



STAFF REPORT

Board Meeting

MEETING DATE: April 7, 2022
REPORT: B.3.2 Gateway Project Update
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. It is currently in the pre-construction phase. SHS Consulting is the project development consultant. Information and project updates can be found on the [Gateway Attainable Housing Project](#) webpage.

C. Analysis

Design

The design concept has been changed from a 4-storey to a 3-storey building that would require no more than a minor variance for specific relief to the Zoning Bylaw and Official Plan. The project will continue to offer approximately 12,500 square feet of ground floor commercial space and 84 residential units of which at least 50% will be at attainable rents.

The design change was made after consideration of community feedback and project risks should applications for Official Plan and Zoning Bylaw amendments be required. Applications for Official Plan and Zoning Bylaw amendments are no longer required.

Planning

McIntosh Perry initiated its Phase Two Environmental Site Assessment work. A public notice informing the public of works to be carried out at the site in relation to this assessment was issued on March 31, 2022.

Land Transfer

Town staff will be seeking direction from Council at the April 12, 2022 Committee of the Whole meeting on the disposition of 171 King St. E to the Blue Mountains Attainable Housing Corporation for nominal consideration. It is expected that this process will take no less than 4 months. See Town Staff Report [FAF.22.076 - Potential Disposition of 171 King St. to Blue Mountain Attainable Housing Corporation \("BMAHC"\)](#).

Procurement

BMAHC plans to issue a Request for Proposals for the selection of a Design-Builder in April. Prequalified bidders from the [Request for Pregualification \(RFPO\)](#) process in early 2021 will be invited to respond.

Schedule

A revised project schedule shows construction starting in Spring 2023.

2022	April	RFP Design-Builder issued
	May	Town Public Meeting for the disposition of land
	July	Design-Builder selection CMHC funding application
	November	Site Plan application
2023	April	Construction start
2024	December	Construction completion

Communications and Community Engagement

Key activities and milestones will be announced through established communication channels, including the website, email distribution lists, and community organizations.

Regular project updates will continue to be on the agenda of regular scheduled Board meetings and made available on the Gateway Attainable Housing Project webpage with other project reports.

Community engagement in the form of townhall meetings, information sessions, or open houses will be linked to key project activities in 2022, including the Town Public Meeting (May), introduction of the Design-Builder to the community (Jul/Aug), and prior to the Site Plan application (Oct/Nov).

D. Financial Impact

None

Attachments: Town of Blue Mountains Staff Report 'FAF.22.076 – Potential Disposition of 171 King St. to Blue Mountain Attainable Housing Corporation.'



Staff Report

Legal Services

Report To: Committee of the Whole Meeting
Meeting Date: April 12, 2022
Report Number: FAF.22.076
Title: Potential Disposition of 171 King St. to Blue Mountain Attainable Housing Corporation ("BMAHC")
Prepared by: Will Thomson, Director of Legal Services

A. Recommendations

THAT Council receive Staff Report FAF.22.076, entitled "Potential Disposition of 171 King St. to BMAHC";

AND THAT Council direct Staff to schedule a Public Meeting to consider the potential disposition of 171 King St. to the Blue Mountains Attainable Housing Corporation for nominal consideration and give Notice in accordance with Sale and Other Disposition of Land Policy POL.COR.07.02 and Provision of Notice and Manner of Giving Notice to the Public Policy POL.COR.07.03.

B. Overview

This Report seeks direction from Council to schedule a Public Meeting and give requisite Notice in order to consider the possible disposition of 171 King St. to the Blue Mountains Attainable Housing Corporation for nominal consideration (e.g. \$2.00).

C. Background

On May 3, 2021, Council considered various options for the future ownership of 171 King St. At that meeting, Council directed Staff bring a report forward detailing terms and conditions of ownership of 171 King St. based upon *Option 1* as selected by Council.

Council's resolution was as follows:



The Town of Blue Mountains, Council Meeting

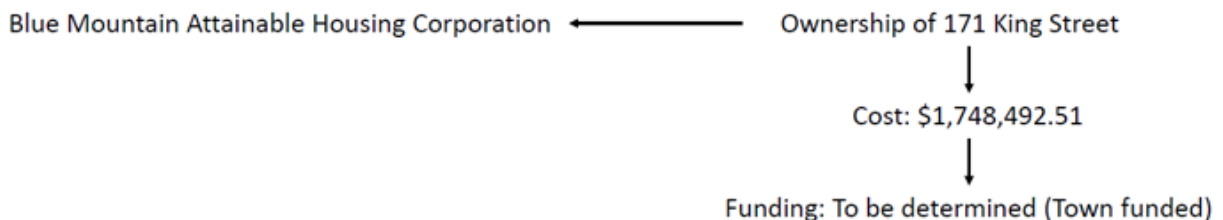
Date: Monday, May 3, 2021

Moved by: Councillor Sampson
Seconded by: Deputy Mayor Potter

THAT Council receive Staff Report FAF.21.059, entitled "Ownership Structure Options for 171 King Street for The Blue Mountains Attainable Housing Corporation Gateway Project";
AND THAT Council consider the following options provided by staff as a follow up to The Blue Mountains Attainable Housing Corporation deputation to Committee of the Whole on March 9, 2021;
AND THAT Council select Option #1 as the preferred option and basis for staff to proceed with negotiations with The Blue Mountains Attainable Housing Corporation Board as the Terms and Conditions of ownership for 171 King Street;
AND THAT Council direct staff to bring a Staff Report to a future Committee of the Whole meeting that provides the details of the Terms and Conditions of Ownership for 171 King Street based on Option #1 selected by Council.

The motion is Carried

Option #1



Staff are not aware of any new funding mechanisms, therefore, if this transfer is to be Town funded, the transfer must be for nominal consideration. In other words, the Town will grant the land to BMAHC.

D. Analysis

Disposition of land and transferring assets to Municipal Corporations are subject to robust Policy requirements. This process will require substantial Notice, a public meeting, and a future return to Council to deem the land surplus, set the purchase price/ grant value, set the terms and conditions and give final authorization to the sale.

This Report will commence the process by seeking Council's direction to schedule a Public Meeting and give the requisite Notice as set out in the various policies.

If Council endorses the eventual sale of land to BMAHC, it is expected that this process will take no less than ~ 4 months.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

N/A

G. Financial Impacts

N/A – Financial implications to be discussed at later stage

H. In Consultation With

Shawn Everitt, CAO

Ruth prince, Director of Finance and IT

I. Public Engagement

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre in accordance with the following schedule:

- April 12, 2022, Committee of the Whole – Initial staff report (staff report number and title) with recommendation to proceed to public consultation;
- April 25, 2022, Council – Recommendations from Committee of the Whole confirmed;

- April 26, 2022 - Public Meeting Notice given – Newspaper (x2), E-blast, website, Town Hall;
- May 30, 2022, Council – Public Meeting;
- June 21, 2022, Committee of the Whole – Follow-up report with Public Meeting feedback; and
- July 4, 2022, Council – Recommendations from June 21, 2022, Committee of the Whole confirmed, along with any required By-law.

Comments regarding this report should be submitted to Will Thomson, Director Legal Services directorlegal@thebluemountains.ca or Shawn Everitt, CAO cao@thebluemountains.ca

J. Attached

[POL.COR.07.02](#)

[POL-COR.07.03](#)

Respectfully submitted,

Will Thomson
Director Legal Services

For more information, please contact:
Will Thomson, Director Legal Services
directorlegal@thebluemountains.ca
519-599-3131 extension 258

Report Approval Details

Document Title:	FAF.22.076 Potential Disposition of 171 King St. to BMAHC.docx
Attachments:	
Final Approval Date:	Mar 30, 2022

This report and all of its attachments were approved and signed as outlined below:

No Signature found

Ruth Prince - Mar 29, 2022 - 4:27 PM

Will Thomson - Mar 29, 2022 - 4:27 PM

No Signature found

Shawn Everitt - Mar 30, 2022 - 11:06 AM