

Blue Mountain Ratepayers' Association
Comments on the
Proposed Official Plan Amendment for the Gateway Attainable Housing Site
Council Meeting February 22, 2021

As stated previously in our submission to the Committee of the Whole meeting of February 9, 2021, the Blue Mountain Ratepayers' Association is supportive of efforts to develop attainable housing in the TBM. Our Association participated in the BMAHC Design Task Force which through negotiation reached a consensus on mixed residential and commercial land use, height and built form that would create a viable financial and aesthetic solution for the Gateway site.

The proposed resolution before Council does not fully reflect the recommendation of the Design Task Force. We believe the resolution on page 3 of the BMAHC Request for Initiation of Town-Led Planning Amendment Application should directly reference the building and site parameters laid out in the Task Force recommendation. Our endorsement of the Gateway proposal is therefore subject to the following being included in the resolution:

- That the resolution be amended to indicate that Council directs staff to ensure that, subject to planning approval, the Gateway development will include two separate buildings, each with a three-storey section facing King Street, with a stepped back four-storey section and an increased setback of both buildings from King St. We recognize this may need to be addressed through the site plan.
- That the resolution include a residential commercial ground floor mix that makes economic sense.
- That the resolution be further amended to indicate that the stepped four-storey permission contemplated for this development is specific to this property, so as to avoid establishing a broader precedent.
- That a resolution also be adopted requiring that, in due course, the site plan application for the Gateway site be brought to Council for approval.

By including these amendments we feel that the Town-led application process for the Town-owned site will be more transparent. Council will reassure the community of its intentions, as well as provide further direction to the qualified design-build bidders. With these amendments, the BMRA will be able to support the Gateway proposal.

BMRA