



STAFF REPORT

Board Meeting

MEETING DATE: May 5, 2022
REPORT: B.3.1 Gateway Project Update
AUTHOR: Jennifer Bisley, Executive Director

A. Recommendation

THAT The Blue Mountains Attainable Housing Corporation receive Item B.3.1 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

Planning

Investigations are complete for the Phase Two Environmental Site Assessment and a draft report is expected early May.

Land Transfer

At the April 25, 2022, Council meeting, Town Council approved the direction to Town 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.

The Town has commissioned an updated appraisal for 2022. The 2021 market value was appraised at \$3,150,000. The total cost to the Town to purchase 171 King Street was \$1,748,492 including legal fees, demolition and carrying costs funded with \$608,647 from Town Reserves and \$1,139,845 of County funding.

Procurement

BMAHC continues to work with the Development Consultant on the Request for Proposals (RFP) for the selection of a Design-Builder. It is expected the RFP will be issued in May and not April as previously planned.

Communications and Community Engagement

BMAHC is planning a virtual community update and a separate community BBQ the week of May 16th. Details are to be confirmed.

BMAHC is scheduled to provide an operating and fiscal update as a deputation to Town Council on May 24th and will attend the Public Meeting to be scheduled by the Town in relation to the disposition of 171 King St. E.

Future community events are expected to include an introduction of the Design-Builder in the summer, as well as in the fall prior to the Site Plan application.

D. Financial Impact

None

Attachments: none