



Wasaga (Lyons Court) Ventures Inc.
9130 Leslie St. Suite 301
Richmond Hill, ON L4B 0B9

July 4, 2025

Development Services Business Unit
Town of Wasaga Beach
120 Glenwood Drive,
Wasaga Beach ON L9Z 2K5

Attn: Trevor Houghton and Samantha Hannah

Re: Applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) - 31 Lyons Court, Wasaga Beach

Thank you both for taking the time to meet with us this week. As we discussed, our Zoning By-law and Draft Plan of Subdivision files were presented to Council for approval on June 25th, 2025. The item was deferred to staff, after Council raised some issues and asked staff for some clarification.

The main items that were raised included snow storage, emergency vehicle access, and recreation / open space. As staff indicated in the meeting, both snow storage and emergency access/fire routes will be further reviewed in the detail design process subsequent to Draft Plan Approval to reconfirm their compliance with the Town's requirements, per the normal design and approval process.

The other item raised related to the amount of open space proposed, with a particular focus on the western portion of the site.

As we discussed in our meeting, Primont has worked collaboratively for 3 years with Town Staff and have made multiple amendments to address all comments received. It appears that many comments raised are due to the introduction of Back-to-Back Townhouses that are a new building design in the Town. While new to Wasaga Beach, this building typology is used extensively throughout other parts of the GTA.

Primont Homes has distinguished itself as a premier builder and as such prides itself in superior home design and placemaking. It's important to note that the Back-to-Back product fulfills a meaningful home ownership option in the housing market, providing the house buyer an opportunity to purchase a "ground related" unit that otherwise would not be available. Given the oversized private balconies and opportunity for greater internal storage compared to an apartment offering, for many buyers Back-to-Back Townhouses are a more attractive option than purchasing a mid rise apartment.

As discussed, maintaining a level of affordability is critical. This product type, as well as the other homes in this community will provide a mix of housing sizes that will be affordable.

Attached to this memo is an open space plan that highlights the private unit open space, community open space and multi purpose sidewalks and trails within the community. As illustrated on the plan, there is an extensive network of trails/sidewalks, amenities parkettes and interface abutting a large natural environmental feature. To address some of Councils' comments, Primont is prepared to add additional street furniture to allow people to sit and enjoy the natural heritage features of this development. It should be pointed out as well that Primont will be contributing "Cash in lieu" of parkland dollars to the Town to address Wasaga Beach priorities.

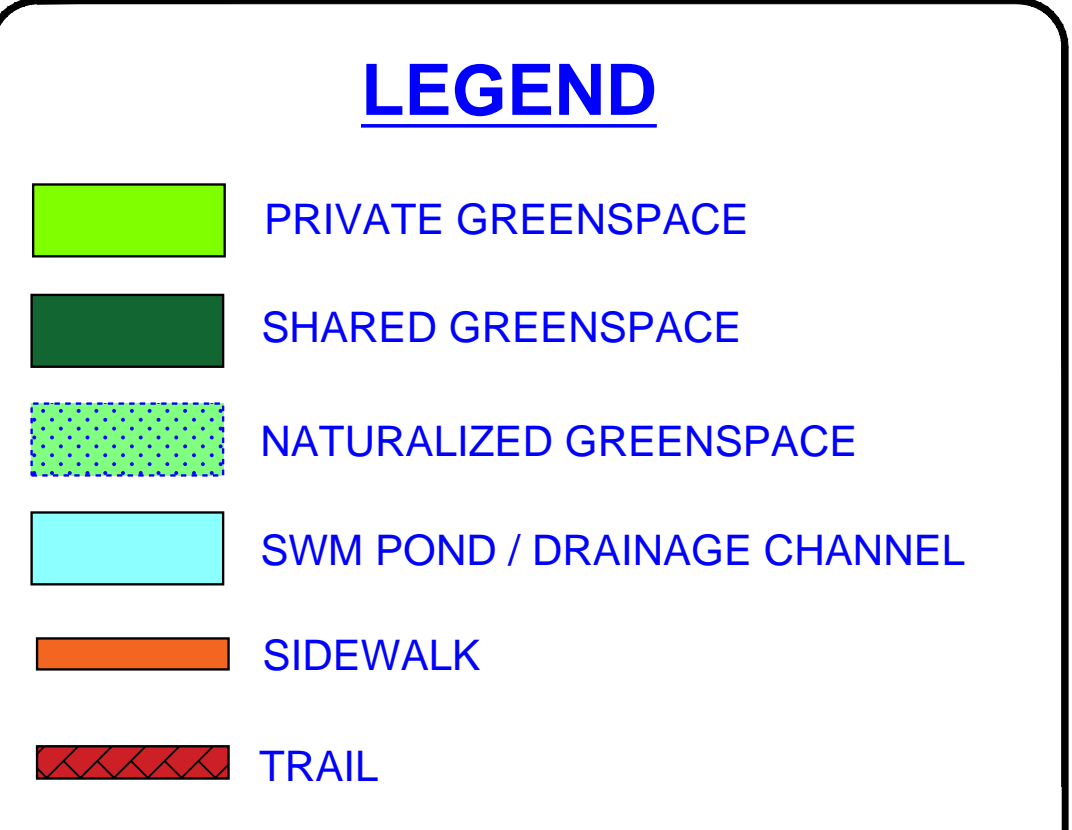
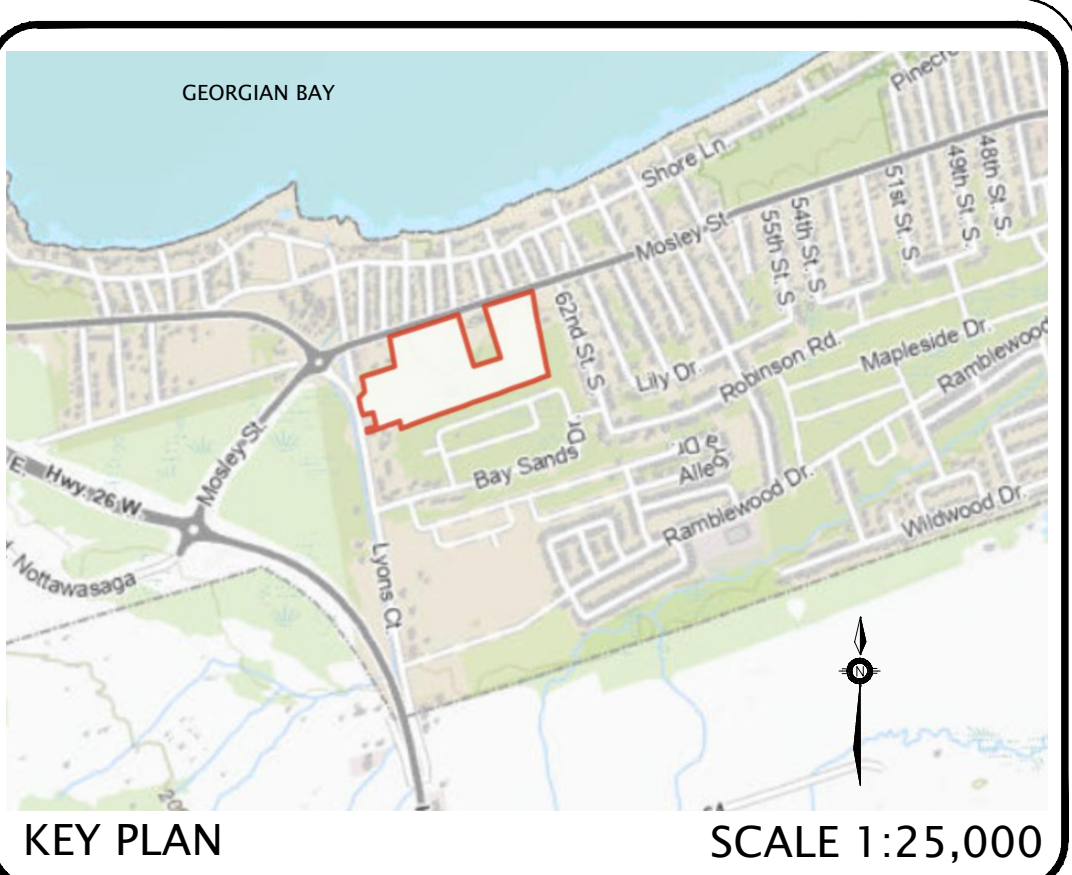
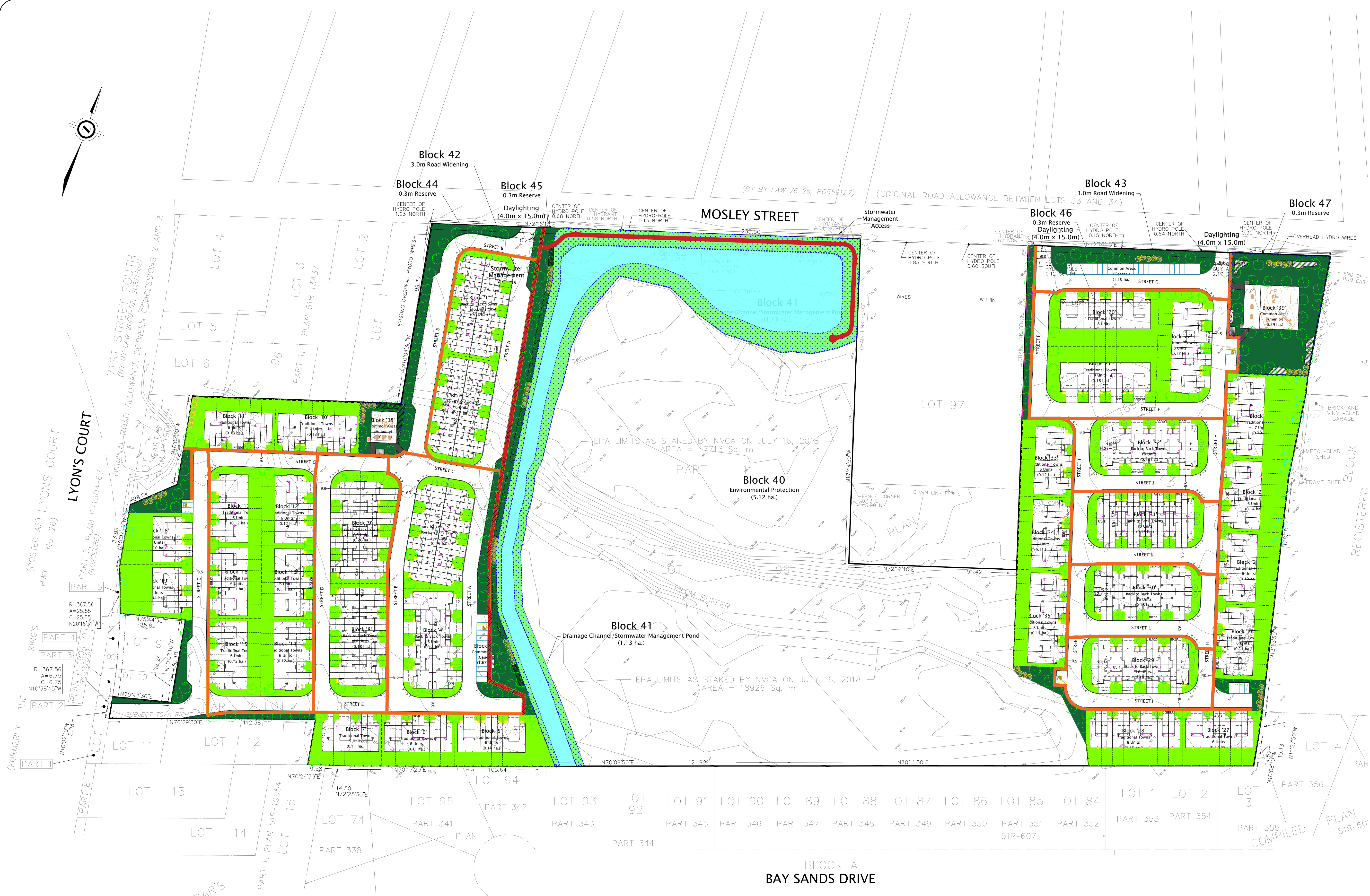
This information highlights how the proposed plan balances innovative housing solutions with meaningful open space and community amenities. Primont remains confident that this proposal will contribute positively to Wasaga Beach's growth and housing diversity.

Please provide this information to Council to supplement the material already provided.

Yours sincerely,



Ian MacPherson
Vice President Land Development



LYON'S COURT
TOWN OF WASAGA BEACH

FOR DISCUSSION PURPOSES ONLY