



The Blue Mountains Attainable Housing Corporation

32 Mill Street, Box 310

Thornbury, ON N0H 2P0

attainablehousing@thebluemountains.ca

<http://thebluemountainshousing.ca/>

June 16, 2020

Re: Deputation to The Blue Mountains Committee of the Whole – Gateway Site Community Consultation Results, Proposal by Thomas Vincent for Employee Housing Village, Operational Cash Flow, and CMHC Seed Funding Update

Council of the Town of The Blue Mountains,

As the Executive Director for The Blue Mountains Attainable Housing Corporation I am writing to request decisions of Council in regard to four attainable housing related matters recently considered by the BMAHC Board.

Let me start by saying that I recognize that attainable housing has been a longstanding priority for Council and the Town of The Blue Mountains. I would like to commend all the people in current and prior Councils, staff and community members that have paved the path to reach this point of embarking on the development of attainable housing and I am proud to be part of the organization to help make this happen. I look forward to working with Council and all stakeholders as we chart our new course into housing development, we can truly benefit from how fundamental housing is to be an inclusive, thriving community.

On June 4, 2020 The Blue Mountains Attainable Housing Corporation met and reviewed the results from the Gateway Site (171 King Street) Community Consultation and received a proposal from Thomas Vincent, Global Hospitality Inc and Balmoral Village regarding a proposal for an Employee Housing Village at the former School Board property located on Grey Road 19.

On June 10, 2020 The Blue Mountains Attainable Housing Corporation continued the June 4th meeting, receiving a report on the BMAHC Operating Cash Flow Forecast for 2020 and affirmation of successful funding application from the CMHC Seed Funding program.

The Board of The Blue Mountains Attainable Housing Corporation requested these matters be referred to Council at the June 16th 2020 meeting of Committee of The Whole.

BACKGROUND

At the June 4, 2020 meeting, The Blue Mountains Attainable Housing Corporation resolved as follows:

**B.1.2 Thomas Vincent, President, Global Hospitality Inc and Balmoral Village
Re: Employee Housing Village Proposal for TBM Attainable Housing Committee**

Moved by: Cary Eagleson

Seconded by: Patrick Gourlay

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.2 Thomas Vincent, President, Global Hospitality Inc and Balmoral Village Re: Employee Housing Village Proposal for TBM Attainable Housing Committee and refers the presentation to the June 16, 2020 Committee of the Whole meeting for Council consideration and review, Carried.

**B.1.3 Sharon McCormick, Executive Director, The Blue Mountains Attainable Housing Corporation
Re: Result Summary of Community Consultation**

Moved by: Cary Eagleson

Seconded by: Andrew Siegart

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.3 Sharon McCormick, Executive Director, The Blue Mountains Attainable Housing Corporation Re: Result Summary of Community Consultation;

AND THAT in consideration of the need to bring certainty to the planning parameters that will guide the design of the development and recognizing the further public process that is legislated through the Planning Act, The Blue Mountains Attainable Housing Corporation requests Council to direct the Town of The Blue Mountains' Chief Administrative Officer and relevant staff to initiate the municipally-initiated planning amendments to the Town Official Plan and Comprehensive Bylaw 2018-65 to facilitate mixed use development at the Gateway site (171 King Street East, Thornbury) up to a maximum of 5 stories;

AND THAT the Board requests this matter brought to the June 16, 2020 Committee of the Whole meeting;

AND THAT The Blue Mountains Attainable Housing Corporation acknowledges that the Town's commencement of the municipally-initiated planning amendments do not reflect



The Blue Mountains Attainable Housing Corporation

32 Mill Street, Box 310

Thornbury, ON N0H 2P0

attainablehousing@thebluemountains.ca

<http://thebluemountainshousing.ca/>

Town Council's support of the amendments themselves which will be subject to a public process;

AND THAT The Blue Mountains Attainable Housing Corporation acknowledges that final decisions on the municipally-initiated planning amendments will be determined by Town Council and/or the County of Grey at a later date in accordance with the Planning Act;

AND THAT the Executive Director of The Blue Mountains Attainable Housing Corporation be directed to ensure the following design components for the Gateway Site: consideration for sustainability, building design, user amenities, green space and minimizing noise as identified in community consultation survey (May 2020) results in addition to any existing design requirements outlined in the Town Official Plan and Community Design Guidelines are incorporated in the criteria in the design builder RFP, Carried.

Further, at the continuation of that meeting on June 10, 2020 meeting, The Blue Mountains Attainable Housing Corporation resolved as follows:

C.1 The Blue Mountains Attainable Housing Corporation Operational Cash Flow

Moved by: Cary Eagleson

Seconded by: Gavin Leitch

THAT The Blue Mountains Attainable Housing Corporation receives Item C.1 The Blue Mountains Attainable Housing Corporation Operational Cash Flow and requests Council to approve advance funding in an amount of \$100,000 to the Corporation until such time as Grey County transfers attainable housing funds, which will be provided upon the completion of the Town of The Blue Mountains Community Improvement Plan;

AND THAT The Blue Mountains Attainable Housing Corporation authorizes the Executive Director to work with the Town to complete the appropriate documents to execute the loan, Carried.

C.4 CMHC Seed Funding Update – Sharon McCormick (verbal)

Moved by: Alar Soever

Seconded by: Patrick Gourlay

THAT The Blue Mountains Attainable Housing Corporation directs the Executive Director to present to Council and request approval for the encumbrance on the property 171 King Street E for the purposes of completing the CMHC Seed Funding agreement conditions, Carried.

ISSUES FOR DISCUSSION

Direction was provided from the Board to supply Council with the materials associated with both items through a deputation to Committee of the Whole June 16, 2020.

- I. The first matter (B.1.2) relates to an unsolicited proposal to develop a Town owned site for attainable housing. BMAHC is pleased to receive such interest from the private development sector. Partnering with industry is an integral role for BMAHC to advance our mission in making housing available for moderate income working families and individuals and achieving our strategic goals. This proposal from Mr. Thomas Vincent is referred for consideration as to future optimal use of this municipally owned site. Correspondence related to this proposal from two members of public are also referred for Council's information.
- II. The second matter relates to preparation of the site at 171 King St E for attainable housing development. Embarking on our first development project is an exciting time for BMAHC and the whole of the community. BMAHC has been approaching this project strategically and mindfully to ensure we partner with a builder that aligns with our values, deliver quality, sustainable, cost effective housing and engage with our community to solicit their input throughout the various stages of development.

BMAHC has been working hard over the past several months to plan for the procurement of a design builder by identifying, mitigating and reducing risks that may affect value or timing to achieve optimal development on this site for attainable housing. Concerted actions being taken to de-risk the project include:

- investing in pre-development activities to reduce construction costs and advance construction schedules;
- securing grants to cover those predevelopment costs where possible;
- initiating public consultation to gather input related to design, site layout and massing; and
- working with Town staff to bring a recommendation to Council to secure exemptions or deferral of development charges.

The matter of requesting Council at this time to approve municipally initiated planning amendments that would allow for development up to five stories for this site is yet another step to minimizing risks that may impact acceptability of pricing or delay the commencement of development of this project. A decision on the planning parameters of the site at this time

is requested to provide clarity for the prospective bidders as well as the public by aligning with the timelines for launching our procurement opportunity to hire a design builder in the first week of July 2020.

Public consultation undertaken in May 2020 was sought to solicit feedback that would inform decisions by BMAHC Board and Council on the desired scale, massing and layout of the site and provide input on the design, site features, sustainability and other community priorities for development of this site. A summary of the feedback is provided below:

- a) Building location and orientation suggestions most commonly reported by respondents are:
 - placement of the building to buffer noise from the roadway as well as the wastewater treatment plant;
 - appropriateness of site for attainable housing;
 - consideration for vehicular and pedestrian access and egress as well as distinct parking for residential and commercial users.
- b) The inclusion of green space on the site was a highly reported priority for respondents to create a visual buffer along the street, to contextualize the development with the surroundings and for personal enjoyment of those who will be living there.
- c) The majority of respondents were in agreement that parking reductions would be necessary to optimize the site.
- d) Of the three Concept Plans provided, respondents were asked which site plan they preferred. Responses indicate that respondents took into account the building height, built form, size of the buildings, parking and landscaping. 39% of respondents preferred Concept 3 indicating it offered the largest number of units while keeping a pleasing look and green space and would be the most cost effective. 31% of respondents preferred Concept 2 reporting that it provided a positive image coming into town, suitable for families and the smaller buildings would allow for more greenspace between them. 30% of respondents preferred Concept 1 reporting that it was the least overwhelming and fit more with the town.
- e) When asked what building height they thought was most appropriate for this site (3, 4, 5 stories), 60% of respondents were in favour of building heights higher than permitted with existing planning parameters. Of that 60%, 33% favoured five stories to achieve better economies of scale and meet the demand for attainable housing. 27% of respondents preferred four stories as a good balance of density to meet the housing need and fit with

the area. 40% of respondents were in favour of three stories indicating it fit with other town buildings and was more pleasant.

- f) Respondents indicated that preferred design features had a mix of textures and materials, provide relief or pop outs from the building façade, offered balconies for personal outdoor amenity. While most respondents were in favour of the chalet-type design features of the concept plans, a number of others reported that the character of downtown Thornbury differed and was better reflected with a more modern look.
 - g) Sustainability that is financially viable is a priority for respondents in the construction and operation of the development and also day to day activities for people who will live there.
 - h) The development is more than bricks and mortar. Respondents reported that amenities to enhance quality of life for future tenants (e.g. outside and inside gathering places, playground) and that promote a sustainable lifestyle (e.g. gardening, recycling, biking, walking) are important.
- III. BMAHC is working diligently to maintain financial independence and lean operating costs in pursuit of our mission. Our Operating Cash Flow Forecast for 2020 indicates revenue sources through grant submissions in which we have been successful in attaining, and seed funding from Grey County will not be received in time to cover operating expenditures. This forecast anticipates a shortfall in funding this financial year and therefore, BMAHC is requesting a partial advance on the monies to be directed from Grey County to attainable housing for The Blue Mountains to be repaid when that funding is received.
- IV. BMAHC is thrilled to receive approval of our submission for funding from the CMHC Seed Funding program. This funding will support a range of predevelopment activities specifically for the Gateway Site attainable housing project. Seed Funding in the amount of \$318,000 has been approved. The funding is comprised of a \$108,000 grant and a loan of up to \$210,000 that is interest free for three year period of time. CMHC does require security to execute the loan by way of a mortgage on the site. As this is a municipally owned site, we are requesting approval to co-sign with BMAHC upon acceptable review of the supporting CMHC documents.



The Blue Mountains Attainable Housing Corporation

32 Mill Street, Box 310

Thornbury, ON N0H 2P0

attainablehousing@thebluemountains.ca

<http://thebluemountainshousing.ca/>

RECOMMENDATIONS

At this time the Board is providing the following recommendations for Council's consideration:

Thomas Vincent's Employee Housing Village Proposal

Recommended

THAT Council acknowledges receipt of Thomas Vincent's Employee Housing Village Proposal and give consideration to the proposal with respect to future use of the site;

AND THAT Council of the Town of The Blue Mountains acknowledges receipt of Michaelene O'Malley and Pamela Spences' Public Comments submitted at the June 4, 2020 Attainable Housing meeting regarding the Employee Village Housing Proposal.

Community Consultation Results – Gateway Site

Recommended

THAT Council of the Town of The Blue Mountains receives the Community Consultation Results-Gateway Site and acknowledges receipt of Pamela Spence's Public Comments submitted at the June 4, 2020 Attainable Housing meeting regarding the Community Consultation Results;

AND THAT in consideration of the need to bring certainty to the planning parameters that will guide the design of the development and recognizing the further public process that is legislated through the Planning Act, Council directs the Town of The Blue Mountains' Chief Administrative Officer and relevant staff to initiate the municipally-initiated planning amendments to the Town Official Plan and Comprehensive Bylaw 2018-65 to facilitate mixed use development at the Gateway site (171 King Street East, Thornbury) up to a maximum of 5 stories;

AND THAT Council recognizes the Town's commencement of the municipally-initiated planning amendments does not reflect Town Council's support of the amendments themselves which will be subject to a public process and final decisions on the municipally-initiated planning amendments will be determined by Town Council and/or the County of Grey at a later date in accordance with the Planning Act.



The Blue Mountains Attainable Housing Corporation

32 Mill Street, Box 310

Thornbury, ON N0H 2P0

attainablehousing@thebluemountains.ca

<http://thebluemountainshousing.ca/>

Operational Cash Flow Forecast 2020

Recommended

THAT Council receives Item C.1 The Blue Mountains Attainable Housing Corporation Operational Cash Flow and approves advance funding in an amount of \$100,000 to The Blue Mountains Attainable Housing Corporation until such time as Grey County transfers attainable housing funds, which will be provided upon the completion of the Town of The Blue Mountains Community Improvement Plan;

AND THAT Council authorizes the Town to work with the Executive Director to complete the appropriate documents to execute the loan.

CMHC Seed Funding Update – Sharon McCormick (verbal)

Recommended

THAT Council approve the CMHC encumbrance on the property 171 King Street E and directs Town Staff to work with the Executive Director for the purposes of completing the CMHC Seed Funding agreement conditions.

Thank you for your time and consideration of these matters.

Sincerely,



Sharon McCormick

Executive Director

Enclosed: Community Consultation Survey Results (as presented to the Board)
 Deputation by Thomas Vincent regarding Employee Housing Village at former
 School Board property located on Grey Road 19
 Public Comments received from Michaelene O'Malley and Pamela Spence
 2020 Cash Flow Details

The Blue Mountains Attainable Housing Corporation

Community Consultation
Gateway Site Conceptual
Plans

June 2020



THE BLUE MOUNTAINS
Attainable Housing Corporation

Goals of Public Consultation

Solicit feedback from the public for the Board to establish:

- Desired scale and massing for development of the Gateway site
- Guidance related to design, site features, and sustainability to be incorporated in the hiring of a design builder

Request Council to direct Administration to initiate planning amendments for the site respective of the selected conceptual plan to minimize cost and accelerate time schedule for commencement of design and construction



Survey Results

305 Total survey respondents

870 Views on Bang The Table platform

293 Registered users for future project communications

Achievements:

- Quality feedback to assist in decision making
- Increased awareness of attainable housing project and program
- Demonstrated commitment to community consultation



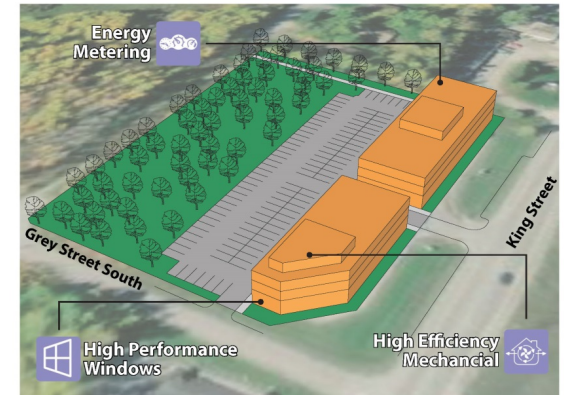
Concept Option 1

Preliminary Concept 1

| | |
|---|-----------------|
| Site Area ¹ | 1.11 ha. |
| | 2.74 ac. |
| Net Developable Area | 0.87 ha. |
| | 2.15 ac. |
| FSI | 0.54 |
| Storeys | 3 |
| Height ² | 10.5 m |
| Required Parking Spaces | 111 |
| Provided Parking Spaces | 106 |
| Units | |
| 1bd | 23 |
| 2bd | 18 |
| 3bd | 4 |
| Total | 45 |
| GFA | |
| Total Commercial Floor Area | 1,980 sm |
| | 21,310 sf |
| Net Commercial Floor Area ³ | 1,782 sm |
| | 19,179 sf |
| Total Residential Floor Area | 3,960 sm |
| | 42,620 sf |
| Net Residential Floor Area ⁴ | 3,168 sm |
| | 34,100 sf |
| Total Floor Area | 5,939 sm |
| | 63,927 sf |



Site Plan



View West



View East

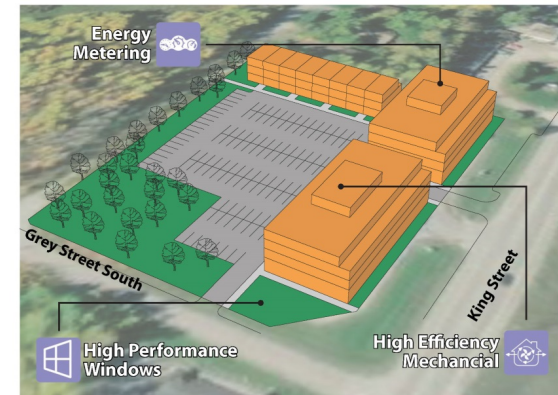
Concept Option 2

Preliminary Concept 2

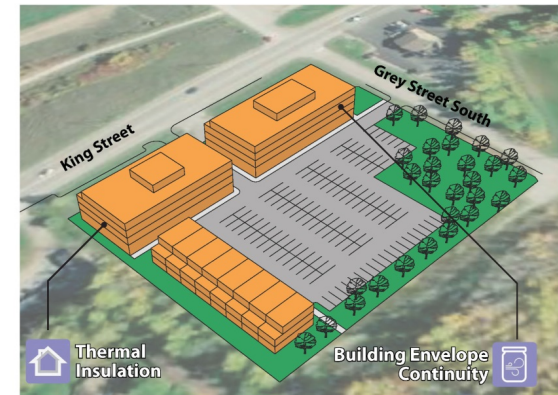
| | |
|------------------------------|-----------------|
| Site Area ¹ | 1.11 ha. |
| | 2.74 ac. |
| Net Developable Area | 0.87 ha. |
| | 2.15 ac. |
| FSI | 0.78 |
| Storeys | 4 |
| Height ² | 13.5 m |
| Required Parking Spaces | 160 |
| Provided Parking Spaces | 126 |
| Units | |
| 1bd | 36 |
| 2bd | 30 |
| 3bd | 6 |
| Stacked Townhouse | 16 |
| Total | 88 |
| GFA | |
| Total Commercial Floor Area | 2,174 sm |
| | 23,395 sf |
| Net Commercial | 1,956 sm |
| Floor Area ³ | 21,056 sf |
| Total Residential Floor Area | 6,517 sm |
| | 70,152 sf |
| Net Residential | 5,214 sm |
| Floor Area ⁴ | 56,122 sf |
| Total Floor Area | 8,691 sm |
| | 93,548 sf |



Site Plan



View West



View East

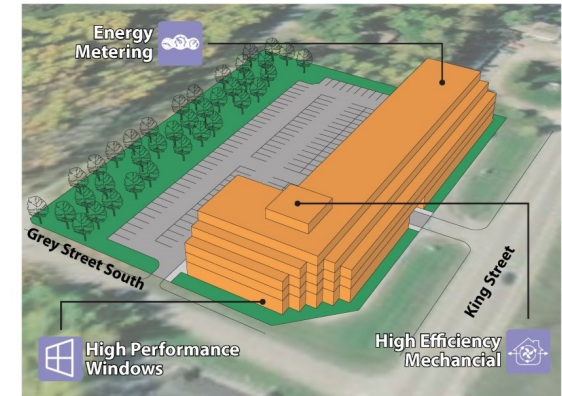
Concept Option 3

Preliminary Concept 3

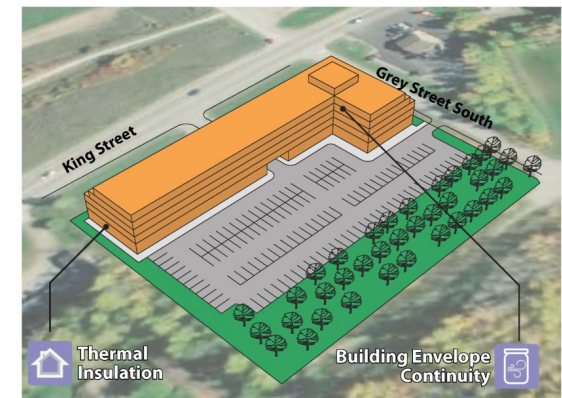
| | |
|---|-------------------|
| Site Area ¹ | 1.11 ha. |
| | 2.74 ac. |
| Net Developable Area | 0.87 ha. |
| | 2.15 ac. |
| FSI | 1.17 |
| Storeys | 5 |
| Height ² | 16.5 m |
| Required Parking Spaces | 207 |
| Provided Parking Spaces | 124 |
| Units | |
| 1bd | 61 |
| 2bd | 48 |
| 3bd | 9 |
| Total | 118 |
| GFA | |
| Total Commercial Floor Area | 2,656 sm |
| | 28,592 sf |
| Net Commercial Floor Area ³ | 2,391 sm |
| | 25,732 sf |
| Total Residential Floor Area | 10,285 sm |
| | 110,703 sf |
| Net Residential Floor Area ⁴ | 8,228 sm |
| | 88,562 sf |
| Total Floor Area | 12,941 sm |
| | 139,295 sf |



Site Plan



View West



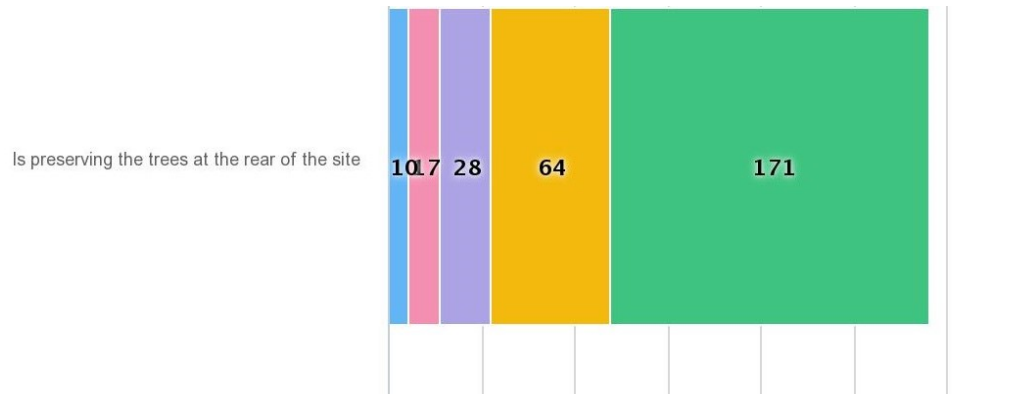
View East

Building Location and Orientation

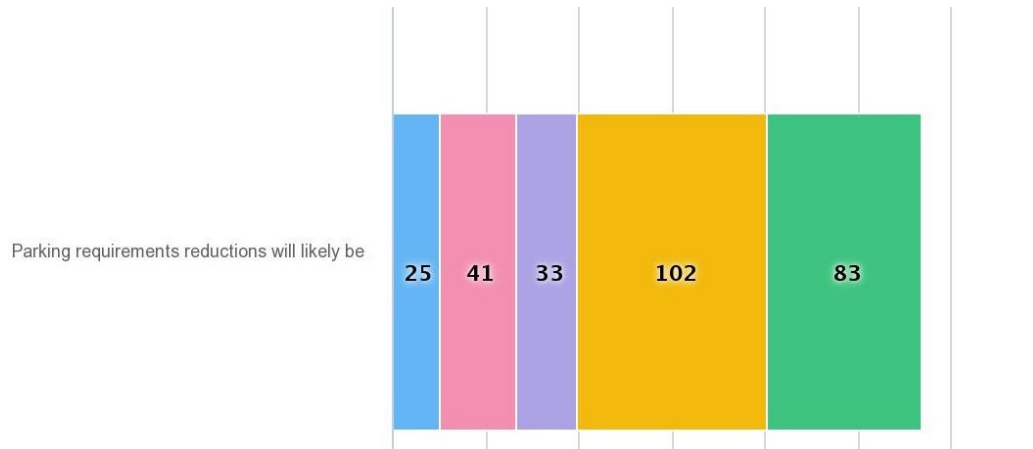
From 3 site layouts, respondents provided the following comments on location and orientation:

- Move building to back of site for noise and visual buffer (36 responses)
- Good site for attainable housing (29 responses)
- Positive visual for gateway to town (11 responses)
- Like the parking at back of site (10 responses)
- Prefer access off of Grey St, not Hwy 26 (5 responses)
- Parking for commercial needed at front (5 responses)
- Prefer covered or underground (6 responses)
- Maximize green space (9 in favour of front; 6 in favour of rear)
- Site is on too busy of a road for housing (4 responses)
- Commercial space is a good idea (3 responses)

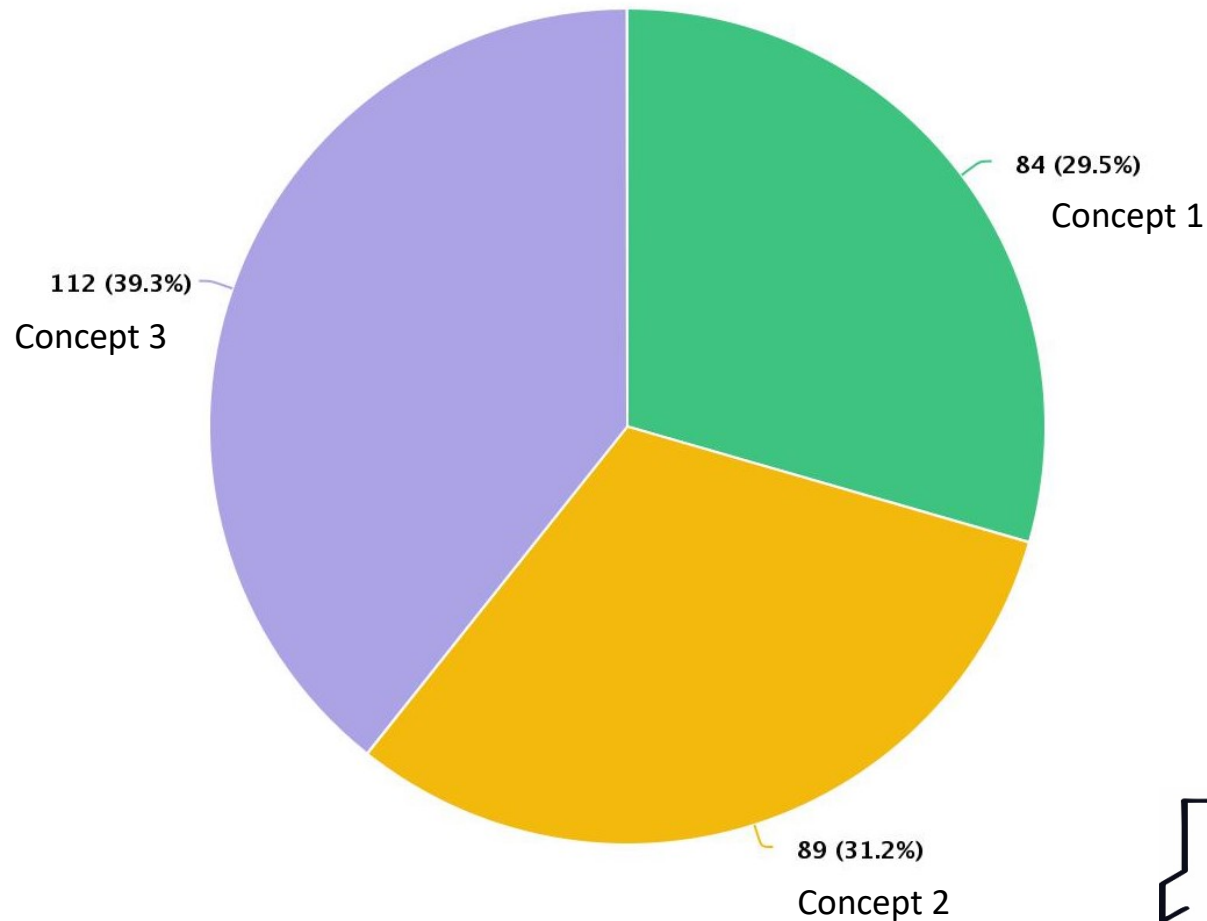
Rating for Woodlot Preservation and Parking Reductions



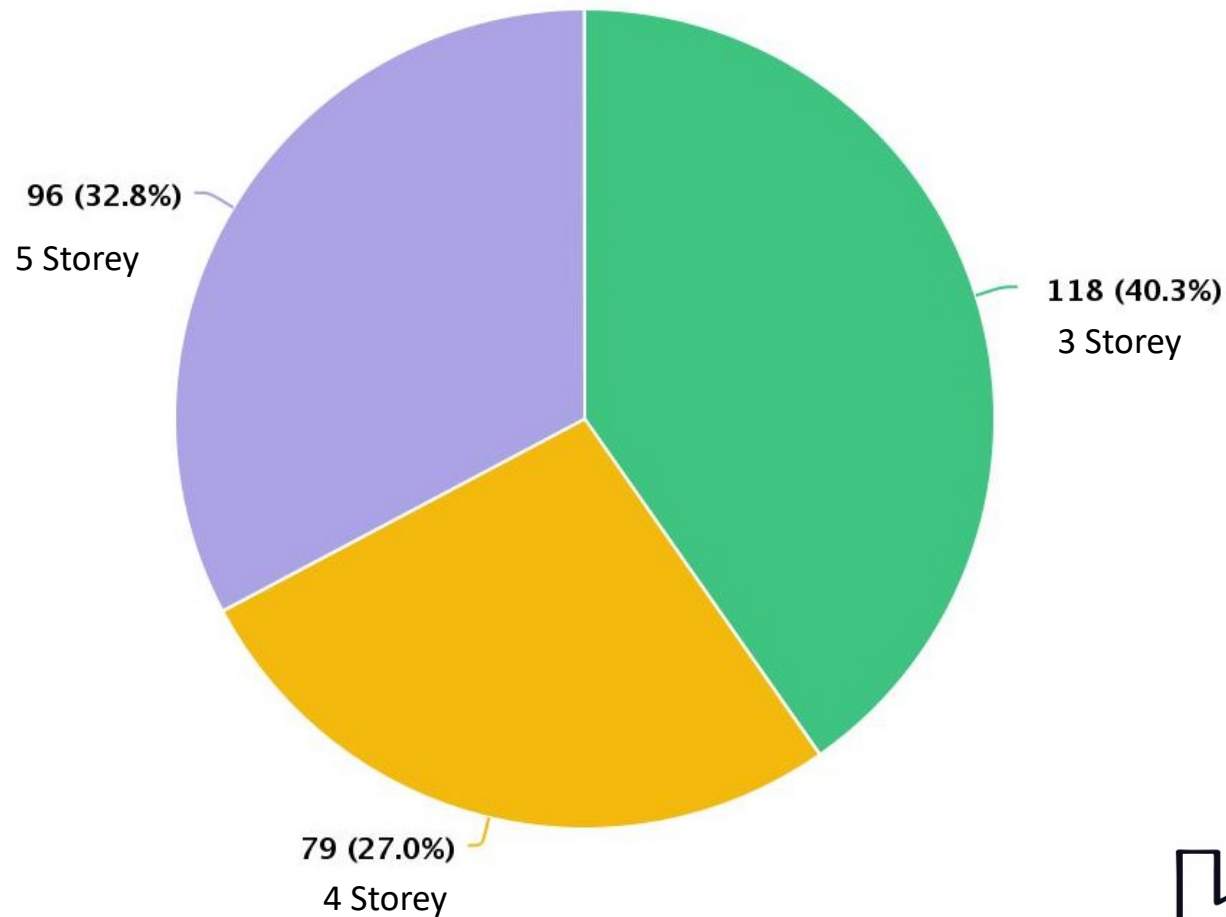
● Definitely disagree ● Somewhat disagree ● Neither agree nor disagree ● Somewhat agree
● Definitely agree



Concept Plan Preference



Appropriate Building Height



Concept 1 and Building Height

Respondents who preferred Concept 1 reported preferences for building height:

3 Storey

77/84 (92%)

- Fit with rest of Town buildings (43 responses)
- Official Plan should be followed (9 responses)
- Lower density more pleasant (14 responses)
- Higher density would create traffic issues on Hwy 26 (2 responses)

4 Storey

4/84 (5%)

- Fits with the area
- Higher building allows more parking and green space
- Separate buildings looks less imposing

5 Storey

3/84 (4%) More cost effective to build (2 responses)

- Has more green space (2 responses)
- Higher density needed downtown



Concept 2 and Building Height

Respondents who preferred Concept 2 reported preferences for building height:

3 Storey

27/89 (30%)

- Any higher looks out of place with rest of Town (17 responses)
- Accessibility and mobility of tenants (2 responses)
- Higher looks more like a hotel (2 responses)
- Suitable for water and sewer infrastructure

4 Storey

54/89 (61%)

- Good balance of density and fit with the area (37 responses)
- More housing is needed (16 responses)
- Height not impacting surroundings (2 responses)
- Increased height is good trade off for more trees
- Allows more space for tenants

5 Storey

8/89 (9%)

- Most cost effective per unit (5 responses)
- Best site usage (6 responses)
- Doesn't block views (2 responses)



Concept 3 and Building Height

Respondents who preferred Concept 3 reported preferences for building height:

3 Storey

8/112 (7%)

- Like the layout of this better with lower height (2 responses)
- Maintain look of the town (3 responses)
- Higher not needed

4 Storeys

20/112 (18%)

- Good balance with units and scale (13 responses)
- Step backs reduce look for apparent height (2 responses)
- Cost effective (2 responses)

5 Storeys

84/112 (75%)

- Maximize density to meet housing need (51 responses)
- Better economies of scale (18 responses)
- Intensification appropriate at this location (7 responses)
- Reduces potential for sprawl (3 responses)
- Most attractive (4 responses)



Concept Option 1



Concept Option 2



VIEW LOOKING SOUTH / SOUTHWEST ALONG KING STREET EAST

Concept Option 3

front view



Concept Option 3

rear view



VIEW LOOKING NORTH/ NORTHWEST AT THE REAR OF THE SITE

Sample Housing Development



Southhampton Chantry Place



Preferred Design Features and Architectural Style

- Preferred concept plan designs that reflect the vibe of the community (64 responses)
- Balconies are desirable (34 responses)
- Like the mix of textures and materials of concept plans (32 responses)
- Preferred a more modern look (22 responses)
- Pop outs/relief in roofline are desirable (22 responses)
- Preferred style of Southampton Chantry (15 responses)
- Like the clock tower feature (12 responses)
- Like the commercial/retail mix (4 responses)



Priority Sustainability Features

Most popular suggestions were:

- Efficient heating/cooling/insulation (49 responses)
- Public transit (48 responses)
- Solar panels (44 responses)
- Trees and green space (32 responses)
- Durable/low maintenance construction (37 responses)
- Bike racks (21 responses)
- Retail to use tenants (19 responses)
- Community garden (19 responses)
- Hi performance windows (17 responses)
- Efficient appliances and fixtures (16 responses)
- Connection to walking trails (14 responses)
- Maximize recycling (11 responses)
- Rain water capture (11 responses)
- Green roof (7 responses)
- LED lighting (7 responses)
- Electric car hook up (8 responses)

Other Priorities for Attainable Housing

- Playground (35 responses)
- Outdoor common space with BBQs (26 responses)
- Accessibility (13 responses)
- Day care (10 responses)
- Pedestrian safety (crosswalk, sidewalks) (10 responses)
- Sufficient parking (8 responses)
- Indoor gathering space (6 responses)
- Underground parking (6 responses)
- Storage (strollers, winter tires) (6 responses)
- Onsite laundry (5 responses)
- Onsite gym (4 responses)



*The Blue
Mountains
Attainable
Housing
Corporation*

GATEWAY
PROJECT



From: Microsoft Support <[REDACTED]>
Date: Tuesday, January 15, 2019 at 3:30 PM
To: Alar Soever <[REDACTED]>, Rob Sampson
<[REDACTED]>
Subject: Employee Housing Village Proposal for TBM

Dear Mayor Alar and Rob: It was a pleasure meeting with you this morning and reviewing my proposal for Employee Housing on a modular housing basis for the Town of Blue Mountains. Many thanks for your input and I look forward to giving a similar presentation to the Attainable Housing Corp, when this can be arranged by Rob. I have attached a few of the presentation slides I reviewed with you today.

To recap, my Employee Village concept consists of Dorm style accommodation, small tiny housing and four storey apartments...all for rent. With this mixed use of attainable accommodation, we are able to cater to entry level workers in the Dorm Style; middle level workers in the rental apartments and small families in the 'tiny housing'.

The 48 unit Dorm Plan has 6 shared washrooms, showers and a room with separate sinks. . There would be a separate facility for the Dorm Plan with shared kitchen facilities; plus a fitness area and lounge area with large screen TV, games room etc. Food items could be prepared by residents, and we would also add vending machines with a variety of food items.

The four storey apartments would generally consist of 43 units each, mostly one bedrooms in the 500-600 sq. ft. range all completely furnished with fully equipped kitchens etc. There will be a few two bedroom units in each building, in the 800 sq. ft. range.

In my site plan, I have added 23 small, independent 'tiny homes' 800-900 sq. ft, two bedrooms, one bathroom with fully equipped kitchen and private parking area.

I believe the Grey Road 19 site is a perfect location for this Employee Village. There is a public bus operating along Grey Road 19 and Blue Mountain Village is accessible in good weather by bicycle or walking. The Village is offset from the Road and most of the development would not be seen from Grey Road 19.

In regard to a Public/Private partnership, the following are general items we would need to address with the TBM to provide this Employee Village.

1. Land Use Application. We need to address the density changes for the Employee Village.
2. Ownership of lands: Maintained by Blue Mountain; leased to Global Hospitality Inc. We would want to agree on a fixed price going forward for these lands and purchase the land from TBM in 15 years.

We discussed that the Sustainable Housing Corp. could manage the overall property in regard to lease payments etc., and Blue Mountain could manage the day to day operations of the Village.

3. Site Plan Application. Understand how this could be accelerated from a timing point of view with Town Planning.
4. Servicing: I would estimate that \$50-60k would have to be budgeted for hook up to water, sewage, gas, power etc. My expectations are the Town would provide the servicing for the site. Servicing Agreements would be perfunctory should the Town complete the servicing and be a partner in the site development. The Town would waive the requirement to post LC's.
5. Site preparedness/earthworks: Grading needed to install the housing and provide for water drainage.
6. Landscaping/walkway paving and a paved parking lot to be reviewed..
7. DC's: Waive any Development Charges.
8. Operating Costs/Management to be discussed with stakeholders: Internet; Security; snow removal; streetlights; utilities; taxes.

Alar and Rob, I know I can bring a quality housing and cost effective product to the TBM for your Hospitality Employee Housing needs. We can work together going forward in a Public/Private Partnership and as I mentioned, we would want to sign an LOI with the TBM to proceed with negotiations on this Employee Village. As you know, we are prepared to invest up to \$40Million for this Employee Village and know we can provide a much needed development that the TBM can be proud.

This overall opportunity will show the leadership of the TBM and your positive response to an employee crisis of lack of affordable housing in the South Georgian Bay.

I look forward to my presentation to the Sustainable Housing Committee.

Cheers.

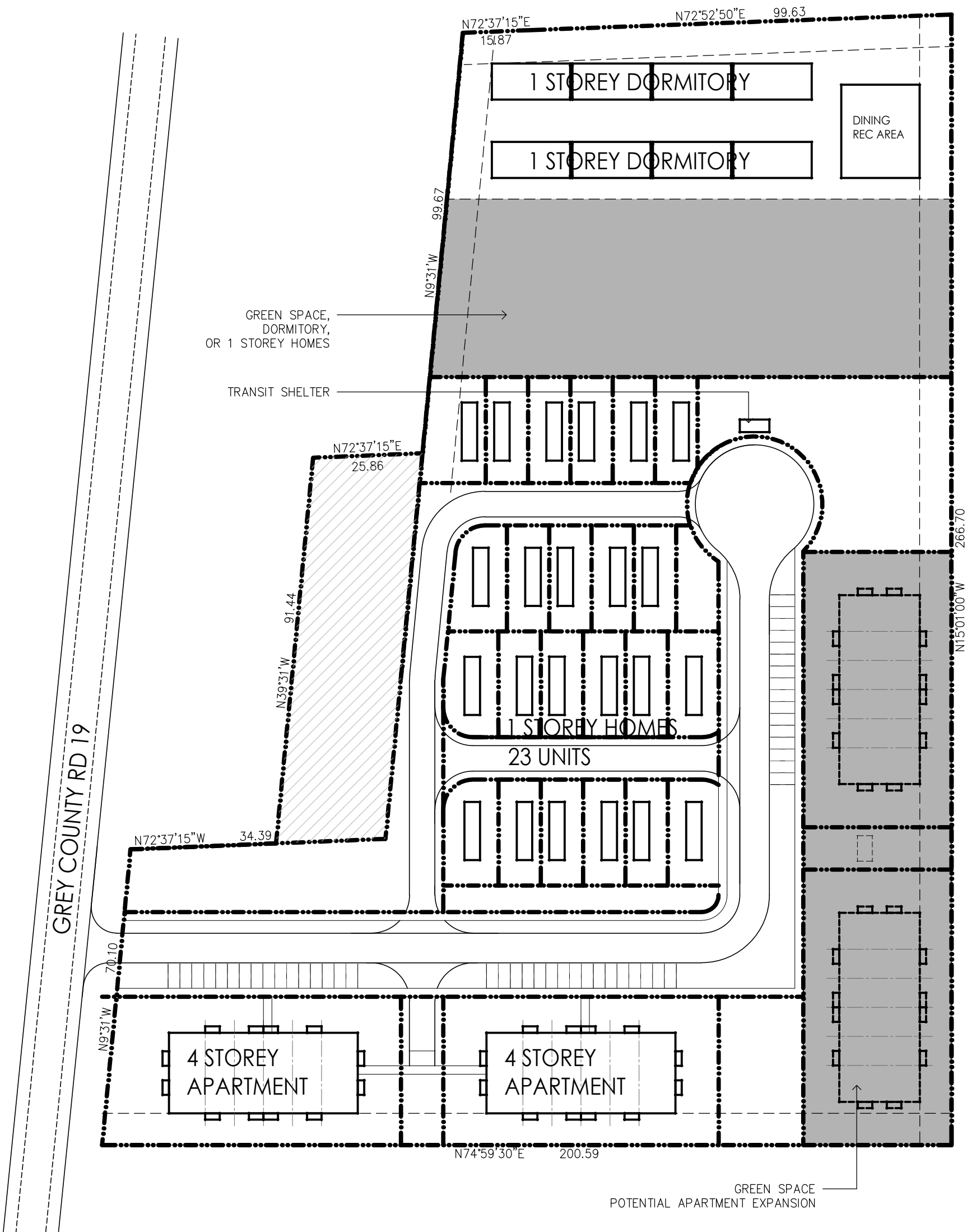
Thomas Vincent

President, Global Hospitality Inc and Balmoral Village

Town of Blue Mountains – Vacant Land off Grey Road 19



Blue Mountain Employee Village Concept



CONCEPT PLAN

1821 EMPLOYEE HOUSING
THE BLUE MOUNTAINS, ON
September 10, 2018

1:1000



www.outlandcamps.ca

Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Télec. : (819) 727-4656

3 ½ TYPE A : 8

3 1/2 TYPE B : 16

3 ½ TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

43 UNITS
APARTMENTS

VIEW

| | |
|----------------|------|
| Project number | 0001 |
|----------------|------|

| | |
|------|------------|
| Date | 2018-08-21 |
|------|------------|

| | |
|----------|------|
| Drawn by | S.R. |
|----------|------|

| | |
|------------|------|
| Checked by | S.R. |
|------------|------|

A100

Scale



3D FRONT RIGHT



www.outlandcamps.ca

Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Télec. : (819) 727-4656

3 1/2 TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

43 UNITS
APARTMENTS

VIEW

| | |
|----------------|------|
| Project number | 0001 |
|----------------|------|

| | |
|------|------------|
| Date | 2018-08-21 |
|------|------------|

| | |
|----------|------|
| Drawn by | S.R. |
|----------|------|

| | |
|------------|------|
| Checked by | S.R. |
|------------|------|

A101

| | |
|--|-------|
| | Scale |
|--|-------|



1 3D FRONT LEFT

21/08/2018 13:30:45



www.outlandcamps.ca

Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Télec. : (819) 727-4656

3 ½ TYPE A : 8

3 1/2 TYPE B : 16

3 ½ TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

43 UNITS
APARTMENTS

VIEW

| | |
|----------------|------|
| Project number | 0001 |
|----------------|------|

| | |
|------|------------|
| Date | 2018-08-21 |
|------|------------|

| | |
|----------|------|
| Drawn by | S.R. |
|----------|------|

| | |
|------------|------|
| Checked by | S.R. |
|------------|------|

A102

| | |
|--|-------|
| | Scale |
|--|-------|



1 3D BACK

21/08/2018 13:31:40



www.outlandcamps.ca

Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Télec. : (819) 727-4656

3 ½ TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

43 UNITS

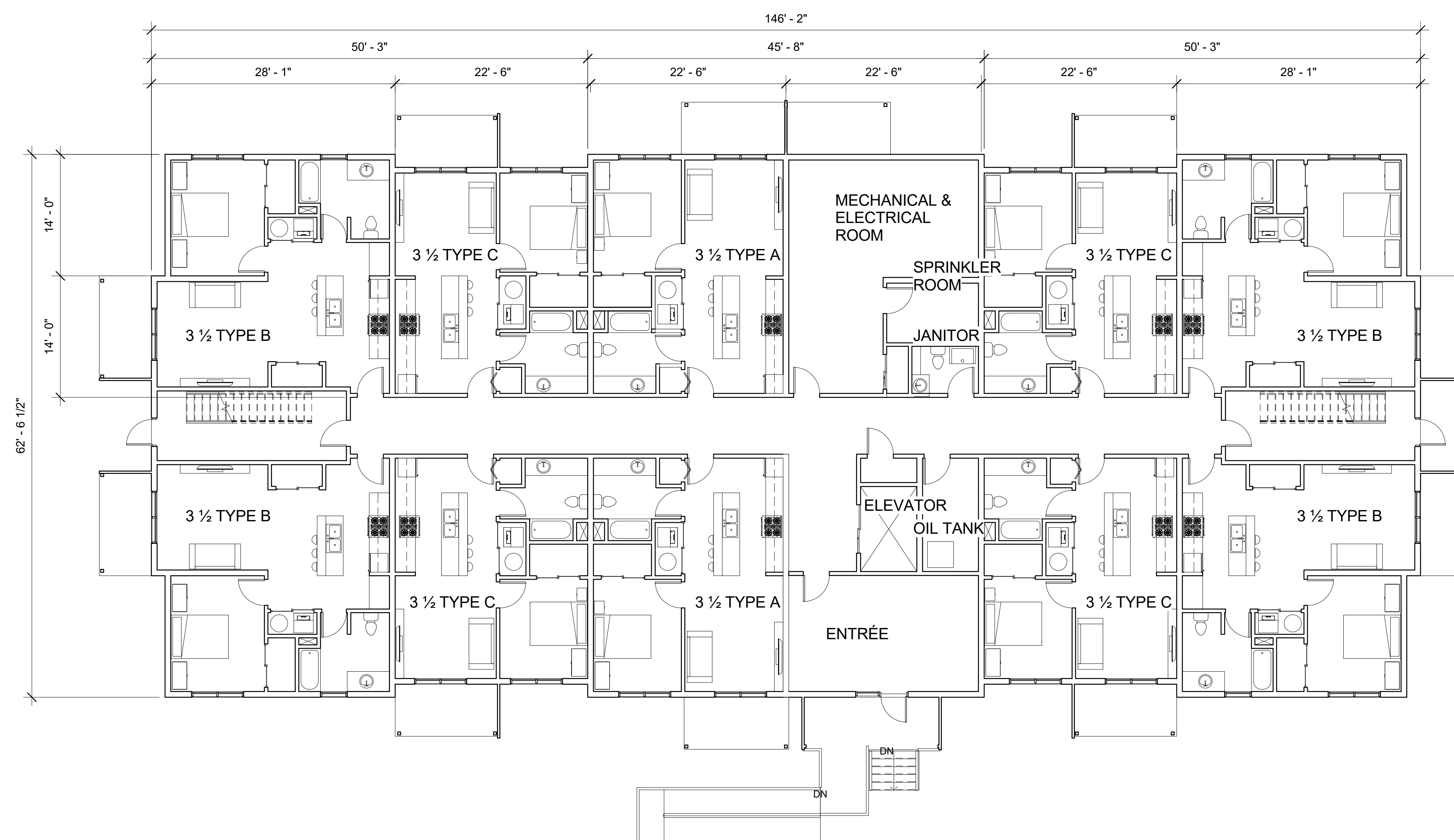
APARTMENTS

FIRST FLOOR

| | |
|----------------|-----------|
| Project number | 000 |
| Date | 2018-08-2 |
| Drawn by | S.F |
| Checked by | S.F |

A103

| | |
|-------|--------|
| Scale | 1 : 10 |
|-------|--------|



3 1/2 TYPE A : 587 sq.ft

3 1/2 TYPE B : 684 sq.ft

3 1/2 TYPE C : 563 sq.ft



Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Téléc. : (819) 727-4656

3 1/2 TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

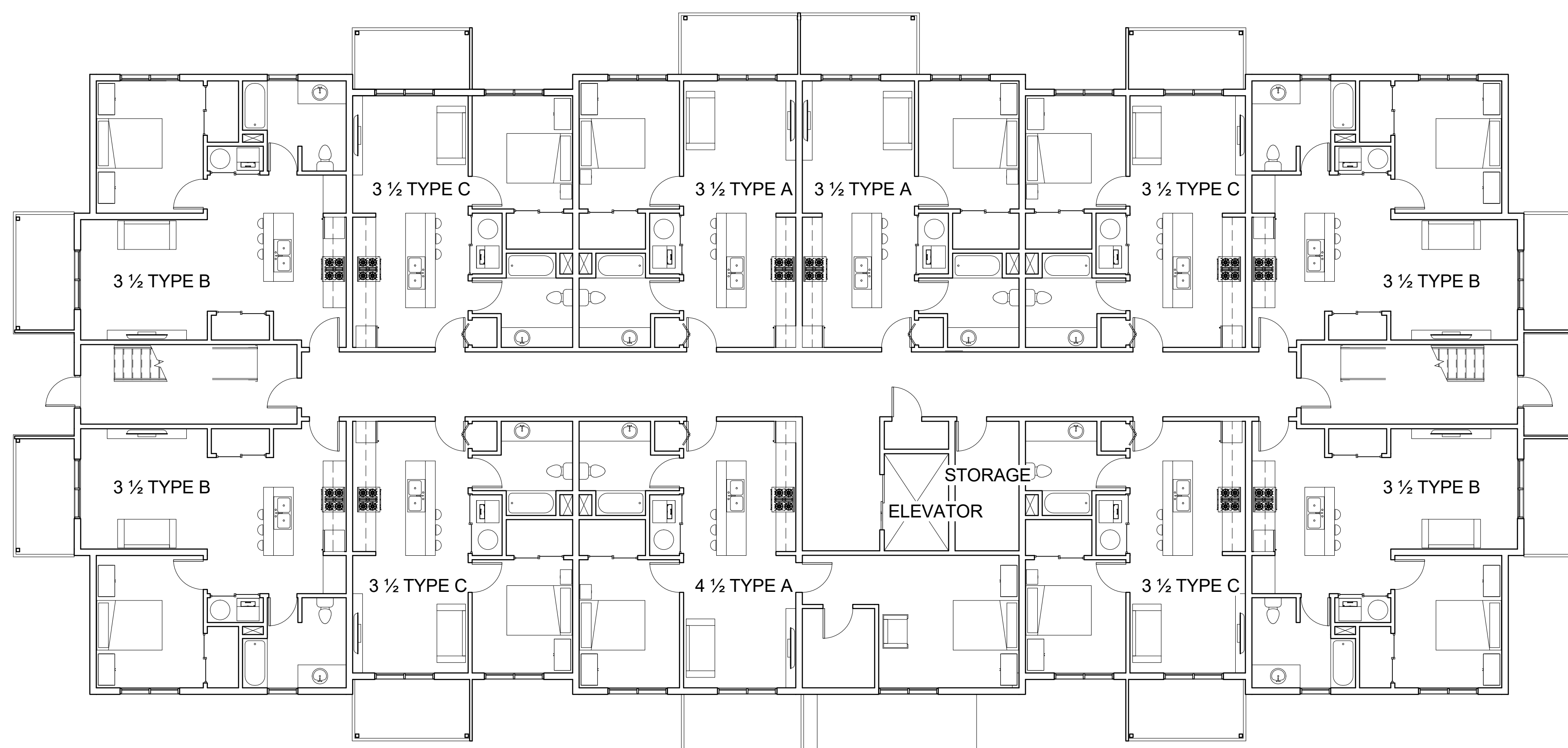
43 UNITS
APARTMENTS

SECOND FLOOR

| | |
|----------------|------------|
| Project number | 0001 |
| Date | 2018-08-21 |
| Drawn by | S.R. |
| Checked by | S.R. |

A104

| | |
|-------|---------|
| Scale | 1 : 100 |
|-------|---------|



3 1/2 TYPE A : 587 sq.ft

3 1/2 TYPE B : 684 sq.ft

3 1/2 TYPE C : 563 sq.ft

4 1/2 TYPE A : 888 sq. ft

2 - SECOND FLOOR

1 : 100



www.outlandcamps.ca

Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Télec. : (819) 727-4656

3 ½ TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

43 UNITS

APARTMENTS

THIRD FLOOR

| | |
|----------------|------|
| Project number | 0001 |
|----------------|------|

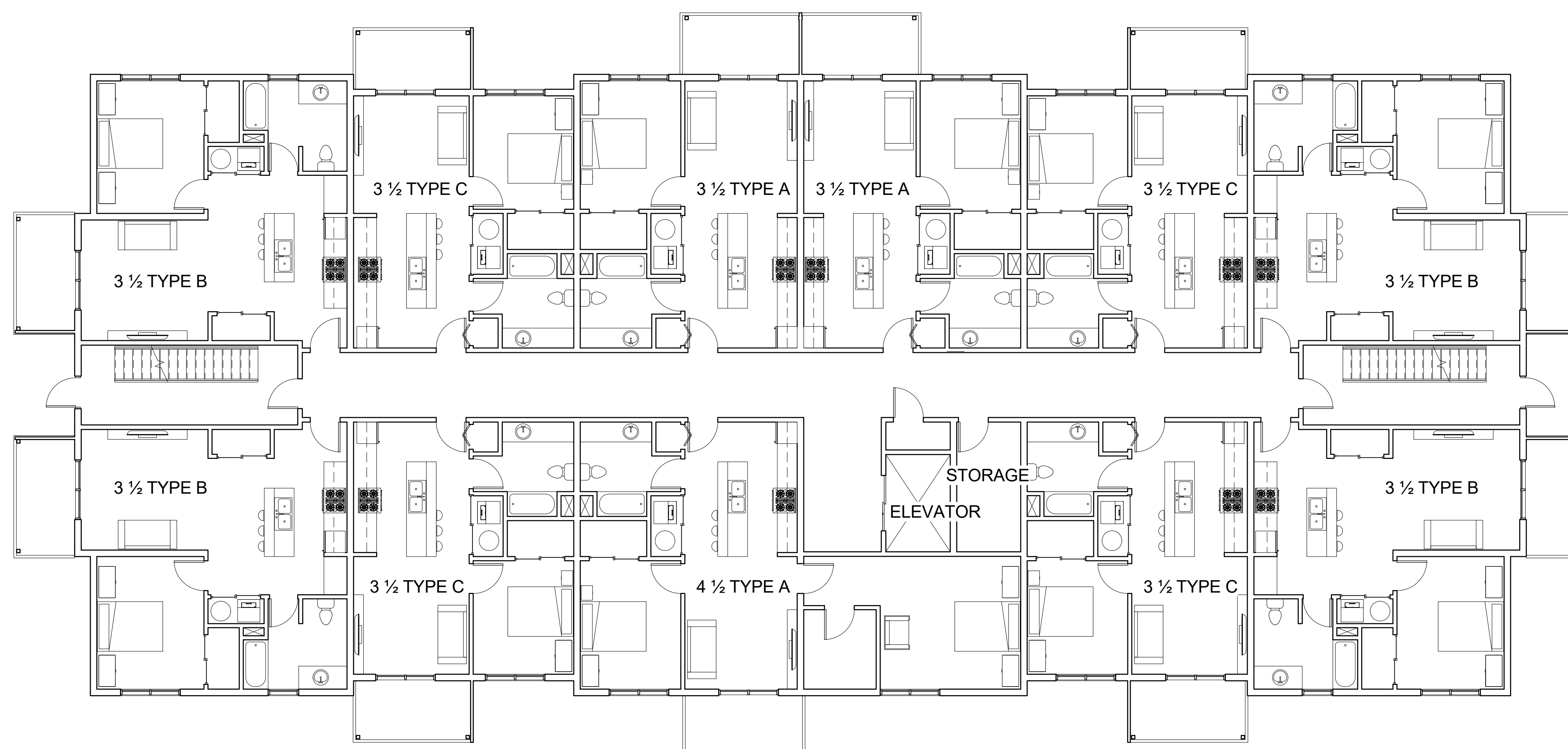
| | |
|------|------------|
| Date | 2018-08-21 |
|------|------------|

| | |
|----------|------|
| Drawn by | S.R. |
|----------|------|

| | |
|------------|------|
| Checked by | S.R. |
|------------|------|

A105

| | |
|-------|--------------|
| Scale | 1/8" = 1'-0" |
|-------|--------------|



3 1/2 TYPE A : 587 sq.ft

3 1/2 TYPE B : 684 sq.ft

3 1/2 TYPE C : 563 sq.ft

4 1/2 TYPE A : 888 sq. ft

1 3- THIRD FLOOR
1/8" = 1'-0"



Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Téléc. : (819) 727-4656

3 1/2 TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

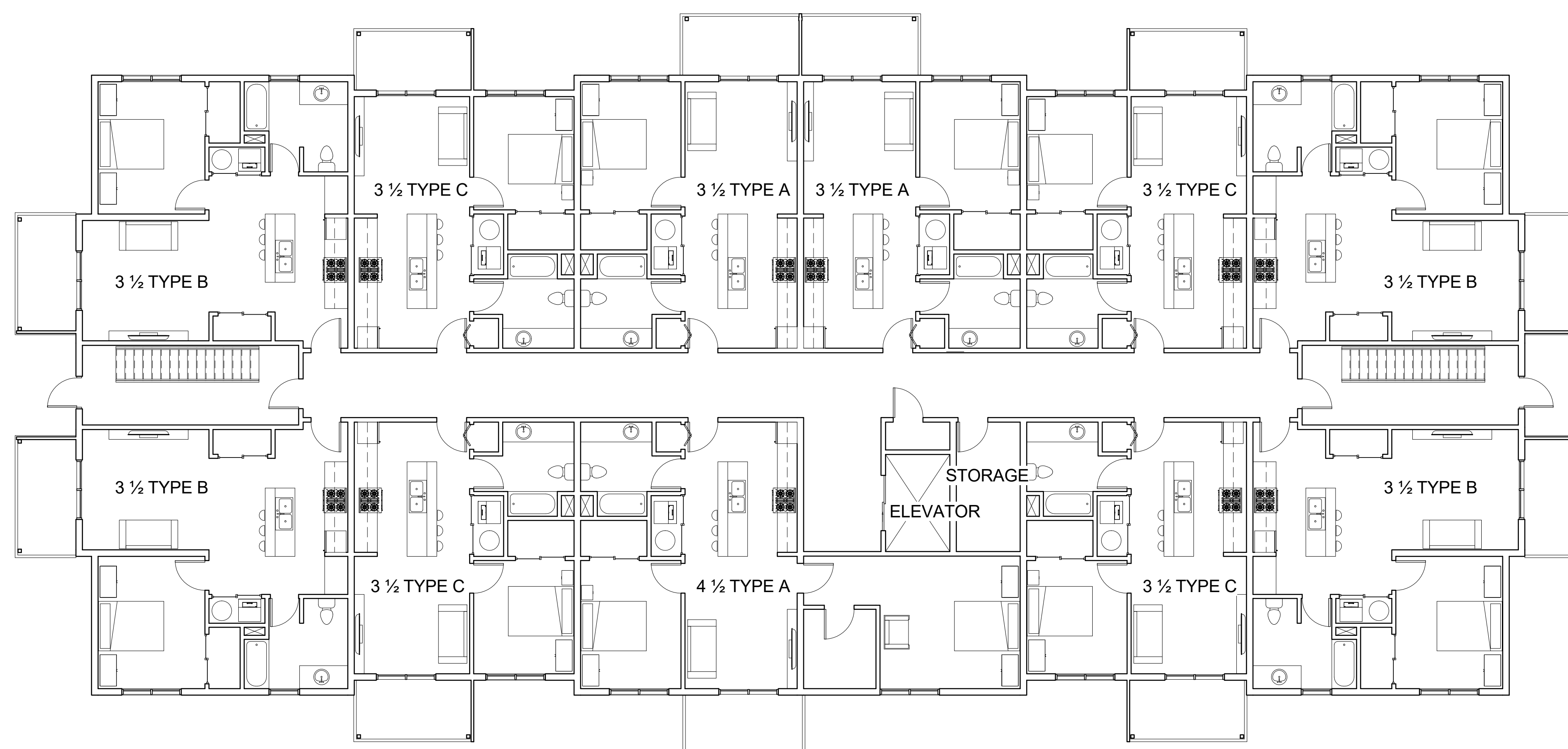
43 UNITS
APARTMENTS

FOURTH
FLOOR

| | |
|----------------|-----------|
| Project number | 000 |
| Date | 2018-08-2 |
| Drawn by | S.F |
| Checked by | S.F |

A106

| | |
|-------|--------------|
| Scale | 1/8" = 1'-0" |
|-------|--------------|



3 ½ TYPE A : 587 sq.ft

3 1/2 TYPE B : 684 sq.ft

3 1/2 TYPE C : 563 sq.ft

4 1/2 TYPE A : 888 sq. ft

1 4 - FOURTH FLOOR
1/8" = 1'-0"

21/08/2018 13:32:00



Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Téléc. : (819) 727-4656

3 1/2 TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

ELEVATIONS

| | |
|----------------|-----------|
| Project number | 000 |
| Date | 2018-08-2 |
| Drawn by | S.F |
| Checked by | S.F |

A107

| | |
|-------|---------|
| Scale | 1 : 100 |
|-------|---------|



2 West
1 : 100



1 Sud
1 : 100



Outland camps
200, 6e rue Ouest
Amos, QC
J9T 2T5
Tél. : (819) 727-5556
Téléc. : (819) 727-4656

3 1/2 TYPE A : 8

3 1/2 TYPE B : 16

3 1/2 TYPE C : 16

4 1/2 TYPE A : 3

[illegible]

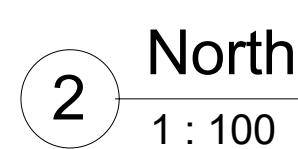
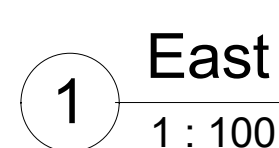
43 UNITS
APARTMENTS

ELEVATIONS

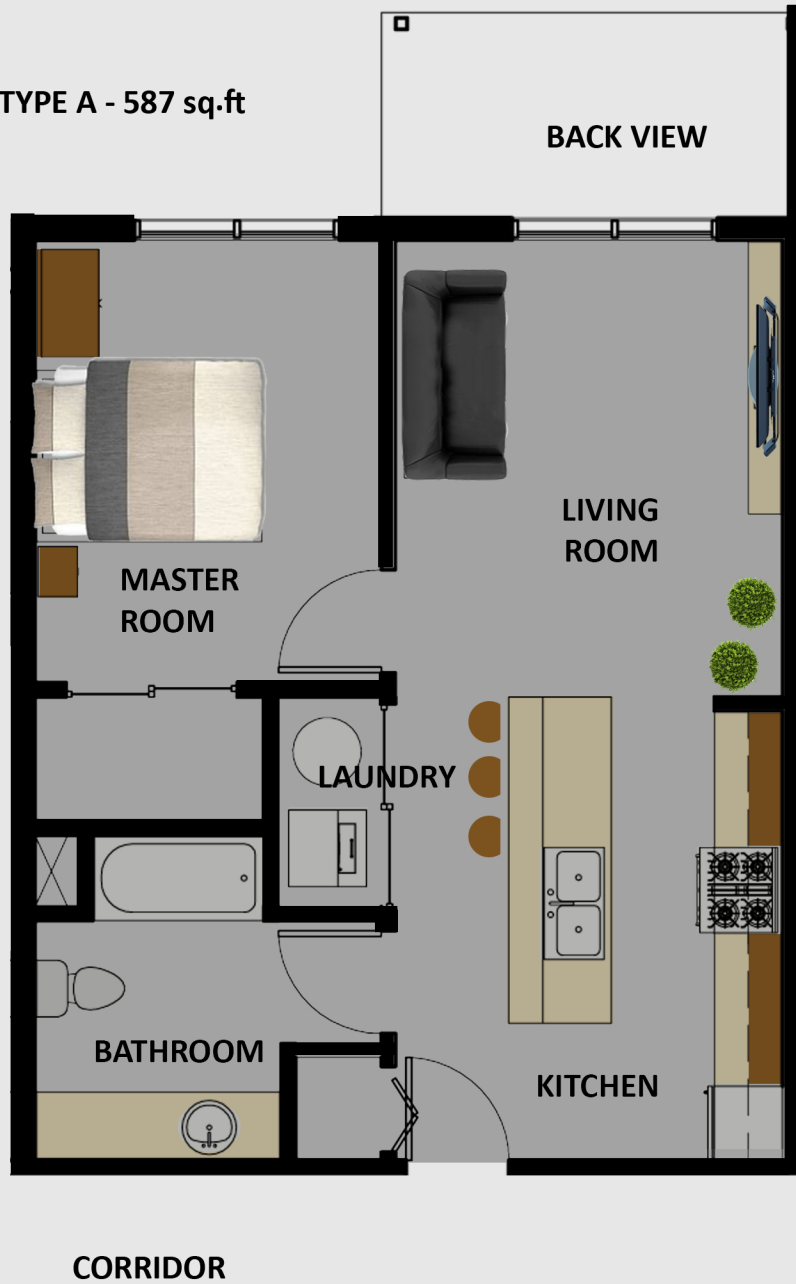
| | |
|----------------|------------|
| Project number | 0001 |
| Date | 2018-08-21 |
| Drawn by | S.R. |
| Checked by | S.R. |

A108

| | |
|-------|---------|
| Scale | 1 : 100 |
|-------|---------|



APARTMENT - 3 ½ TYPE A - 587 sq.ft



THE MAIMIA 2BR 1BA 880SF MODULAR HOME - MODERN MODULAR HOUSE

MODERN MODULAR HOUSE. Choose a steel frame over a timber frame? Steel framing, is stronger, lasts a life time, and is better than a wood frame home and you can save considerably over a typical wood frame home. Galvanized Structural Steel frame components highest quality



THE HAVEN 2BR 1BA 870SF MODULAR HOME - MODERN MODULAR HOUSE

MODERN MODULAR HOUSE Why choose a steel frame over a timber frame? Steel framing, is stronger, lasts a life time, and is better than a wood frame home. Galvanized Structural Steel frame components are all of the highest quality.



TO: The Blue Mountains Attainable Housing Corporation

FROM: Pamela Spence, [REDACTED], Craigleith, Town of the Blue Mountains

DATE: June 3, 2020

REGARDING: BMAHC Board Meeting June 4, 2020

Public Comments on Agenda Items B.1.2 and B.1.3

Dear Members of the Board,

Please accept these comments in the public comment portion of your meeting on the June 4th.

With respect to Item B.1.2, correspondence and recommendations from Mr. Vincent following a very preliminary meeting on housing on the Grey Rd 19 school board site, this site was initially to have been leverage in negotiations with the school board to provide better schooling within the Town. Why has that been abandoned?

This item indicates the school site is being used by Blue Mountain Resort (BMR) and merchants to solve a problem that the BMR should handle. BMR should have money and/or substantial lands available to it that could be used for subsidized housing for BMR's Employee Village instead of more profitable and lucrative real estate options that only benefit BMR.

If the Employee Village were to go ahead, it would seem it is a supply of housing for BMR. This housing would be less accessible to "a larger portion of the population" as the AHC mandate requires and would not address the overall labour shortage in the Town.

Furthermore, the Town would be on the hook for several \$100,000's of waived DC fees, underwriting and undervaluing the land cost, covering servicing costs and bearing the expense and exposure of managing the leases – obligations and costs perhaps not community supported. Why is it incumbent on the Town and its taxpayers to address the needs of BMR?

Secondly this level of detail and discussion has not been vetted at all with the public or surrounding residents. There are significant issues of traffic, noise, environment, density and height that exceed current standards and policies. These changes to the local environment may have significant implications to the neighbors and are being compromised without public representation.

Planning standards approved by the Town in its OP and ZBL should be enforced by the projects of the Town if there is any hope of the Town enforcing them with other proponents.

The proposal suggested by Mr. Vincent's letter does mesh with planning policies and the Updated mandate of the BMAHC especially when Global is the owner of the lands. I would ask the Town to reconsider if it should be in the business of subsidizing development to the benefit of private industry.

A better method available to the Town to produce more attainable housing is to rewrite planning policy so that when developers propose new developments that profit from the high real estate values and demand in this area, the policy applicable to the development should incorporate a

provision requiring a percentage of the development (say 15%) be attainable or even affordable. The Town has opportunities to incentivize these provisions as well.

With respect to Item B.1.3, I am disappointed in the report on the survey results. Firstly, I would have expected that with the high response rate there would have been a demographic analysis of the respondents such as, age, affiliation (homeowners or renters or businesses), length of time in TBM, economic profile etc. Standard survey results.

Secondly, having responded to the survey, I do not recall that the various concepts could be played with in terms of location, height or façade treatments and am surprised by the analyses provided. Perhaps the survey responses were inconsistent and thus invalid.

I would point out that page 10 shows that over 40% of respondents felt 3 stories was the appropriate height. This is a slightly higher percentage than those who prefer Concept 3 so the results are confusing.

I also would have expected some conclusions would accompany this report. Instead there is no conclusion, or presentation of next steps, just a recommendation that planning standards be amended. This does not fit with the order of the “lifecycle of the project” on your website. That graphic indicates “Public Consultation on Building Design” should be the next step. This detail of concept should be done long before any planning standards should be amended, or application prepared.

I would ask that there be more reporting on the results and discussion of the concept before proceeding. Furthermore, it is premature for recommendations to proceed to planning amendments at this time.

Please put the brakes on these matters until further work has been done in the marketplace and community.

Thank you for your consideration of these points.

Pamela Spence

Good Day,

After reading the Proposal from Global Hospitality Inc for the Employee Housing Village for TBM it raises a few questions and concerns.

- 1) Why would this proposal and the one the Foodland exceed the 3 storys limit, as per the Town Plan. It appears that the Councillors are willing to make exceptions on an on going basis. This being the case, why have a Town Plan when it's not adhered to and exceptions are made when it suits the Town.
- 2) There is also the issue of the density. The proposal indicates that this will also have to be changed. There are already two densely populated developments proposed next to this site, Parkbridge and Home Farm. The plan for Village Employee Housing needs to adhere to the Town Plan! The development in the area around the Village is getting out of control. I understand the Town survives on Property taxes, but at what cost to the environment and congestion to the area.

Town Plan on Density and Height restriction

B3.1.4 Density and Height The following table outlines permitted density ranges and maximum heights for permitted residential dwellings. Dwelling Type Density Range (units / gross hectare) Maximum Height (storeys) Single detached 10 – 25 2.5 storys, Semi-detached & duplex 15 – 35 2.5 storys, Townhouse 25 – 40 3 storys, **Multiple & apartment 40 – 60 3 storys.**

- 3) My next point in the proposal is the Ownership of Lands: Maintained by Blue Mountain; leased to Global Hospitality Inc. We would want to agree on a fixed price going forward for these lands and purchase the land from TBM in 15 years.

Why would the Town even contemplate selling the land it owns as an Attainable Housing site? It goes against the Blue Mountain Attainable Housing Corporations Mandate. Under this proposal the Town would lose control of the housing complex. And to agree on a price at today's market value to sell in 15 years. Who's the loser here? The Town!

Regards,

Michaelene O'Malley

2020 Cash Flow Forecast

| | Q1 | Q2 | Q3 | Q4 | TOTAL 2020 |
|---|---------------|---------------|----------------|----------------|-------------------|
| Opening Cash Balance | 125219 | | | | |
| Revenue Summary | | | | | |
| Residential rent | 0 | 0 | 0 | 0 | 0 |
| Commercial rent | 0 | 0 | 0 | 0 | 0 |
| Grants | | | 30000 | 115000 | 145000 |
| County Seed Funding | | | | 1200000 | 1200000 |
| Interest | 578 | 500 | 500 | 500 | 2078 |
| Total Revenue | 578 | 500 | 30500 | 1315500 | 1347078 |
| Operating Costs | | | | | |
| Professional Fees | | 57300 | 71900 | 150900 | 280100 |
| Marketing | | 4600 | 13450 | 5450 | 23500 |
| Human Resources and Office | 13915 | 33100 | 54300 | 34300 | 135615 |
| Total Operating Costs / Cash Outflow | 13915 | 95000 | 139650 | 190650 | 439215 |
| Net Cashflow (excess/(shortfall)) | -13337 | -94500 | -109150 | 1124850 | 907863 |
| Closing Cash Balance | 111882 | 17382 | -91768 | 1033082 | |