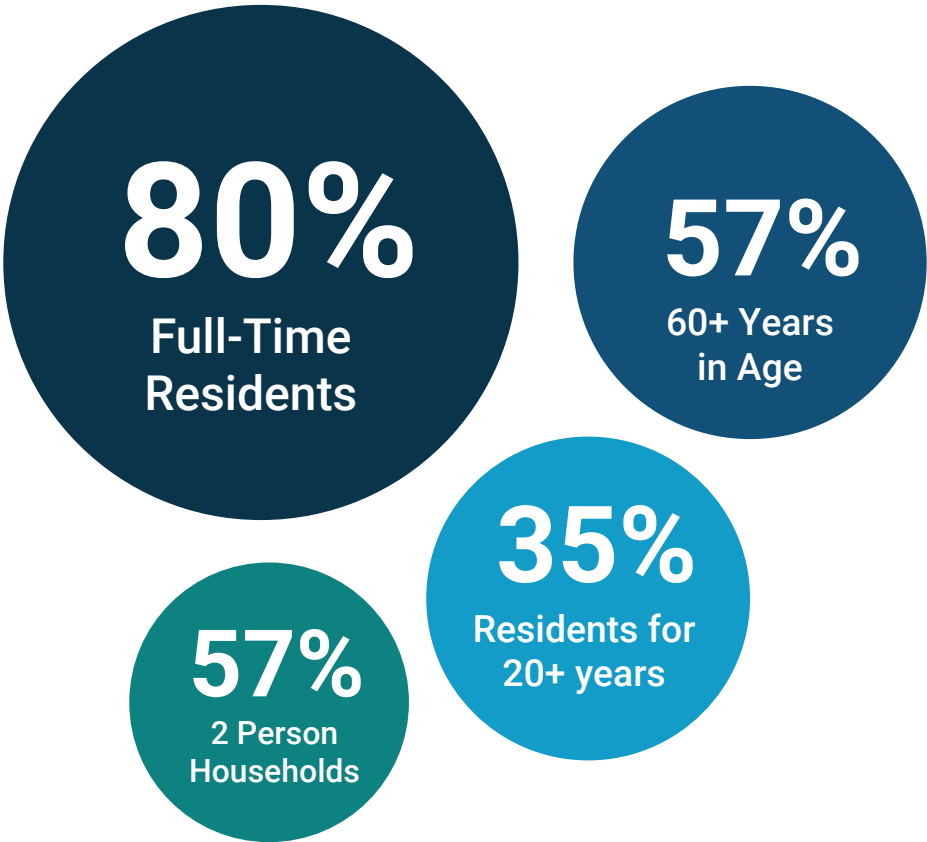
In 2022, the Phase 1 Official Plan Review Survey garnered responses from nearly 600 individuals, and these responses remain pertinent in the ongoing Phase 2 process.

Phase 2 was launched at the end of June 2023 and concluded in August 2023. It builds upon the previously collected public input and concentrates on specific areas of interest highlighted during Phase 1, such as design, character, community services, height regulations, housing, parks and open spaces, and climate change. The outcomes of this survey will also play a crucial role in shaping the forthcoming update to the Community Design Guidelines.

1.3 Characteristics of Survey Participants

In total, 603 respondents completed the survey. The demographic questions at the start of the survey were optional and received a varied response rate.

- The survey primarily comprised of respondents aged 60 and above, with 31.1% (approx. 156 respondents) falling within the 60-69 age bracket, 20.2% (approx. 101 respondents) in the 70-79 age range, and 6% (approx. 30 respondents) aged 80 or older.
- An overwhelmingly large majority of respondents, totaling 80.6% (approx. 403 respondents), are full-time year-round residents of The Blue Mountains.
- The survey was primarily conducted among respondents residing in two-person households, accounting for the majority at 57.0% (approx. 271 respondents).



1.4 Survey Highlights

The following highlights are related to the responses received by the 603 respondents to the survey regarding community amenities, character and design.

Neighbourhoods & Housing

Residents overwhelmingly favour low-density housing on smaller lots. The primary sentiments expressed by respondents regarding neighbourhoods and housing revolved around the preservation of local character and the advocacy for affordable and accessible housing choices.

Commercial & Mixed Use

Residents prefer a low-density mixed-use concept to serve as the central focal point of the town's downtown areas.

Parks & Open Spaces

Improved active transportation infrastructure for walking and cycling with seating and landscaping is the type of parks and open spaces preferred by the majority of residents.



Streetscapes

Residents showed a strong preference for three streetscape images: Thornbury Downtown with outdoor seating (64.8%), pedestrian boulevards with expanded setbacks (56.1%), and significant street trees with building setbacks (53.0%).

Community Services & Amenities

Over half of the respondents selected parks and trails as the services/amenities they would like to see added. Community centres, local retail stores, grocery stores, and restaurants closely followed with roughly a third of the respondents each.

Affordable and Attainable Housing

Just under half of the respondents favoured the option of 'Gentle intensification in existing neighbourhoods,' which includes secondary suites and minor low-rise infill projects.



Building Height

When asked their opinion about the construction of buildings 3 storeys or higher, just over a third of respondents advocate for a site-specific analysis to ensure an appropriate transition and scale within their surroundings. As well, just under a third of respondents favour a maximum building height limit of 3 storeys.

The top three concerns regarding building heights of 3 storeys or higher are related to building shape, architecture, and character; worry about potential tree and vegetation loss; and the potential loss of scenic views. Respondents felt that these buildings should be located in close proximity to community services, amenities and open space areas, most specifically along major roads. Most respondents favoured Blue Mountain Village or the surrounding area as well as Thornbury for such development.

Natural Environment, Climate Change, Parks, Trails and Open Space

Related to measures to address and mitigate climate change in The Blue Mountains, approximately three-quarters of respondent's favour:

- Preservation of the natural environment and features (78.3%), and
- Protecting urban green spaces and parks (74.1%)

Three-quarters of respondents expressed satisfaction with the level of access to parks, trails, and open spaces in their community and just under two-thirds of respondents expressed satisfaction with the amenities available within the existing public parks, trails and open spaces in their community.

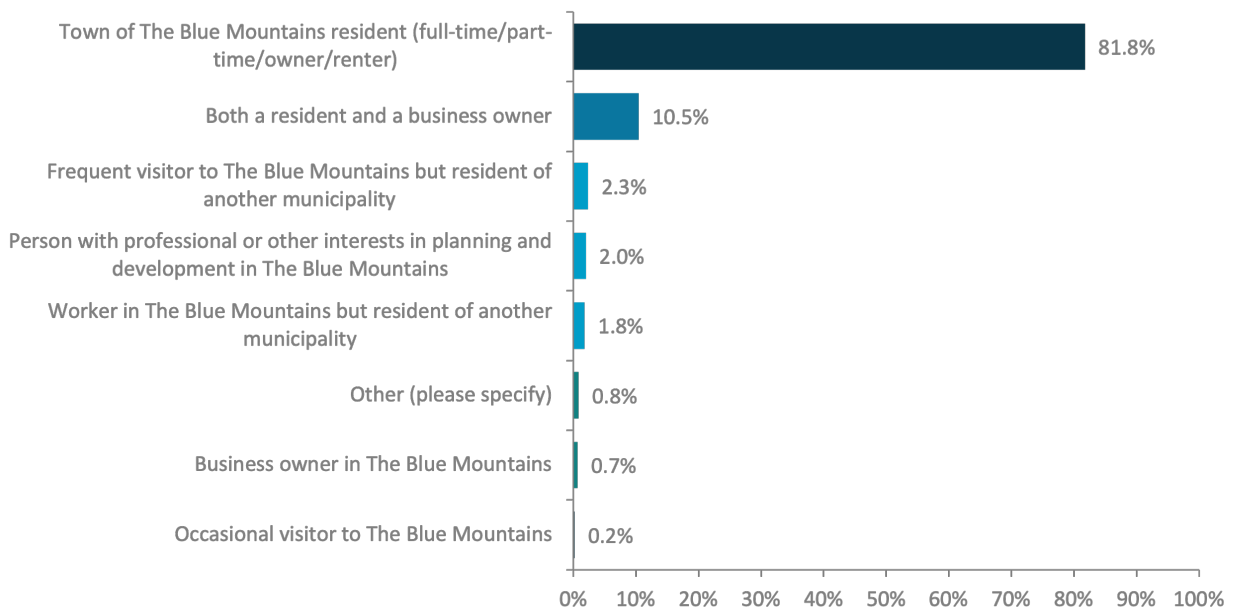
2 Survey Results

2.1 Interest in The Blue Mountains

Survey participants were asked about their affiliation with The Blue Mountains. The majority, comprising of 81.8% (493 respondents), identified themselves as residents of the Town of The Blue Mountains, encompassing both full and part-time renters or owners. Additionally, 10.5% (63 respondents) indicated that they held dual roles as residents and business owners within the area.

Q1: Which of the following best describes your interest in The Blue Mountains?

Answered: 603 Skipped: 0

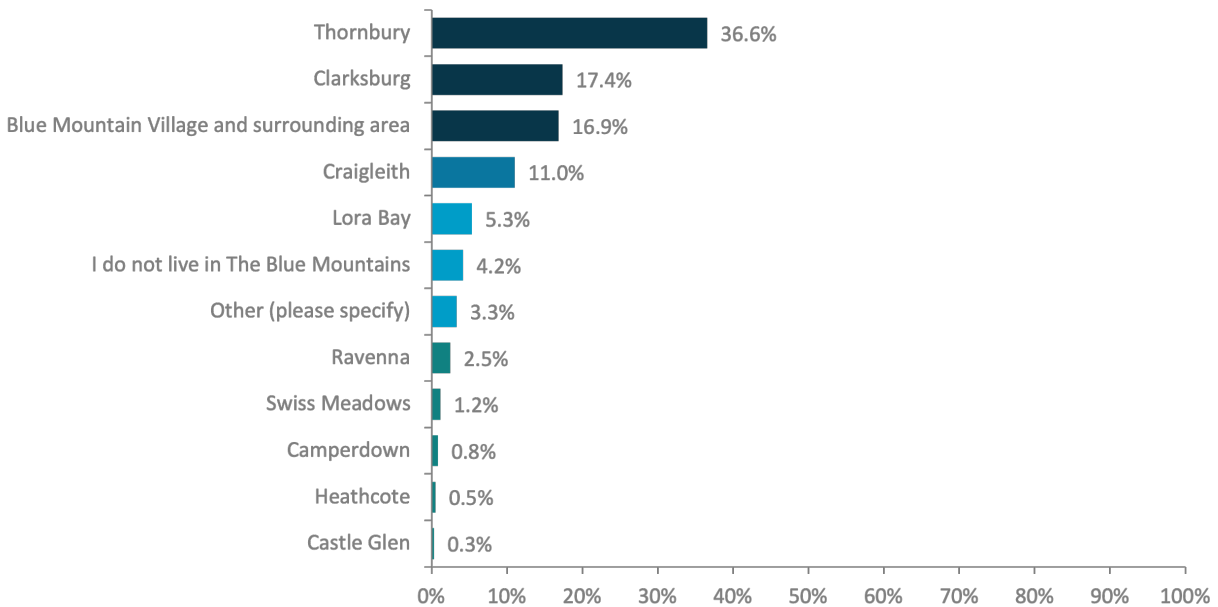


2.2 Your Community

Survey respondents were given a list of communities and were tasked with identifying their place of residence. The largest portion of participants, approximately 36.6% (219 respondents), indicated Thornbury as their place of residence, followed by 17.4% (104 respondents) selecting Clarksburg. A minority, constituting only 4.2% (25 respondents), reported residing outside of The Blue Mountains.

Q2: In which of The Blue Mountains communities do you live?

Answered: 599 Skipped: 4

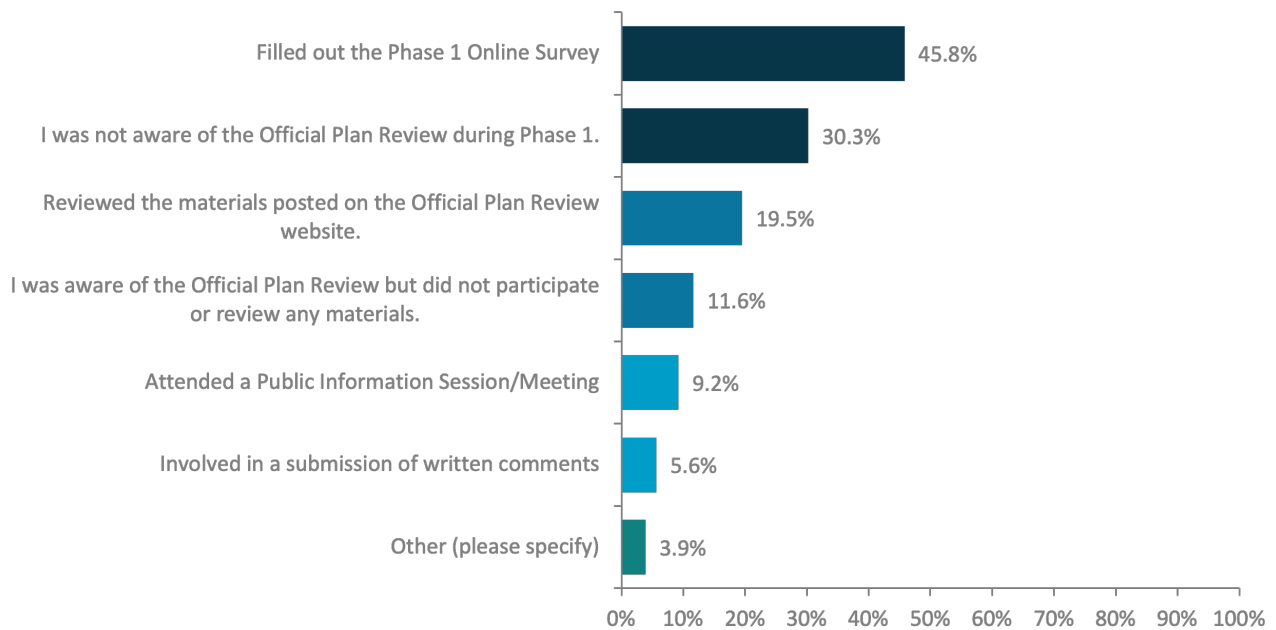


2.3 Official Plan Review Public Engagement

Participants were asked about their engagement with Phase 1 of the Town's Official Plan Review. Among respondents, 45.8% (267 respondents) completed the Phase 1 online survey, while 19.5% (114 respondents) took the time to review online materials. In contrast, 30.3% (177 respondents) indicated that they were unaware of the Official Plan Review during Phase 1.

Q3: Did you participate in Phase 1 of the Town's Official Plan Review? Please select all that apply.

Answered: 585 Skipped: 18



2.4 Community Character & Design Neighbourhoods & Housing

Respondents chose their top three preferred photos that align with the desired development and character for neighbourhoods in their community (view appendix 3.1).

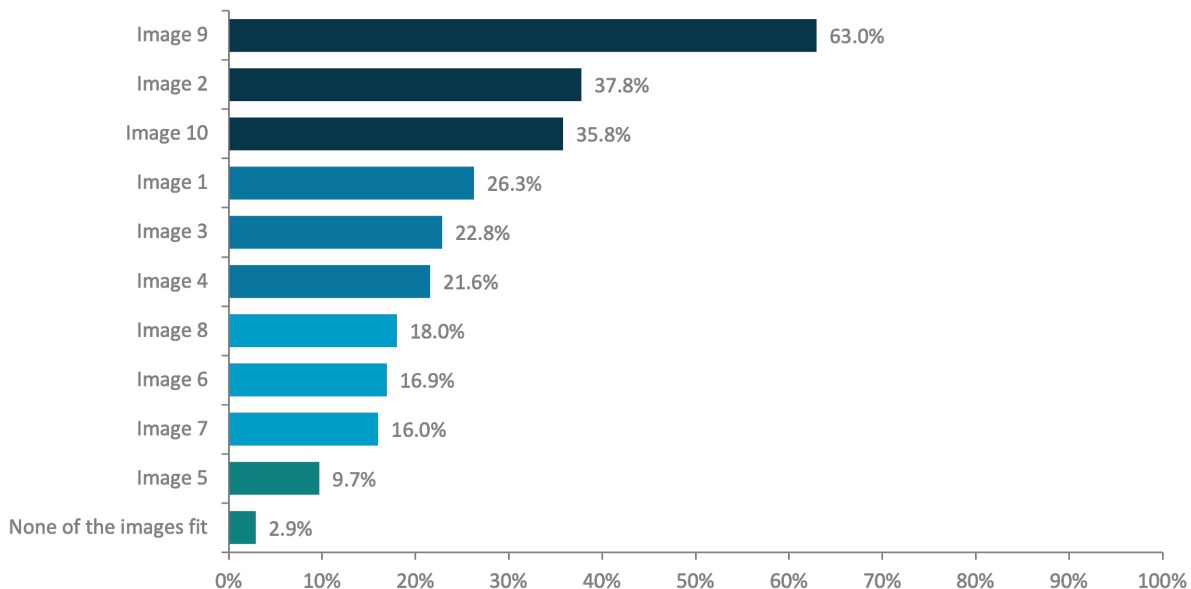
- A majority, comprising 63% (350 respondents), favoured **image 9**, which portrays a blend of low-density housing on smaller lots with consistent sidewalk and lighting standards.
- **Image 2** was the choice of 37.8% (210 respondents) of respondents, showcasing large lot, low-density, mature single-detached homes of varying styles.
- **Image 10**, representing low-density neighbourhoods with diverse home sizes and designs, was selected by 35.8% (199 respondents) of participants. This option also featured less architectural control on infill and replacement houses.



2.9%, (16 respondents) indicated that none of the images matched their preferences.

Q4: Neighbourhoods & Housing Choose the top 3 photos that resonate with the types of development and character you would like to see continued or added to your community.

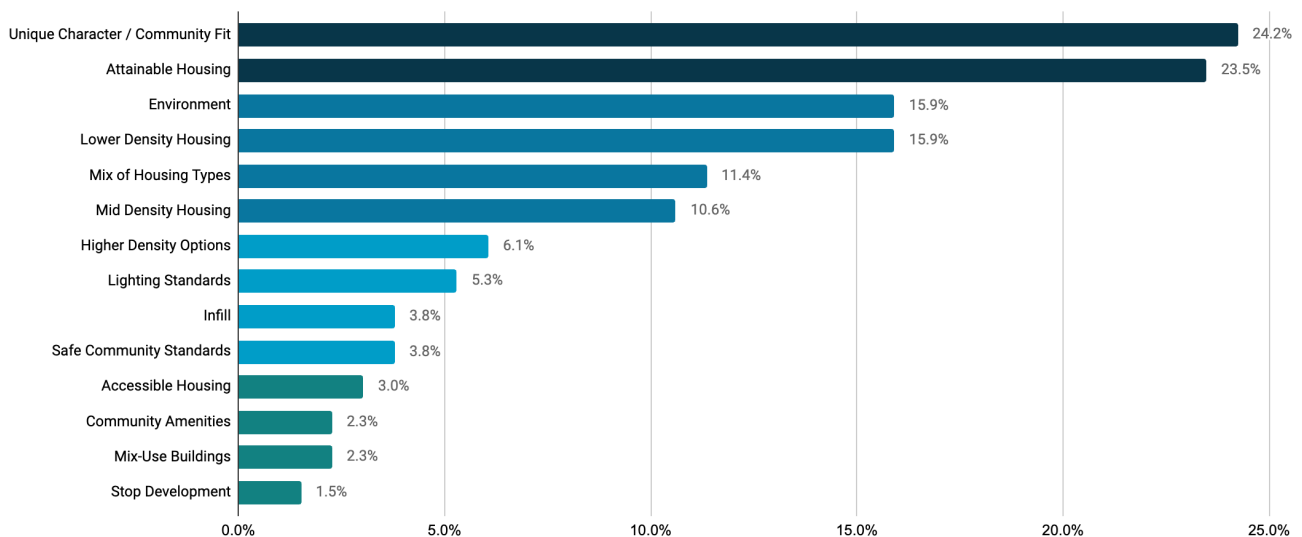
Answered: 556 Skipped: 47



2.4 Community Character & Design Additional Comments

The primary topics discussed in respondent comments regarding neighbourhoods and housing revolved around two key themes: preserving the unique local character and advocating for affordable and accessible housing choices. Additionally, there was a strong interest in maintaining green spaces, protecting the environment, and favouring housing options with lower population density.

Neighbourhoods & Housing Additional Comments.



The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Unique Character:

- Thornbury has an old-town feel and sensibility -- safe, no over crowding, beautiful historic homes and buildings. We must protect this and avoid becoming other high growth communities (e.g. Collingwood or Blue Mountain Village).
- There should be higher standards of Architecture and Design. The development across from Georgian Peaks club is very unattractive. We should aim for more character based designs.
- Need to keep the character of the neighbourhood and not cookie-cutter dwellings.

2.4 Community Character & Design

Additional Comments

The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Attainable Housing:

- I chose the townhomes and smaller units/smaller lots because because they can more easily be geared to affordable/attainable housing. High density could be good for affordable housing as well, but + 3 stories seems not in keeping with the town...
- Affordable Housing with mixed densities. Need housing for younger people
- We need more affordable housing options (eg townhouses), but still keeping with the character of the community.
- Affordable housing is also a must and understand that it likely won't be able to conform to these standards. in that case, a 3-storey maximum is imperative and two-storeys would

Environment:

- Priority should be given to open space, i.e. minimize building footprint, maximize green space
- Larger lots, more green space, more designed trails and mixed use green spaces.
- Neighbourhoods that have dense foliage are cooler and calm traffic. Buffering housing with native trees and vegetation should be generous and maintained by the Town.
- Housing developments that don't clear cut and rearrange the landscape but instead work with the land the the vegetation.

Lower Density:

- This is a planned new community. only similar type houses make sense. we prefer single detached homes with similar style.
- Do not want high rises or tons of high density areas to ruin the existing feel of what blue mountain has always been known for.
- Let's please keep buildings at 3 levels or lower.

2.4 Community Character & Design Commercial and Mixed Use

Survey participants reviewed commercial and mixed use photos and selected three that resonate with their community's desired development and character (view appendix 3.2).

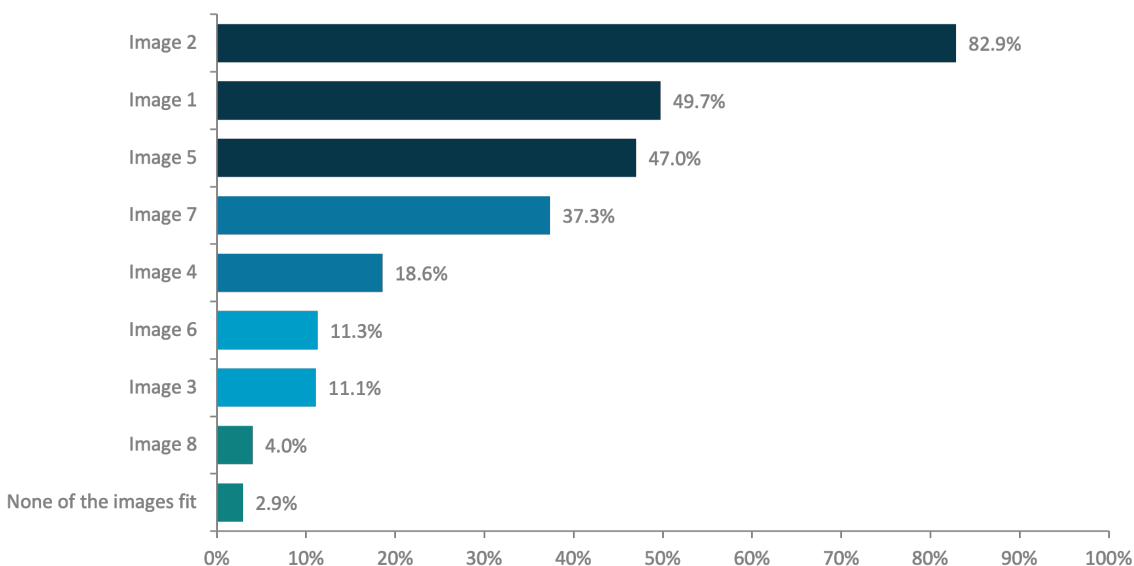
- An overwhelming majority, 82.9% (455 respondents) of respondents, selected **image 2**, which depicts a historic downtown Thornbury with a low-density mixed-use concept, serving as the central focal point of the town's downtown area.
- **Image 1** garnered the favour of 49.7% (272 respondents) of respondents, presenting medium-density mixed-use residential buildings with small-scale commercial uses and services on the ground floor.
- **Image 5**, portraying low-density mixed-use buildings characterized by unique architecture, design, mixed rooflines, and intricate front facade details, was chosen by 47.0% (258 respondents).



2.9% (16 respondents), indicated that none of the images matched their preferences.

Q6: Commercial & Mixed Use Choose the top 3 photos that resonate with the types of development and character you would like to see continued or added to your community.

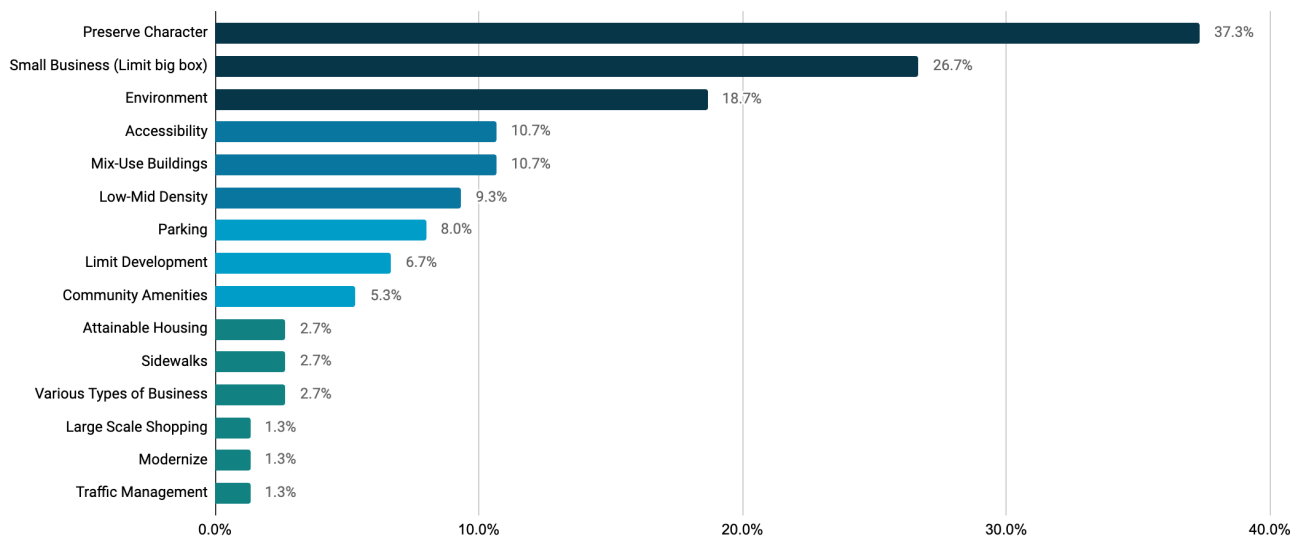
Answered: 549 Skipped: 54



2.4 Community Character & Design Additional Comments

The key themes prevalent in the comments from respondents regarding commercial and mixed-use buildings revolved around preserving the local character and supporting small businesses, while also guarding against excessive development of large chain stores. In close alignment with these themes were comments about conserving green spaces, preserving the environment, and emphasizing the importance of accessibility.

Commercial and Mixed Use - Additional Comments.



The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Preserve Character:

- A compromise has to be made between the character of the existing buildings and the need for more density for accommodation within the new buildings.
- Thornbury's feel and character will be destroyed if the small, historical downtown becomes dominated by over-development of adjacent streets. Increased traffic will be a huge negative.
- Keep the height down to 3 stories. Reflect existing town's architectural characteristics.

2.4 Community Character & Design

Additional Comments

The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Small Business (limit big box stores):

- While there is a need for additional commercial space. I like mixed use options, with commercial space below and residential space above. Street appeal is important (as opposed to 'box stores') with parking not being the focal point from the street.
- Should only be promoting mixed-use. Big box stores with huge parking lots are a waste of land and detract from character of the area.
- Need to minimize large format commercial businesses in Thornbury sustaining the

Environment:

- More space for trees and vegetation, eco-friendly builds
- These can't be the only options. Big box stores and homogenous landscape ruin the ecosystem, paving the Blue Mountains seems like a horrible idea.
- No component here that considers climate change (trees, lots of trees) Parking and thoroughfares - little point in worrying about "historic downtown Thornbury", when it is stuffed with cars, moving and parked. Commercial buildings have to be viable, in terms of cost/rent and access.

Accessibility:

- Accessibility please. Downtown Thornbury has wonderful character that should be preserved but there is also critical need for more accessible commercial spaces.
- Everything here is built for cars. Cars cars cars. What is there to attract pedestrians? To parents with strollers? To the elderly? To cyclists? Not much.
- We need commercial development which accomidates various types of businesses with different operational size requirements. Parking needs to be available but also accessibility for other types of existing and potential access - meaning walking routes, bike paths and other emerging types of personel transport. Climatic protection and security needs to be considered in the design of "parking" area for all modes of transport.

2.4 Community Character & Design Parks and Open Spaces

Survey respondents selected three photos that align with the desired development and character of parks and open spaces in their community (view appendix 3.3).

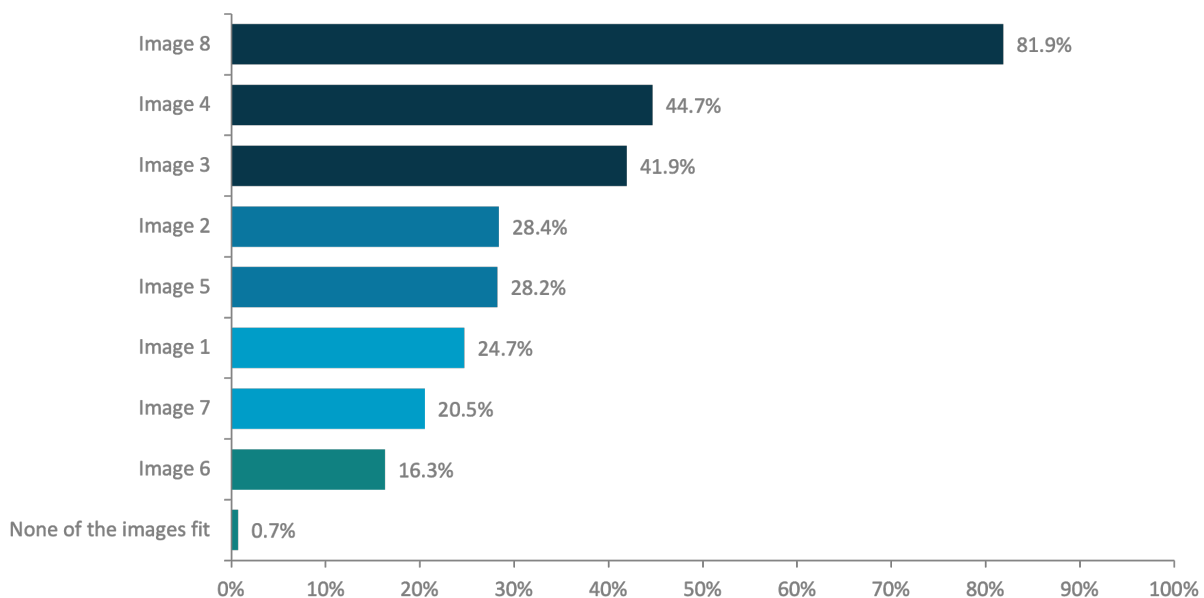
- The majority, 81.9% (447 respondents), selected **image 8**, illustrating enhanced infrastructure for walking and cycling, complete with outdoor seating and landscaping.
- **Image 4**, featuring neighbourhood-focused casual recreational trails and pathways, was the preference of 44.7% (244 respondents) in the survey.
- **Image 3**, representing nature-based trails with access to scenic views, vistas, and the waterfront, was selected by 41.9% (228 respondents).



0.7% (4 respondents), indicated that none of the images matched their preferences.

Q8: Parks, Trails & Open Space Choose the top 3 photos that resonate with the types of development and character you would like to see continued or added to your community.

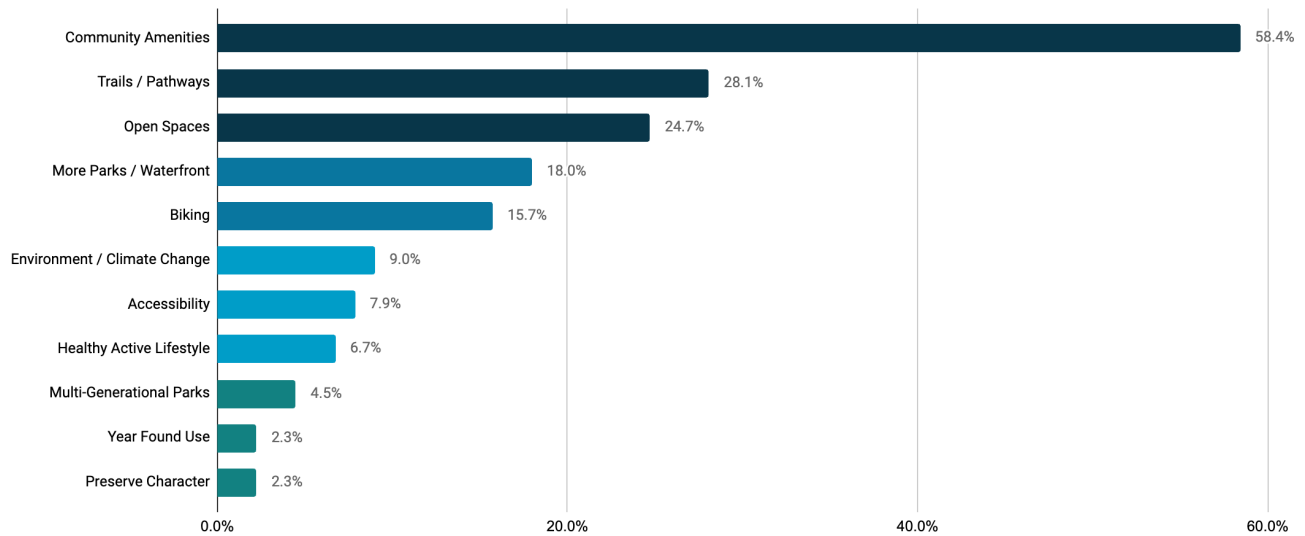
Answered: 546 Skipped: 57



2.4 Community Character & Design Additional Comments

The predominant themes within respondent comments concerning parks and open spaces centred around community amenities and the presence of walking trails and pathways. Close behind in popularity were comments concerning the preservation of open green spaces and the expressed need for additional parks and waterfront areas.

Parks and Open Spaces - Additional Comments.



The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Community Amenities:

- Accessible playgrounds. Pathways that allow for accessibility and increased opportunities for people with active lives who have some physical limitations. Spaces that allow community building initiatives are critical- be sure they are accessible please.
- Would like to see a fitness park, with different equipment for year round outdoor activities recommended. Would also like to see our own public large indoor lane swimming pool for residents.
- We have amazing assets of this type already spread throughout our communities. Would like to see the existing spaces improved on over building new ones. For example add a

2.4 Community Character & Design

Additional Comments

The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Trails & Pathways:

- We should understand how pedestrians and cyclists -- and vehicles -- use key roads. A one size fits all approach and design may not work in every community.
- Need interconnecting trails and pathways throughout the Town. The city of Brampton is an excellent example. Also the city of Toronto with its interconnecting parks and ravines.
- Please continue to Preserve and increase park space, trails and open spaces.

Open Spaces:

- Unfortunately with the amount of development that is happening here, and with the developers not having to give us mandatory green space, soon there is going to be no trees left and not a lot of green space. there needs to be mandatory environmentally protected zones for every developer.
- Keeping lots of green space between new development areas.
- These images all reflect manufactured open spaces. Our open space should be left as it is.
- Please prioritize green space. Shoot for above the minimum required.

More Parks & Waterfront:

- Push for active transportation as public transit is not readily available in the area. Focus on connections to existing AT infrastructure and enhancements of same. Public water access wherever possible, too much of the waterfront is private and as much should be done as possible to mitigate/reverse this. Parkettes are great options for infill development, especially in downtown and commercial areas.
- Equitable access to view and experience our waterfront and trails is very important.
- More attention needs to be given to the waterfront parks in Town, they look run down. Priority should be given to creating shady areas.

2.4 Community Character & Design Streetscapes

Survey respondents selected their top three preferred photos that align with the desired development and character for streetscapes in their community (view appendix 3.4).

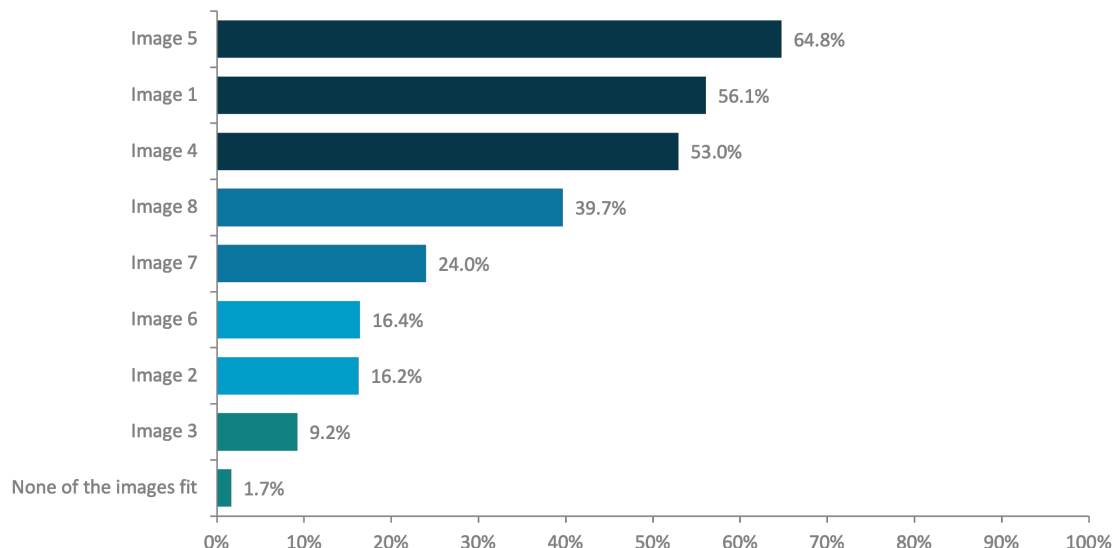
- The majority, totaling 64.8% (351 respondents), expressed a preference for **image 5**, which depicts Thornburry Downtown, featuring outdoor seating areas and adjacent commercial and street activities.
- **Image 1** displaying pedestrian boulevards with expanded building setbacks to accommodate uses like patios, spill-out retail, green spaces, and rest areas, was selected by 56.1% (304 respondents) in the survey.
- **Image 4**, representing significant street trees and building setbacks., was selected by 53.0% (287 respondents), of participants.



1.7% (9 respondents), indicated that none of the images matched their preferences.

Q10: Streetscape Choose the top 3 photos that resonate with the types of development and character you would like to see continued or added to your community.

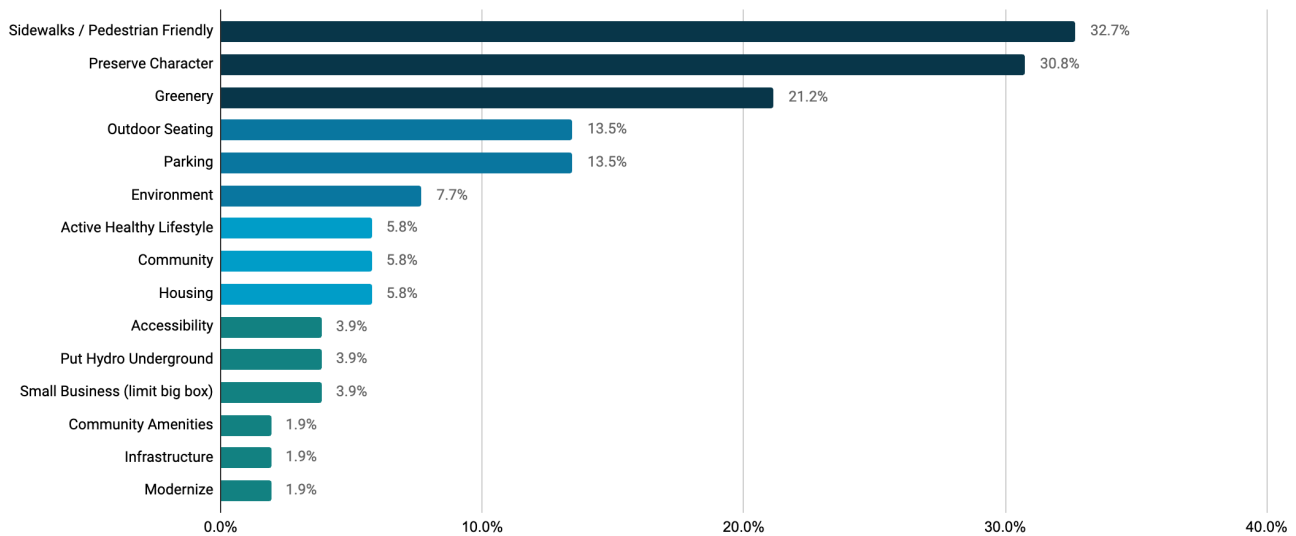
Answered: 542 Skipped: 61



2.4 Community Character & Design Additional Comments

Respondent comments regarding streetscapes primarily centred around cultivating a pedestrian-friendly community and preserving local character. Many comments also discussed the retention of green spaces and implementation of outdoor seating.

Streetscapes - Additional Comments.



The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Pedestrian Friendly:

- Victoria Street is much improved with sidewalks which meander around natural assets, such as trees.
- Pedestrian street would be amazing, it would definitely be a unique draw for the area. People love to come to a pedestrian street as a getaway. It transforms a disjunct downtown into a destination. All of the shops would benefit, and the current parking lot expansion in Thornbury would support it.
- A walkable town with housing close to retail is needed for the future.

2.4 Community Character & Design

Additional Comments

The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Preserve Character:

- I chose the townhomes and smaller units/smaller lots because because they can more easily be geared to affordable/attainable housing. High density could be good for affordable housing as well, but + 3 stories seems not in keeping with the town...
- Thornbury is a big pull for visitors who come here to get away from the modern urban environment they are used to. The buildings in Clarksburg for instance are so much more interesting and quaint and the flavour of the surroundings is much more calming than the hustle and bustle left in the city. This needs to be improved upon without losing the integrity of Clarksburgh.

Greenery:

- Requirement for more extensive tree planting to provide shade for future higher temperatures.
- One of the main features of a lovely old town are its trees, natural open spaces and diversity of architecture.
- Our trees are so very important both esthetically and for our health. Please put the preservation of trees in Thornbury and The Blue Mountains over and above development decisions. Planting a couple 10 ft non-native maples does not make up for cutting down a 70ft old beauty- the trees, the nature is what brings us and our friends to Thornbury!

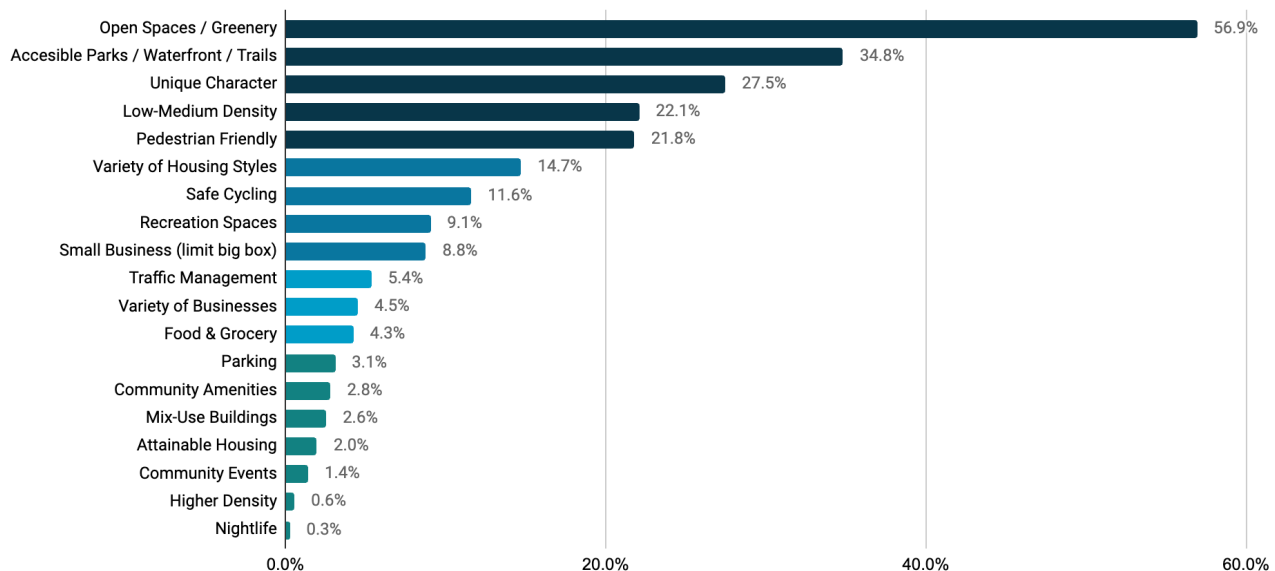
Outdoor Seating:

- Keep a charming, inviting street looks able to sit outside with sufficient space to enjoy having a coffee or lunch.
- Increased frontage, allowing more businesses to have outdoor seating and easing pedestrian traffic would be an excellent addition. In fact, turning the downtown segment of Bruce into a pedestrian area on weekends would, I believe, make it very popular.

2.4 Community Character & Design Additional Comments

Respondents were prompted to reflect on the attributes that enhance the character and charm of their current community. The prevailing themes that emerged included the presence of open spaces, greenery, accessible parks, waterfronts, and trails. Closely following in second were the community’s distinct charm and the desire to sustain low to medium density.

Q12: What are the physical attributes that contribute positively to your area’s sense of place and character, setting it apart from other areas of the Town?



The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Open Space & Greenery:

- Sense of open space and tree canopy.
- Unique and historical houses, lots of beautiful gardens, lots of green space, low buildings (doesn’t feel like a city), historic feel of downtown (not too modern), view of the water farmlands and escarpment. Quiet, neighbourly, not too many people.
- I love the abundant green space, trees, gardens and hedged boundaries giving privacy and greenery to the complex where I live. It is adjacent to commercial space (within walking distance) and also has recreational space, i.e. courts, swimming pool and clubhouse.



2.4 Community Character & Design

Additional Comments

The following are direct comments from the survey within each theme listed above. Comments have not been edited for spelling or grammar.

Accessible Parks, Waterfront, & Trails:

- Access to parks, trails, green spaces and recreational opportunities. Safe streets and crossings in order to access recreational opportunities.
- The community has an abundance of natural features but extremely poor access to waterfront. Waterfront Parks should be amended to allow for higher occupancy and greater access to waterfront.
- Small shops; green spaces; parks to enjoy waterfront; activity bases parks; cycling on

Unique Character:

- The historic downtown area is beautiful and should be preserved. It is getting very busy, however, and can be dangerous for pedestrians. Access to the water is a big perk of living in Thornbury. Making the beaches accessible for all would be even better.
- Maintaining a small town character.
- Thornbury has a lot of history and allowing tear downs on Bruce Street and then having out of place modern dwellings that do not keep the heritage alive. Downtown should resonate the quaintness of keeping the buildings heritage unspoiled. Example like downtown Creemore.

Low to Medium Density:

- Low density - lots of open space as promised to us in our Plan 915 - different design rather than what is referred to as cookie cutter. Definitely not suburban which is why we moved here. Mature trees.
- Detached single family homes on large lots with unique architecture and charme. Hate the cookie cutter homes on tiny lots.
- Two story building heights (commercial/retail), period architecture, larger lots, expansive gardens, mature trees.

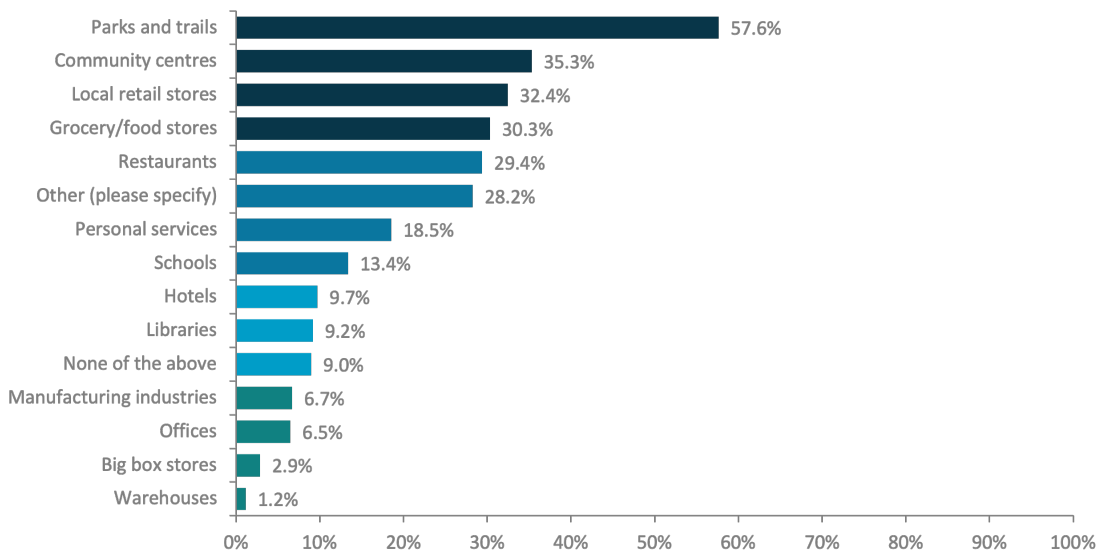


2.5 Community Services and Amenities

Respondents selected services, amenities, and employment opportunities they would like to see added to their community from a list. A majority of respondents 57.6% (301 respondents) selected parks and trails. Community centres, local retail stores, grocery stores, and restaurants closely followed with 30-35%. Only a small minority selected offices (6.5%, 34 respondents), big box stores (2.9%, 15 respondents), and warehouses (1.2%, 6 respondents).

Q13: Are there any services, amenities and/or employment opportunities you would like to see added to your community? Please select all that apply:

Answered: 524 Skipped: 79





2.6 Affordable and Attainable Housing

Respondents were presented with a range of choices and asked to identify the solutions they believed would be most effective in addressing the issue of affordable housing within the Blue Mountains. The survey revealed that 46.8% (237 respondents), favoured the option of ‘Gentle intensification in existing neighbourhoods’, which includes secondary suites and minor low-rise infill projects. This was followed by “Town-initiated plans and programs to incentivize the construction of affordable housing units”, selected by 41.2% (208 respondents). 10.3% (52 respondents) expressed little concern about the issue of affordable housing.

Q14: Of the Official Plan policy options below, select those you think will most appropriately address and help provide more affordable housing within The Blue Mountains:

Answered: 507 Skipped: 96



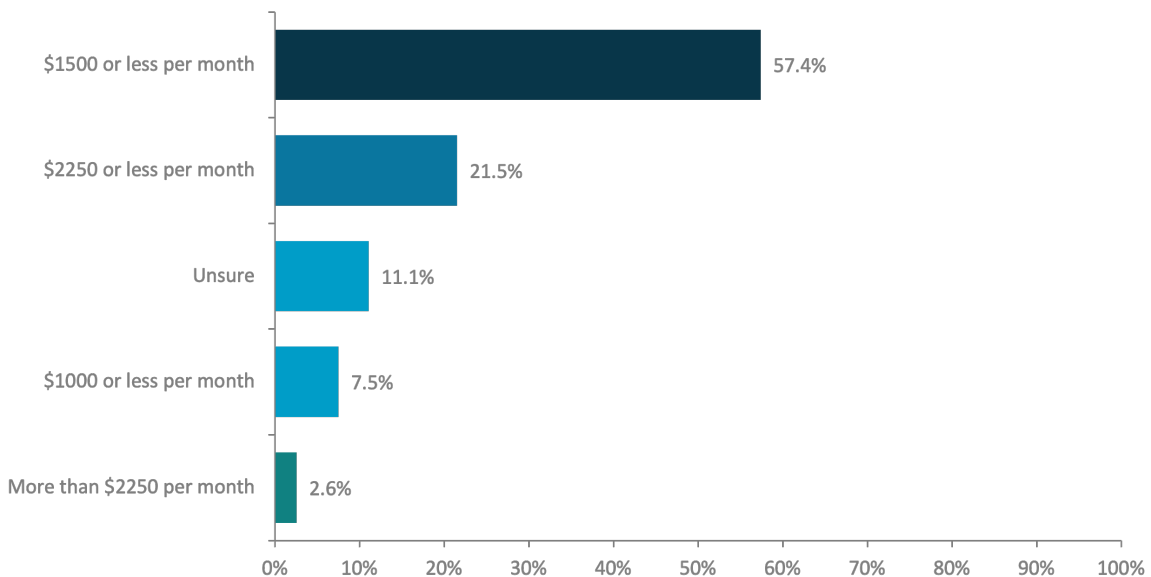


2.6 Affordable and Attainable Housing

A substantial majority of respondents, 57.4% (291 respondents), believed that an affordable monthly rental cost (including utilities) for a 2-bedroom unit in the Town of The Blue Mountains should be \$1500 or less. Notably, this figure decreased significantly, with only 21.5% considering \$2250 or less per month to be within the realm of affordability.

Q15: What do you think is an affordable rental price (including utilities) for a 2-bedroom unit in the Town of The Blue Mountains?

Answered: 507 Skipped: 96



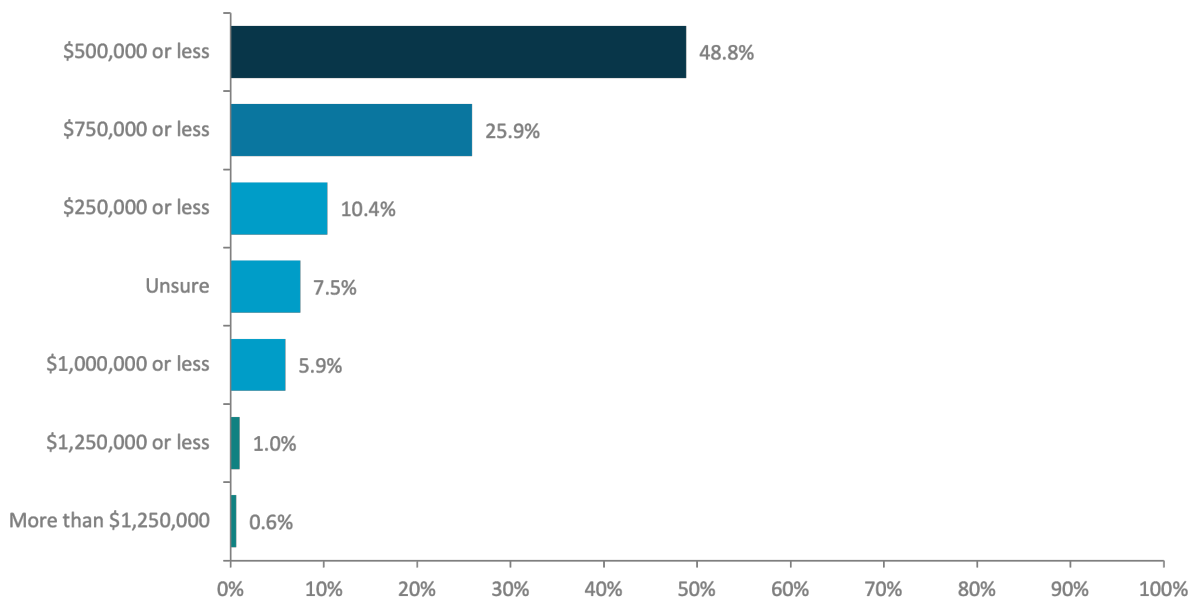


2.6 Affordable and Attainable Housing

48.8% (248 respondents) of respondents believed that an affordable home ownership price for a 2-bedroom home in this town Town of The Blue Mountains should be \$500,000 or less. Notably, this figure decreased significantly, with only 25.9% (132 respondents) considering \$750,000 or less to be within the realm of affordability.

Q16: What do you think is an affordable home ownership price for a 2-bedroom home in the Town of The Blue Mountains?

Answered: 510 Skipped: 93

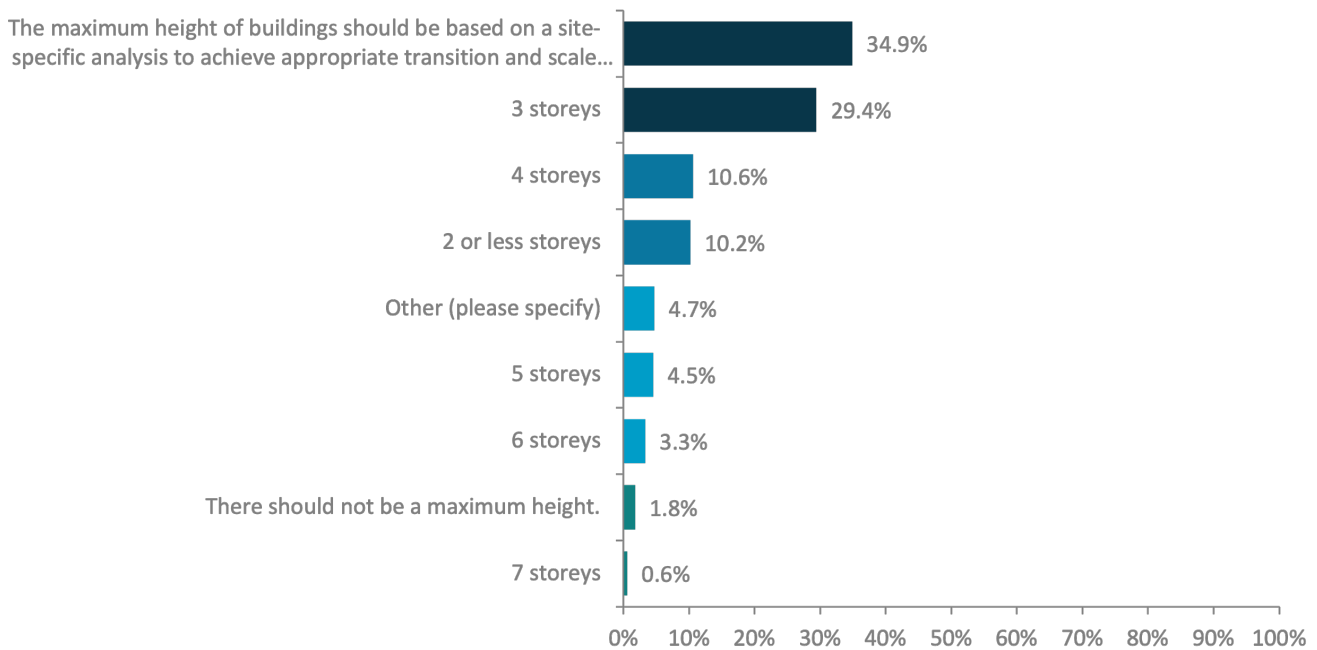


2.7 Building Height

Regarding building height regulations, 34.9% (177 respondents) of respondents advocate for a site-specific analysis to ensure an appropriate transition and scale within their surroundings. In a closely trailing position, 29.4% (150 respondents) of respondents favour a maximum building height limit of 3 storeys.

Q17: In your opinion, what should the maximum height of buildings be in The Blue Mountains?

Answered: 510 Skipped: 93

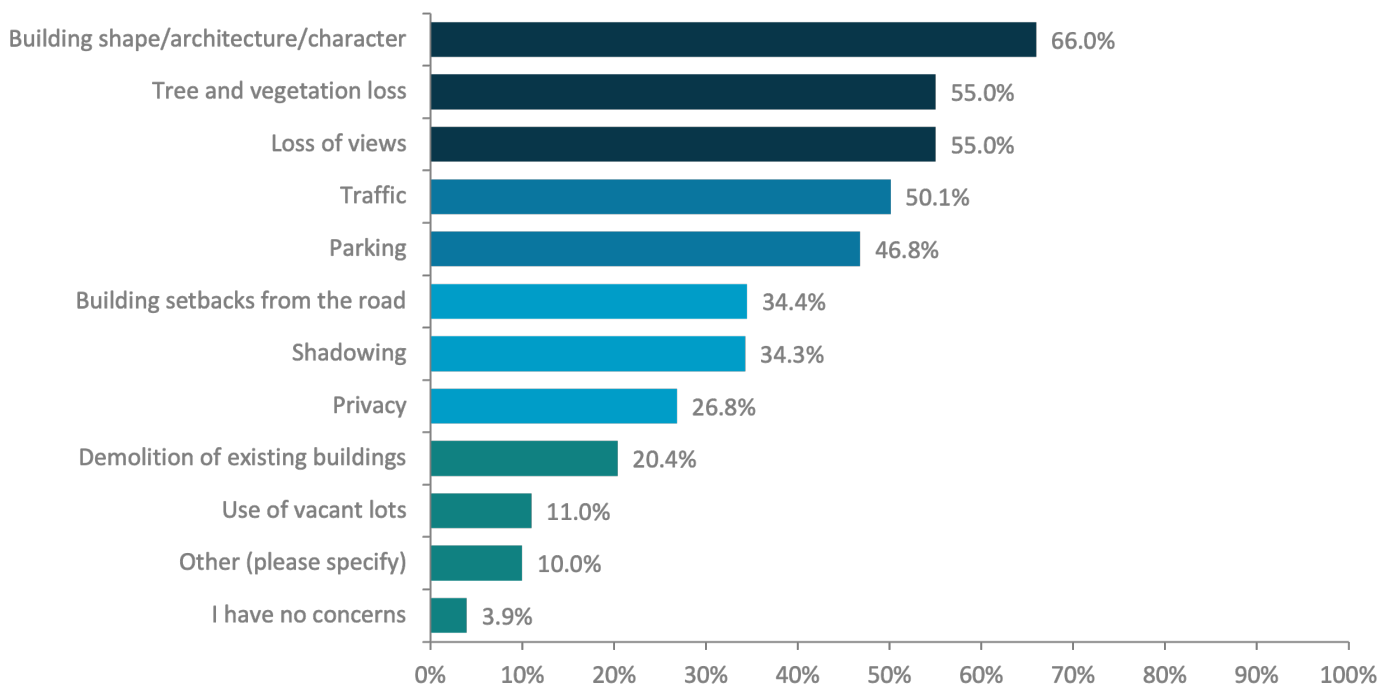


2.7 Building Height

When contemplating the construction of buildings reaching 3 storeys or higher, 66% (337 respondents) expressed concerns related to building shape, architecture, and character. Additionally, 55% (281 respondents) of respondents were worried about potential tree and vegetation loss, as well as the potential loss of scenic views. 3.9% (20 respondents) reported having no concerns on these matters.

Q18: When considering the development of buildings 3 storeys or taller, what concerns (if any) do you have?

Answered: 511 Skipped: 92

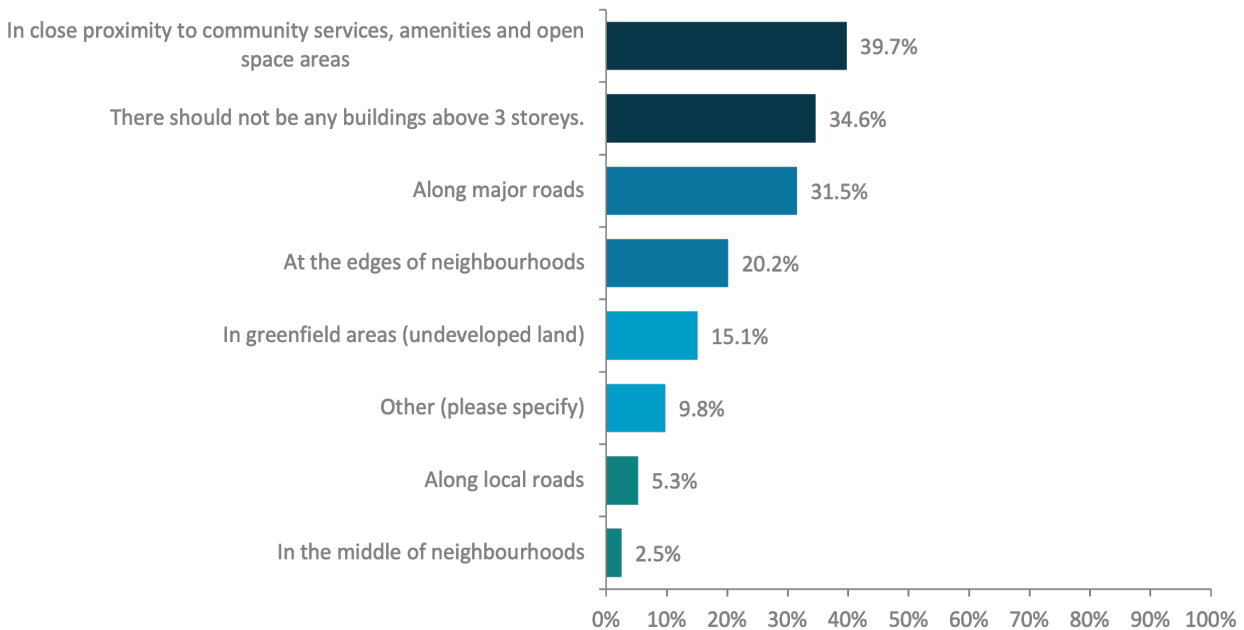


2.7 Building Height

When considering the preferred location for buildings of four storeys and above within the Town of The Blue Mountains, 39.7% (202 respondents) of respondents opted for 'In close proximity to community services, amenities, and open space areas.' Closely trailing, 34.6% (177 respondents) expressed the belief that no buildings should exceed three storeys in height. Additionally, 31.5% (160 respondents) believed a good location would be along major roads.

Q19: Where should buildings four (4) storeys and above be located in The Blue Mountains? Select all that apply.

Answered: 511 Skipped: 92

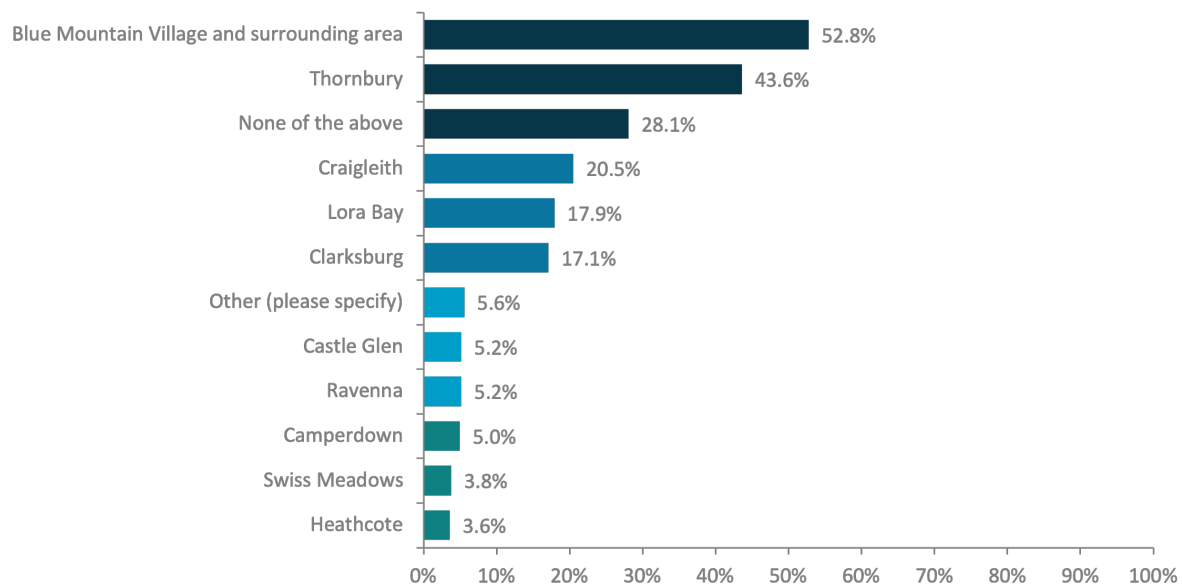


2.7 Building Height

When asked to assess which communities might benefit from the addition of buildings four storeys or taller, respondents provided the following preferences: 52.8% (265 respondents) favoured the Blue Mountain Village and its surrounding area, while 43.6% (219 respondents) indicated Thornbury. On the other hand, 28.1% (141 respondents) of respondents did not endorse any of the provided choices. Among the least favoured options were Swiss Meadows (3.8%, 19 respondents) and Heathcote (3.6%, 18 respondents).

Q20: Based on your answers to the previous questions, what communities do you feel would benefit from new buildings 4 storeys or taller? Select all that apply.

Answered: 502 Skipped: 101

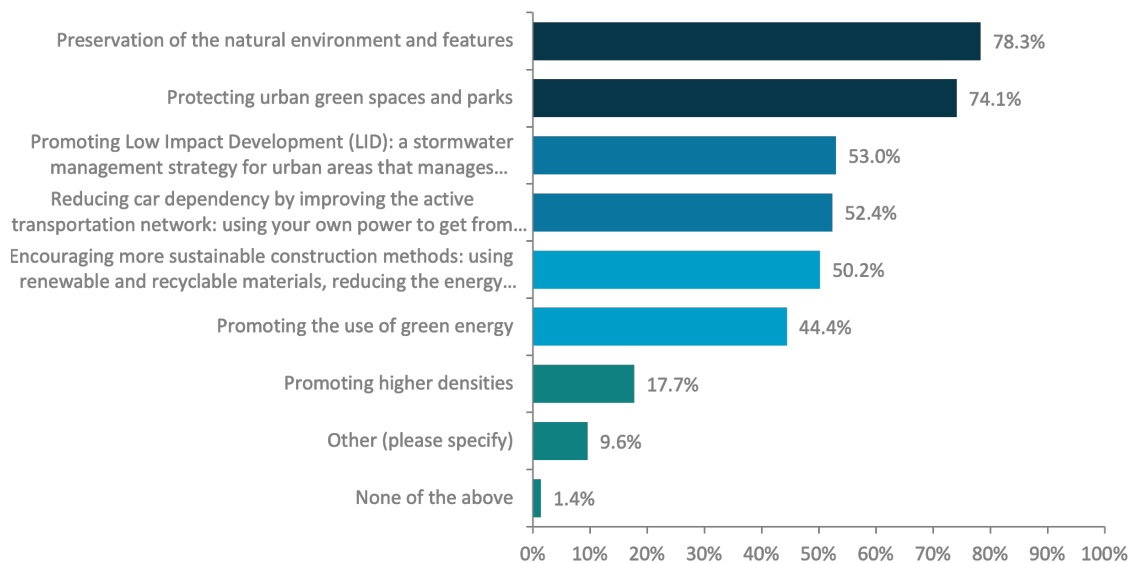


2.8 Natural Environment, Climate Change, Parks, Trails and Open Space

Respondents were asked to identify measures to address and mitigate climate change in The Blue Mountains and select the options they think will most appropriately help address climate change adaptation and mitigation through Official Plan policies. The two most favoured options were preservation of the natural environment and features (78.3%, 393 respondents), and protecting urban green spaces and parks (74.1%, 371 respondents).

Q21: Phase 2 of the Official Plan Review is identifying measures to address and mitigate climate change in The Blue Mountains. Of the options below, select those you think will most appropriately help address climate change adaptation and mitigation through Official Plan policies.

Answered: 502 Skipped: 101



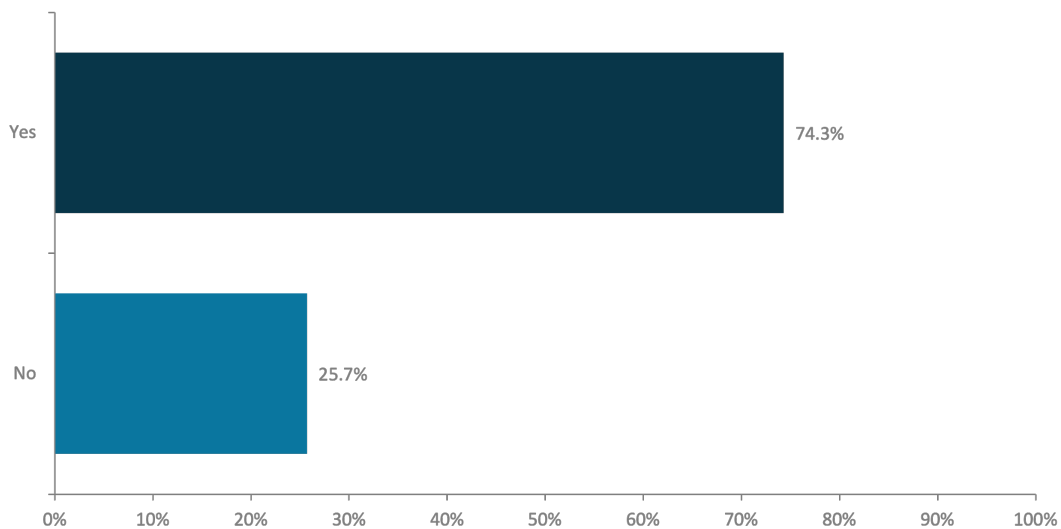


2.8 Natural Environment, Climate Change, Parks, Trails and Open Space

An overwhelming 74.3% (372 respondents), of respondents expressed satisfaction with the level of access to parks, trails, and open spaces in their community.

Q22: The Town's parks , trails , and open spaces are an important asset to maintain and improve. Within your community, are you satisfied that there is reasonable access to parks, trails and open spaces?

Answered: 502 Skipped: 101

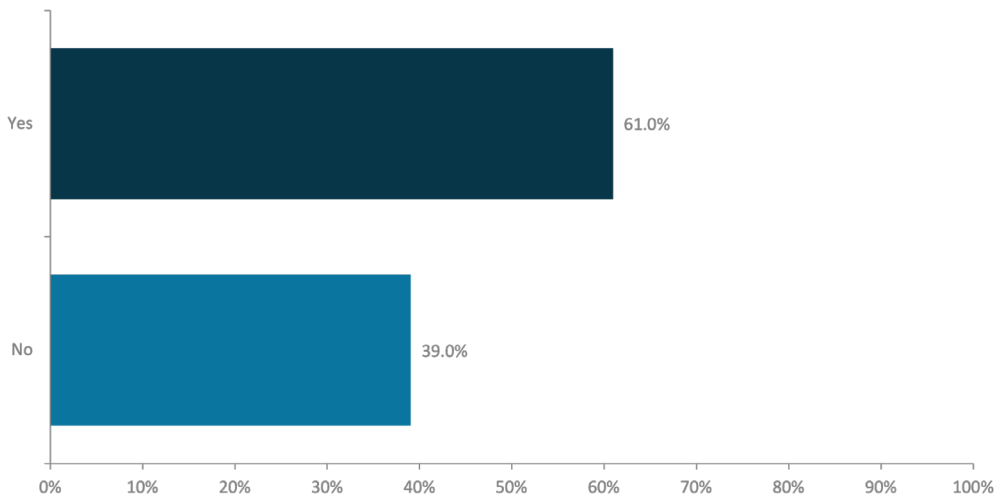


2.8 Natural Environment, Climate Change, Parks, Trails and Open Space

A majority of 61% (306 respondents), of respondents expressed satisfaction with the amenities available within the existing public parks, trails and open spaces in their community.

Q23: Are you satisfied with the amenities available within the existing public parks, trails and open spaces in your community? What improvements would you like to see?

Answered: 502 Skipped: 101

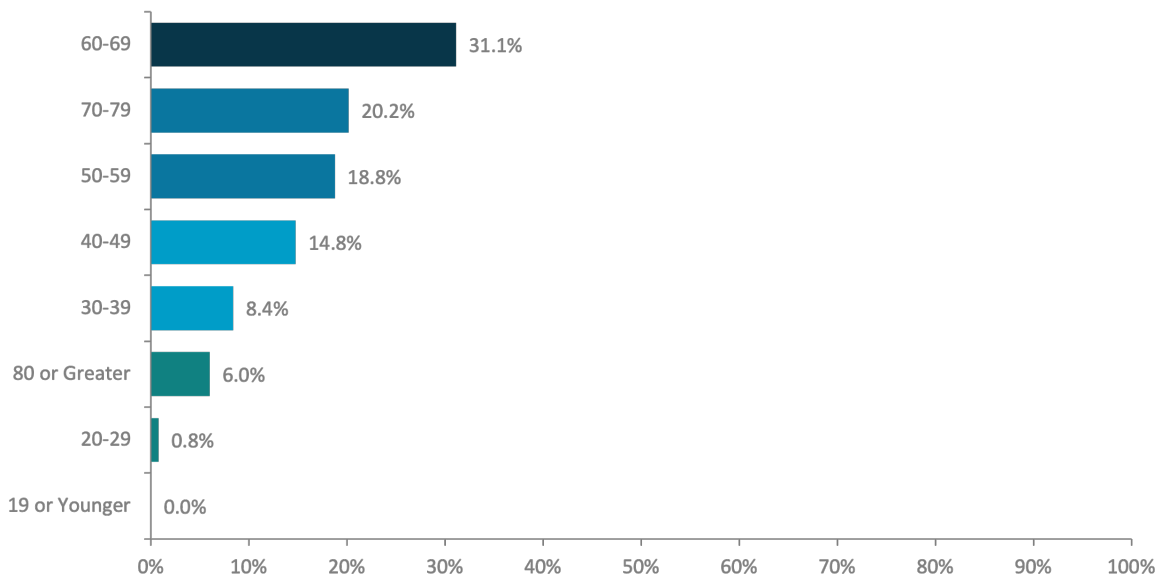


2.9 Demographics

The survey primarily comprised respondents aged 60 and above, with 31.1% (156 respondents) falling within the 60-69 age bracket, 20.2% (101 respondents) in the 70-79 age range, and 6% (30 respondents) aged 80 or older. In contrast, less than one percent (4 respondents) were in the 20-29 age group, and no participants were younger than 20 years old.

Q24: What is your age?

Answered: 501 Skipped: 102

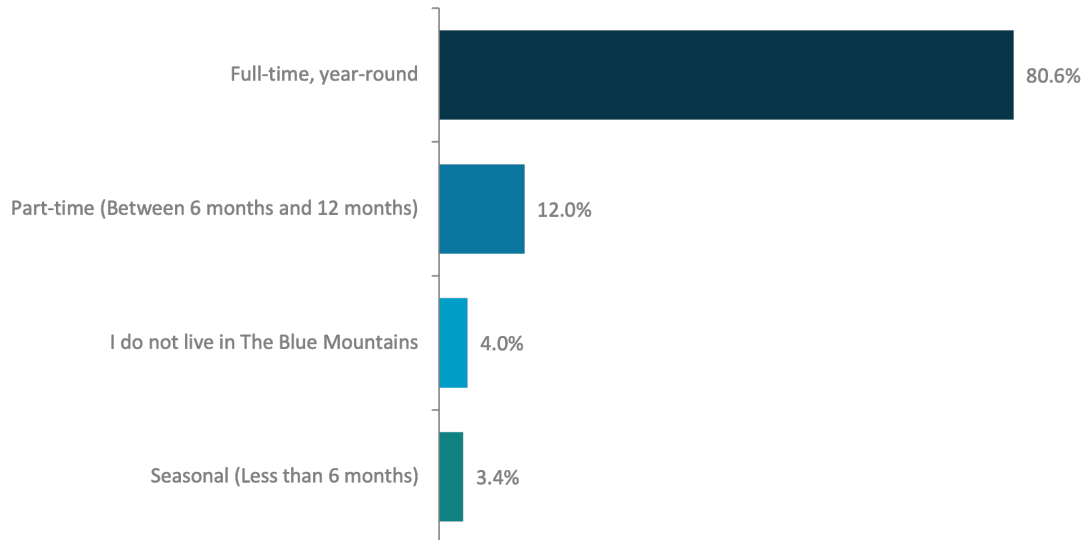


2.9 Demographics

An overwhelmingly large majority of respondents, totaling 80.6% (403 respondents), are full-time year-round residents of The Blue Mountains, while only 4% (20 respondents) do not reside in The Blue Mountains.

Q25: What is your resident status?

Answered: 501 Skipped: 102

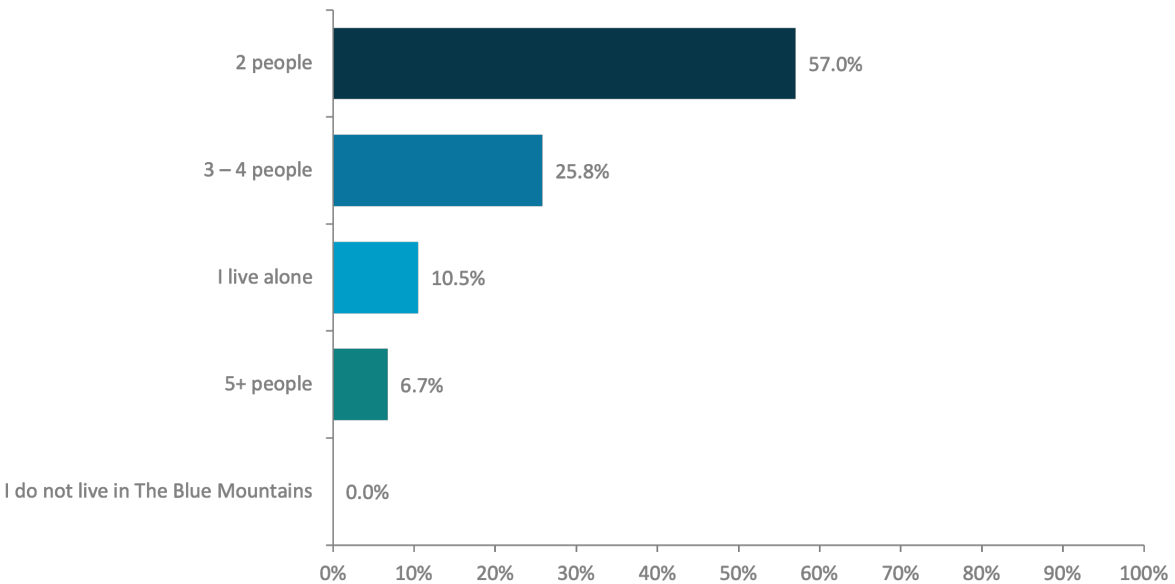


2.9 Demographics

The survey was primarily conducted among respondents residing in two-person households, accounting for the majority at 57.0% (271 respondents). Additionally, 25.8% (123 respondents) lived in three to four-person households, 10.5% (50 respondents) resided alone, and 6.7% (32 respondents) shared a household with five or more individuals. Notably, this was the most skipped question of the survey but all respondents were residents of The Blue Mountains.

Q26: Including yourself, how many people currently live in your household?

Answered: 477 Skipped: 126

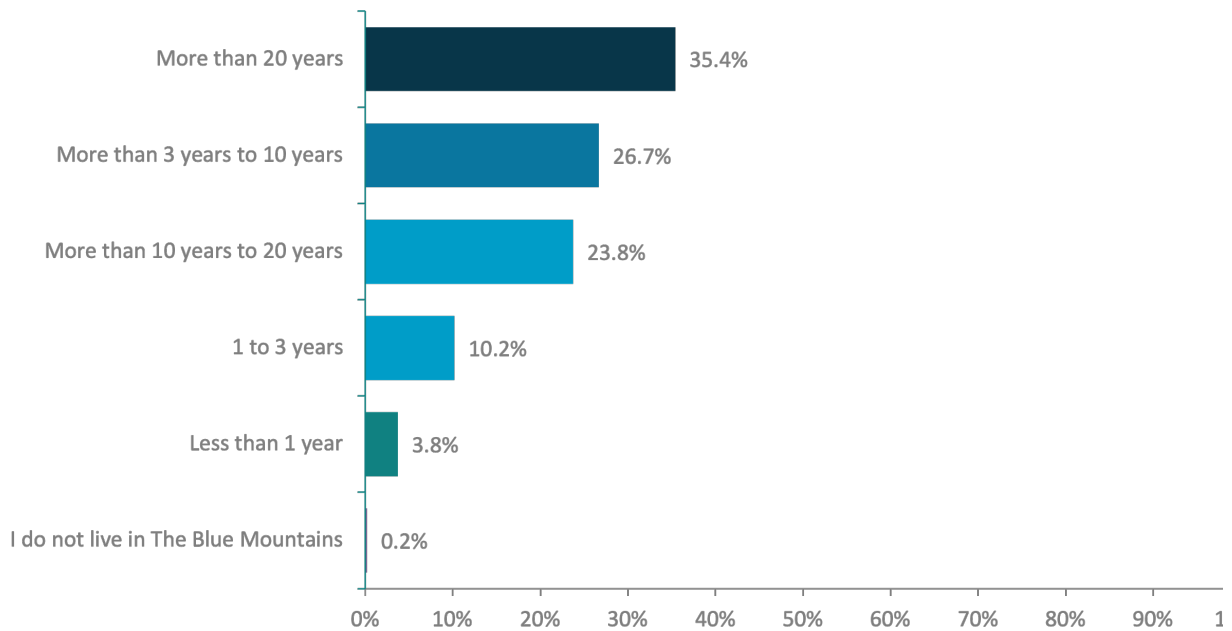


2.9 Demographics

A significant portion of respondents, comprising 35.4% (170 respondents), have been residents in The Blue Mountains for over two decades. Additionally, 26.7% (128 respondents) have lived in the area for 3-10 years, 23.8% (114 respondents) for 11 to 20 years, 10.2% (48 respondents) for 1-3 years, and a smaller fraction of 3.8% (18 respondents) for less than a year.

Q27: How long have you been a resident of The Blue Mountains?

Answered: 480 Skipped: 123



3 Appendix

3.1 Neighbourhoods and Housing

Participants were asked to select the top 3 photos that resonate with the types of development and character they would like to see continue or added to their community.

Image #1



Low density, single detached neighbourhoods with similar housing design and architecture.

Image #2



Large lot low density mature single detached homes of differing styles.

Image #3



Mix of low density housing on smaller lots. Consistent sidewalk and lighting standards.

Image #4



Low density neighbourhoods with a range of home sizes and designs. Less architectural control on infill and replacement houses.

Image #5



Higher density apartments above 3 storeys, more contemporary in architecture.

Image #6



Higher density apartments above 3 storeys, with character-based architecture.

Image #7



Similar low density housing styles with smaller units, lots and setbacks.

Image #8



Low-density townhouse community development.

Image #9



Mix of infill housing within mature neighbourhoods, respecting the existing character.

Image #10



Single detached dwellings making use of increased flexibility for innovative and unique design for renovations or replacement houses.

3.2 Commercial and Mixed Use

Participants were asked to select the top 3 photos that resonate with the types of development and character they would like to see continue or added to their community.

Image #1



Medium density mixed use residential buildings with small scale commercial uses and services on ground floor.

Image #2



Historic downtown Thornbury. Low density mixed use as the Town's focal Downtown area.

Image #3



Stand-alone commercial buildings set close to the street. Landscaped street-facing entrances with parking to the rear.

Image #4



Blue Mountain Village medium density mixed use buildings. Village-themed architecture.

Image #5



Low density mixed use buildings. Unique architecture and design, mixed rooflines and front façade details.

Image #6



Large-format commercial/service use buildings with modern architecture and design details.

Image #7



Victoria Street Thornbury. Streetscape elements including landscaping, fencing and lighting that integrate public/private spaces.

Image #8



Large-format big box plazas, providing a range of shopping options in one location. Large surface parking lots located to the front of buildings.

3.3 Parks, Trails, and Open Space

Participants were asked to select the top 3 photos that resonate with the types of development and character they would like to see continue or added to their community.

Image #1



Parks with playground equipment and structures.

Image #2



Parks with green spaces for passive uses and recreation.

Image #3



Improved active transportation infrastructure for walking and cycling, with seating and landscaping.

Image #4



Neighbourhood-based casual recreational trails and pathways.

Image #5



Activity based parks integrated within neighbourhoods with extensive landscaping (volleyball, pickleball, tennis and other active uses).

Image #6



Bruce Street Parkette. Smaller hardscaped plazas for community gathering, rest spaces and pop-up event spaces.

Image #7



Significant recreational park infrastructure such as soccer and baseball fields and skate parks.

Image #8



Nature-based trails with access to scenic views, vistas and the waterfront.

3.4 Streetscapes

Participants were asked to select the top 3 photos that resonate with the types of development and character they would like to see continue or added to their community.

Image #1



Downtown Clarksburg. Low building heights with reduced front yard setbacks and opportunities for spill out retail.

Image #2



Reduced buildings setbacks with defined retail frontages, bringing commercial uses adjacent to the sidewalk.

Image #3



Streetscape integration of main street and side street uses. Architectural details promoting corner lots.

Image #4



Significant street trees and building setbacks.

Image #5



Thornbury Downtown. Outdoor seating areas and uses adjacent to commercial uses and the street.

Image #6



Downtown Clarksburg. Low building heights with reduced front yard setbacks and opportunities for spill out retail.

Image #7



Integrated streets with vehicles and separated cycling and sidewalk infrastructure, ensuring safety and providing room for plantings.