A. Recommendations

THAT Council receive Staff Report PDS.19.94, entitled “Preliminary Property Options for Attainable Housing”;

AND THAT Council endorse Property Option(s) _______ as properties that meet the criteria outlined in Staff Report PDS.19.94;

AND THAT Council considers these Property Options as opportunities that have potential to contribute to the pursuit of attainable housing in the Town of The Blue Mountains could be suitable for attainable housing facilities/buildings or for sale to fund attainable housing investments by BMAHC;

AND THAT Council direct staff to continue with more detailed due diligence on these Property Options to assist in Council’s future consideration of these properties and to provide such information to the Blue Mountain Attainable Housing Corporation for use by respondents of the Request For Information;

AND THAT Council authorizes the Blue Mountains Attainable Housing Corporation to include Property Option(s) ________ in its Request For Interest process to assess the appetite for partnerships in the development of attainable housing or for sale to fund attainable housing investments by BMAHC;

AND THAT Council affirms that said Property Options are not being considered surplus at this time and required development approvals and Council approvals will proceed through the appropriate legislative processes in the future;

AND THAT as part of the Blue Mountain Attainable Housing Corporation’s Request For Information process, the Blue Mountain Attainable Housing Corporation receive feedback from the community regarding the selected Property Options and report back to Council on the comments that have been received by the Blue Mountain Attainable Housing Corporation and the Town.
B. Overview

This report is a follow-up report to Staff Report FAF.18.150, entitled “Town Property Sites for Potential Attainable Housing consideration”. Since Council’s consideration of that report, Town staff have been working internally, and with members of the Blue Mountains Attainable Housing Corporation, to review opportunities and assets that could be utilized towards the development of attainable housing in the Town. Certain criteria have been developed to ensure sites meet the needs of future attainable housing residents. A bus tour of potential sites with both members of Council and the board of the Blue Mountains Attainable Housing Corporation resulted in staff being directed to bring this summary report to Council. The properties included in this report are not an exhaustive list of those that could accommodate attainable housing in the future. Rather they represent opportunities that exhibit higher potential and could be explored further. This exploration should occur via two concurrent processes: inclusion within the Blue Mountains Attainable Housing Corporation Request For Interest process and a more detailed due diligence by Town staff to further analyze the precise opportunities and constraints associated with each site if it were selected for development. It is anticipated that the RFI process will result in interest from external stakeholders. Notwithstanding this interest, it should be noted that further Council approvals will be required prior to the sale of Town-owned property and Planning Act processes will be required prior to development occurring on the sites.

C. Background

The need for attainable housing in the Town of The Blue Mountains is very apparent. It is impacting the ability of local businesses to attract and/or retain the talent required to operate or grow. It impacts the tourism sector’s ability to achieve planned staffing levels. High property values are also restricting many young professionals and families from purchasing homes in the Town, thereby limiting the Town’s demographic diversity now and likely in the future.

To this end, the Town is credited for taking the proactive step by creating the Blue Mountains Attainable Housing Corporation, with a mandate of pursuing the encouragement and development of attainable housing in the Town. However, the successful pursuit of creating attainable housing stock in the Town will depend on successful partnerships. These partnerships require further exploration of what each party can bring to the table to achieve the common goal of constructed attainable housing units in the Town. Amongst other things, this report focusses on the assets and opportunities the Town could put forward when exploring with potential partners. It is anticipated that a Request For Information process led by the Blue Mountains Attainable Housing Corporation will gather further information on what potential partners could offer, including proposals on privately owned lands.

After consideration of Staff Report FAF.18.150, entitled “Town Property Sites for Potential Attainable Housing consideration”, Council passed the following resolution on December 19, 2019:
THAT Council receive Staff Report FAF.18.150, entitled “Town Property Sites for Potential Attainable Housing consideration” for information only;

AND THAT Council direct staff to remove Moreau Park located at 128 Alfred Street from the list of sites identified in Staff Report FAF.18.150 as suitable possible attainable housing sites;

AND THAT Council direct staff to work with the Attainable Housing Corporation to develop criteria for site selection, which includes access to transportation, existing uses, minimum size requirements, impacts on existing neighbourhoods, and the removal of parkland and open space from consideration, and then develop a comprehensive list of all vacant lands whether Town owned or privately owned, or owned by the Provincial or Federal government located in the Town of The Blue Mountains that could be used by the Town and the Attainable Housing Corporation for consideration as possible attainable housing.

With this direction, staff initiated a wide scan of properties within the Town using the Town’s Geographic Information System (GIS). A large number of properties were initially reviewed, including those owned by the Town, Provincial government, Federal government, other public bodies, and private individuals/corporations. These properties were assessed against a list of criteria (see below). A high-level property information scan was also conducted to current planning permissions, environmental constraints, etc. The results of this scan are shown on the maps contained within the attachments to this report.

**Site Selection Criteria**

- Access to transportation – within 400 metres of transit route or within 400 metres of major transportation route
- Existing uses (i.e. vacant or underutilized)
- Minimum parcel size to accommodate multi-unit development – 1.0 hectares (2.47 acres)
- Access to existing municipal water services
- Access to existing municipal wastewater services
- Located within Primary Settlement Area (i.e. near mix of uses & services) OR Within Proximity to Major Tourism Destination Area
- Avoid lands dominated by Natural Heritage and Natural Hazards Official Plan designation or zoning
- Avoid parkland or open space lands

A smaller list of properties that met most or all of these criteria was developed for further qualitative review by staff to review each property’s opportunities and challenges related to obtaining necessary planning approvals and the potential impact on the existing neighbourhood. Subsequent to a closed session of Council on July 12, 2019, staff have been directed to prepare this follow-up report regarding the five (5) properties Council considered best fit the selection criteria. It should be noted that 3 of the 5 Property Options meet most/all of the Site Selection Criteria. Specifically, these are referred to as Property Option 1.
(Attachment #1), Property Option 2 (Attachment #2), and Property Option 5. Information pertaining to Property Option 5 is not attached at this time due to confidentiality reasons. However, its characteristics and consideration are generally described further in this report.

Two additional properties are located in close proximity to the Blue Mountain Village area, but are designated and zoned for open space uses and hazard lands (please refer to Attachment #3 and #4). While not strictly aligned with Council’s December 19, 2019 resolution, each site appears to have some land that is not actively used or developed as parkland. Therefore, Council determined that there was value in exploring Property Option 3 and 4 further, acknowledging that further public processes, Planning Act approvals, and Council decisions are notably associated with all options.

D. Analysis

High-level information on the four of the five Property Options short-listed by Council are contained within Attachments #1, #2, #3, and #4. The following is an overview of the land use planning considerations associated with all five Property Options:

Property Option 1 (Former Board of Education Lands)
- OPA, ZBA, and Site Plan Approval required by Official Plan
- Technical studies required, including scoped environmental study may be required for treed portions of site to ensure compliance with environmental legislation and policies (to be confirmed by the Conservation Authority)
- Needs coordination of any required permitting required by appropriate agencies (e.g. Ministry of Transportation, Conservation Authority, etc.)

Property Option 2 (Former Thornbury Waste Disposal Site)
- ZBA & Site Plan Approval required to permit development; OPA may be required if development infringes on natural heritage or natural hazards areas (not recommended)
- property contains former waste disposal site; residential development will full remediation of site as required by Ministry of Environment, Conservation & Parks; costs associated with technical studies and remediation are unknown at this time; grant funding and loans may be available. If waste is successfully removed, site is remediated, and delisted by Ministry of Environment, Conservation & Parks, development on surrounding sites will likely not be constrained or be required to submit technical studies.
- redevelopment of this site would represent a good example of brownfield reuse and a commitment to improving the environment
- a watercourse, associated hazard area, and deer wintering area have been identified on the western portion of the property; remaining eastern portion containing waste disposal site is approximately 1 hectare in area and is located within an appropriate Town Official Plan designation (Community Living Area).
- Other technical studies may be required, including a scoped environmental study for deer wintering and hazard portion of site to ensure appropriate setbacks (to be confirmed by Grey County and Grey Sauble Conservation Authority)
- Needs coordination of required permitting required by appropriate agencies (e.g. MTO, GSCA, etc.)
Property Option 3 (Open Lands Near Blue Mountain Village)
- located in close proximity to Blue Mountain Village for enhanced walkable linkage to major employer (400-600 metres)
- designated and zoned for open space uses and/or hazard features
- Approximately 1 hectare underutilized portion of site without trees could be explored for development potential
- anticipated concerns from residents in surrounding neighbourhood due to loss of open space
- remaining portions of open space between homes should be retained to allow continued usage of lands for trail linkages, etc. 30 metre (100 foot) minimum buffer recommended if lands considered for development
- Natural Gas line easement exists on property; Town staff in process of locating alignment
- OPA, ZBA, and Site Plan Approval required by Official Plan
- Needs coordination of required permitting required by appropriate agencies (Ministry of Transportation, Conservation Authority, etc.)

Property Option 4 (Heritage Park Underutilized Area)
- located in walkable proximity to major tourism area
- designated and zoned for open space uses and/or hazard features
- 1 ha underutilized portion of site without trees could be explored for development potential
- anticipated concerns from residents in surrounding neighbourhood due to loss of open space
- OPA, ZBA, and Site Plan Approval required by Official Plan
- Needs coordination of required permitting required by appropriate agencies (Ministry of Transportation, Conservation Authority, etc.)

Property Option 5 (Confidential Private Site)
- Well-located in a Primary Settlement Area, close to a variety of uses and services
- Zoning Bylaw Amendment (ZBA) and Site Plan Approval Required
- If development above 3 stories in height is proposed and/or if residential units are proposed on the ground floor, an Official Plan Amendment (OPA) will be required
- Technical studies required
- Needs coordination of required permitting required by appropriate agencies (Ministry of Transportation, Conservation Authority, etc.)

Next Steps – Attainable Housing Corporation RFI Process

It should be noted that each of the Property Options referenced in this report represents a variety of opportunities associated with pursuing attainable housing. If included within the Blue Mountains Attainable Housing Corporation Request For Information process, it is anticipated that proposals from external parties will be received. These proposals could include, but are certainly not limited to the following or a combination thereof:

- Lands retained by Town and developed through partnership between Blue Mountains Attainable Housing Corporation and a third party
- Lands sold by Town to external party for development, which would include an attainable housing component
- Lands sold by Town to external party. Funds reinvested in purchase and/or
development of another site for attainable housing
- Other private lands offered to the Town or Blue Mountains Attainable Housing
Corporation for partnership consideration

Proposals received through the Request For Information process will be reviewed as
expressions of external parties’ appetite. Public consultation and feedback pertaining to the
selected Property Options will be managed by the Blue Mountains Attainable Housing
Corporation in conjunction with the Request For Information process. It is recommended that
feedback from the public be reported back to Council to inform Council consideration of next
steps for each of the selected Property Options.

Next Steps – Property Due Diligence, Approvals & Further Public Consultation

As noted in the above-noted planning overview for each site, each site has its own associated
opportunities and constraints. Considering the number of properties initially assessed, only a
high-level planning and property information scan has been done to date. Conceptually, as
more certainty is provided regarding Property Options that are of interest to Council and as
more information on proposed development is provided, Town staff will be in a better position
to conduct detailed reviews. Therefore, Town staff recommend that further due diligence be
conducted on any Property Options that Council selects to be included in the Blue Mountains
Attainable Housing Corporation Request For Information process. This would include
consultation with relevant authorities (Ministry of Transportation, Conservation Authority, Grey
County, etc.) and in-depth review of planning considerations and technical study requirements
to support development. However, final confirmation of the appropriate planning approvals
cannot be provided until even more detail proposal information is provided in the future.
Matters pertaining to the development and/or sale of Town-owned lands as well any required
legislative approvals (i.e. Planning Act, Municipal Act, etc.) will be addressed through future
reports and processes.

E. The Blue Mountains Strategic Plan

<table>
<thead>
<tr>
<th>Goal #1: Create Opportunities for Sustainability</th>
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<tbody>
<tr>
<td>Objective #1 Retain Existing Business</td>
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<td>Objective #2 Attract New Business</td>
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<td>Objective #3 Promote a Diversified Economy</td>
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<th>Goal #2: Engage Our Communities &amp; Partners</th>
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<td>Objective #3 Strengthen Partnerships</td>
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<th>Goal #3: Support Healthy Lifestyles</th>
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<td>Objective #1 Promote the Town as a Healthy Community</td>
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<td>Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability</td>
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<td>Objective #3 Manage Growth and Promote Smart Growth</td>
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<tr>
<td>Objective #4 Commit to Sustainability</td>
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</tbody>
</table>
F. **Environmental Impacts**

There are no direct environmental impacts associated with the recommendations of this report.

G. **Financial Impact**

Staff time and resources will be required to conduct further due diligence and planning analysis, as well as to support the activities of the Town of The Blue Mountains Attainable Housing Corporation.

H. **In consultation with**

Shawn Everitt, Chief Administrative Officer

I. **Public Engagement**

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required at this time. Comments regarding this report should be submitted to Nathan Westendorp, directorplanningdevelopment@thebluemountains.ca

J. **Attached**

1. Attachment #1 – Property Option 1 (*Former Board of Education Lands*)
2. Attachment #2 – Property Option 2 (*Former Thornbury Waste Disposal Site*)
3. Attachment #3 – Property Option 3 (*Open Lands Near Blue Mountain Village*)
4. Attachment #4 – Property Option 4 (*Heritage Park Underutilized Area*)

Respectfully submitted,

**Nathan Westendorp**

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
Nathan Westendorp, RPP, MCIP
directorplanningdevelopment@thebluemountains.ca
519-599-3131 extension 246
Property Option # 1
Owner: BLUE MOUNTAINS TOWN
Civic Address: Grey Rd 19
Area: 10.194 ac 4.126 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

TBM Zoning
- Development (D)
- Hazard (H)

TBM OP Landuse
- Hazard
- Institutional Area
- Residential Recreational Area

TBM OP Constants
- Significant Woodlands

Grey County OP
- Recreation Resort Area

GSCA
- Regulated Area

MTO
- Permit required
Property Option # 1
Owner: BLUE MOUNTAINS TOWN
Civic Address: Grey Rd 19
Area: 10.194 ac 4.126 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information
TBM Zoning 2018-65
- See Section 1.5
- Residential One (R1-1)
- Residential Two (R2)
- Development (D)
- Open Space (OS)
- Hazard (H)
Property Option # 1
Owner: BLUE MOUNTAINS TOWN
Civic Address: Grey Rd 19
Area: 10.194 ac 4.126 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information
TBM Official Plan
Landuse
- Hazard
- Institutional Area
- Residential Recreational Area

© Town of The Blue Mountains
Property Option # 1
Owner: BLUE MOUNTAINS TOWN
Civic Address: Grey Rd 19
Area: 10.194 ac 4.126 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

TBM OP Constraints
- Tyrolean Lowlands
- Sewage Treatment Plant Buffer
- Castle Glen Boundary
- Deer Wintering Area
- ANSI
- Aggregate Resource Area
- Provincially Significant Wetlands
- Wetland
- Karst
- Mineral Resource Extraction
- Significant Woodlands

© Town of The Blue Mountains
Property Option # 1
Owner: BLUE MOUNTAINS TOWN
Civic Address: Grey Rd 19
Area: 10.194 ac 4.126 ha

Legend
- Purple: Water Main Pipe
- Yellow: Waste Water Main Pipe
- Blue: Property Boundary

Property Landuse Information
Grey County Official Plan
- Green: Recreation Resort Area

*Image: July 2019*
Property Option # 1
Owner: BLUE MOUNTAINS TOWN
Civic Address: Grey Rd 19
Area: 10.194 ac 4.126 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

GSCA Regulated Area
- Regulated Area
Property Option # 2
Owner: BLUE MOUNTAINS TOWN
Civic Address: 130 King St W
Area: 4.900 ac 1.983 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

TBM Zoning
- Development (D)
- Public Utilities (PU)
- Hazard (H)

TBM OP Landuse
- Community Living Area
- Hazard

TBM OP Constraints
- Deer Wintering Area

Grey County OP
- Primary Settlement Area
- Hazard Lands

GSCA
- Regulated Area

MTO
- Permit required
Property Option # 2
Owner: BLUE MOUNTAINS TOWN
Civic Address: 130 King St W
Area: 4.900 ac  1.983 ha

Legend
Water Main Pipe
Waste Water Main Pipe
Property Boundary

Property Landuse Information
TBM Zoning 2018-65
- Residential One (R1-1)
- Residential Two (R2)
- Village Commercial (C1)
- Development (D)
- Public Utilities (PU)
- Open Space (OS)
- Hazard (H)

Date: July, 2019

Georgian Bay

© Town of The Blue Mountains
Property Option # 2
Owner: BLUE MOUNTAINS TOWN
Civic Address: 130 King St W
Area: 4.900 ac 1.983 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

TBM Official Plan Landuse
- Community Living Area
- Downtown Area
- Hazard
- Institutional Area
- Residential Recreational Area

Date: July, 2019

Georgian Bay

Town of The Blue Mountains
Property Option # 2
Owner: BLUE MOUNTAINS TOWN
Civic Address: 130 King St W
Area: 4.900 ac 1.983 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

TBM OP Constraints
- Tyrolean Lowlands
- Sewage Treatment Plant Buffer
- Castle Glen Boundary
- Deer Wintering Area
- ANSI
- Aggregate Resource Area
- Provincially Significant Wetlands
- Wetland
- Karst
- Mineral Resource Extraction
- Significant Woodlands

Date: July, 2019
Property Option # 2
Owner: BLUE MOUNTAINS TOWN
Civic Address: 130 King St W
Area: 4.900 ac  1.983 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

Grey County Official Plan
- Primary Settlement Area
- Hazard Lands
- Recreation Resort Area
Property Option # 2
Owner: BLUE MOUNTAINS TOWN
Civic Address: 130 King St W
Area: 4.900 ac 1.983 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Property Boundary

Property Landuse Information

GSCA Regulated Area

Regulated Area

Date: July, 2019

Georgian Bay

Town of The Blue Mountains
Property Option # 3
Owner: BLUE MOUNTAINS TOWN
Civic Address: Gord Canning Dr
Area: 2.467 ac  1.0ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM Zoning
- Open Space (OS)

TBM OP Landuse
- Blue Mountain Village Resort
- Area Open Space

TBM OP Constraints
- Karst

Grey County OP
- Recreation Resort Area

GSCA
- Regulated Area
Property Option # 3
Owner: BLUE MOUNTAINS TOWN
Civic Address: Gord Canning Dr
Area: 2.467 ac 1.0ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM Zoning 2018-65
- See Section 1.5
- Residential One (R1-1)
- Resort Commercial (C3)
- Harbour Commercial (C4)
- Recreation Two (REC2)
- Open Space (OS)
- Hazard (H)

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Property Option # 3
Owner: BLUE MOUNTAINS TOWN
Civic Address: Gord Canning Dr
Area: 2.467 ac  1.0ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM Official Plan Landuse
- Blue Mountain Village Resort Area Core
- Blue Mountain Village Resort Area Low Density Residential
- Blue Mountain Village Resort Area Medium Density Residential
- Blue Mountain Village Resort Area Open Space
- Hazard

Date: July, 2019
Property Option # 3
Owner: BLUE MOUNTAINS TOWN
Civic Address: Gord Canning Dr
Area: 2.467 ac  1.0ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM OP Constraints
- Tyrolean Lowlands
- Sewage Treatment Plant Buffer
- Castle Glen Boundary
- Deer Wintering Area
- ANSI
- Aggregate Resource Area
- Provincially Significant Wetlands
- Wetland
- Karst
- Mineral Resource Extraction
- Significant Woodlands

© Town of The Blue Mountains
Property Option # 3
Owner: BLUE MOUNTAINS TOWN
Civic Address: Gord Canning Dr
Area: 2.467 ac  1.0ha
Property Option # 3
Owner: BLUE MOUNTAINS TOWN
Civic Address: Gord Canning Dr
Area: 2.467 ac 1.0ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

GSCA Regulated Area

© Town of The Blue Mountains
Property Option # 4
Owner: BLUE MOUNTAINS TOWN
Civic Address: 118 Kandahar Ln
Area: 1.688 ac  0.683 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM Zoning
- Open Space (OS)

TBM OP Landuse
- Major Open Space
- Grey County OP
  - Recreation Resort Area
Property Option # 4
Owner: BLUE MOUNTAINS TOWN
Civic Address: 118 Kandahar Ln
Area: 1.688 ac  0.683 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information
TBM Zoning 2018-65
- Residential One (R1-1)
- Residential One (R1-2)
- Residential Two (R2)
- Development (D)
- Open Space (OS)
- Hazard (H)
Property Option # 4
Owner: BLUE MOUNTAINS TOWN
Civic Address: 118 Kandahar Ln
Area: 1.688 ac  0.683 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM Official Plan Landuse
- Hazard
- Major Open Space
- Residential Recreational Area
- Resort Commercial

© Town of The Blue Mountains
Date: July, 2019
Property Option # 4
Owner: BLUE MOUNTAINS TOWN
Civic Address: 118 Kandahar Ln
Area: 1.688 ac  0.683 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

TBM OP Constraints
- Tyrolean Lowlands
- Sewage Treatment Plant Buffer
- Castle Glen Boundary
- Deer Wintering Area
- ANSI
- Aggregate Resource Area
- Provincially Significant Wetlands
- Wetland
- Karst
- Mineral Resource Extraction
- Significant Woodlands

© Town of The Blue Mountains
Property Option # 4
Owner: BLUE MOUNTAINS TOWN
Civic Address: 118 Kandahar Ln
Area: 1.688 ac  0.683 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

Grey County Official Plan
- Recreation Resort Area
Property Option # 4
Owner: BLUE MOUNTAINS TOWN
Civic Address: 118 Kandahar Ln
Area: 1.688 ac 0.683 ha

Legend
- Water Main Pipe
- Waste Water Main Pipe
- Potential Development Envelope

Property Landuse Information

GSCA Regulated Area

Regulated Area