



STAFF REPORT

Board Meeting

MEETING DATE: June 2, 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

The Phase Two Environmental Site Assessment draft report was received and is being reviewed by staff and consultants.

Land Transfer

A Public Meeting to consider the potential disposition of 171 King St. to The Blue Mountains Attainable Housing Corporation for nominal consideration is scheduled for May 30th, 2022, at 1:00 PM. See [Notice of Public Meeting](#) for details.

Procurement

The Request for Proposals (RFP) for the selection of a Design-Builder is undergoing final review.

Funding

Staff made a deputation to Council on May 24th, 2022, to provide an operating and fiscal update and to restate the request for a Town investment in Attainable Housing and the Gateway Project as follows:

- Land be transferred at a nominal cost subject to mutually acceptable terms and conditions.
- Grant equal to amount of building permit and planning fees to be collected.
- Grant equal to the development charges for the attainable residential rental units only.
- Increase in the operating loan to total \$1.2 million to be forgivable under mutually acceptable terms and conditions.

At the meeting, Council approved a term extension to the current \$440,000 operating loan from May 30, 2022, to November 30, 2023. At an upcoming meeting, Council will be considering increasing the loan to \$1.2 million and terms and conditions of draws and the loan being made forgivable.

A link to the presentation and video can be found on the Council meeting [agenda](#) as Item B.1 Deputation, The Blue Mountains Attainable Housing Corporation.

Communications and Community Engagement

BMAHC held a Virtual Community Update on May 17th. Links to the presentation and recording can be found here: [Presentation](#) and [Recording](#). 32 people registered for the event.

BMAHC held a community BBQ on May 19th which was well attended by the community.

The Board will be discussing further community events as part of its discussion on communications as agenda item C1 Communications Plan at the June 2, 2022 board meeting.

D. Financial Impact

None

Attachments: none