STAFF REPORT
Board Meeting

MEETING DATE: October 6, 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 prior project updates can be found on the project webpage at https://www.thebluemountainshousing.ca/developments/gateway-attainable-housing-project.

C. Analysis

Planning and Site Studies

Updated Odour Study

ORTECH was commissioned to update the Land Use Compatibility D-2 Assessment odour study originally completed in 2020. The purpose of the study is to conduct a more detailed odour field program and impact assessment during weather conditions conducive to higher odour release to confirm the results of the original report and odour field program and consider the planned expansion of the Wastewater Treatment Plan (WWTP).

An updated odour study was received by staff on September 14, 2022. The report has been circulated to relevant parties for review and comment with comments to be submitted to ORTECH for their consideration prior to the report being finalized.

The original Land Use Compatibility D-2 Assessment report can be found on the project webpage at this link. The updated report will be made available on the project webpage once finalized.

Land Survey

The Land Survey by Stantec has been completed and provided to Design-Builder proponents for purposes of RFP submission preparations.

Procurement

The project team continues to work through the Design-Builder RFP process. As previously reported, the deadline for Design-Builder RFP submissions was extended from September 2 to November 1, 2022.

D. Financial Impact

None