



STAFF REPORT Board Meeting

MEETING DATE: 1 December 2021

REPORT: B.3.2 Gateway Project Update

REPORT DATE: 30 November 2021

AUTHOR: Jennifer Bisley, Executive Director

A. Recommendation

THAT The Blue Mountains Attainable Housing Corporation receive Item B.3.2 Gateway Project Update for information.

B. Background

The Gateway Project is the Blue Mountains Attainable Housing Corporation's (BMAHC) first housing development at 171 King Street East and is currently in the pre-construction phase. SHS Consulting is the development consultant on the project.

C. Analysis

This section provides an update of recent project activities:

Design

The design committee appointed in October has started to meet with the Advocate Architect appointed by BMAHC in September, Salter Pilon, to develop the conceptual design. The conceptual design will require Board approval and will lead to the initiation of planning approvals and the development of the RFP for the Design-Builder.

Planning

As outlined in the Town staff report PDS.21.052 (April 20, 2021), Planning is estimating an 8-month time frame to complete the Official Plan amendment (OPA) and Zoning Bylaw amendment (ZBA) process once the conceptual design is submitted, pending no appeals to the Ontario Lands Tribunal.

BMAHC has commissioned an Environmental Site Assessment Phase 1 to current standards and an update to the Land Use Compatibility D-2 Assessment with respect to odour monitoring. The Town staff report also identifies the other required technical studies and reports completed in anticipation of a formal planning submission.

Public Engagement:

The Executive Director is reviewing the communications and engagement plan for discussion at the January Board meeting, including regular project updates and public forums.

BMAHC will be attending the Dec 21, 2021, Economic Development Advisory Committee (EDAC) meeting to discuss the co-investment presentation that was provided to Town Council on October 19, 2021.

D. Financial Impact

None