



February 23rd, 2023

Ms. Corrina Giles, CMO  
Town Clerk  
Town of The Blue Mountains,  
32 Mill Street, P.O. Box 310,  
Thornbury, ON N0H 2P0

RE: HOME FARM DEVELOPMENT  
TOWN OF THE BLUE MOUNTAINS

Dear Mayor Matrosovs and Members of Council,

I wish to appear in front of Council on behalf of MacPherson Builders (Blue Mountains) Limited, of which I am a principal.

MacPherson is the owner of Home Farm, a 140 acre property located on the east side of Grey Road 19 opposite the Craigleith Ski Club. We are also the developers/builders of The Orchard at Craigleith subdivision, which was developed by MacPherson in partnership with the Craigleith Ski Club in the mid-to-late 2000's. We have owned the Home Farm property since 2013.

We wish to propose a new development opportunity adjacent to the northerly boundary of our 215 unit draft plan approved and zoned development on Home Farm: a purpose-built rental townhouse project of approximately 60 units. Our proposal includes an affordable housing component with a number of the rental units available to be leased to the Town under a 20 year master lease arrangement, which units may in turn be rented out by the Town or by the Blue Mountains Attainable Housing Corporation ("BMAHC") to individuals and families of their choosing. We believe that the proposed design of the four bedroom homes will provide both families *and* individuals who wish to rent as a group affordable accommodation within close proximity to Blue Mountain Village.

The proposal contemplates a high degree of co-operation between MacPherson and the Town. While MacPherson will build and own all of the rental units, all units could be managed by BMAHC, whether they are MacPherson's market rate units or the Town's affordable units.

The proposal also integrates an EMS/Fire Hall facility into the design. By swapping adjacent lands, both the Town and MacPherson can optimize the use of their lands to provide both affordable housing and needed public infrastructure. Furthermore, MacPherson can assist with the necessary site servicing of the EMS/Fire Hall facility on the Town-owned lands.

We have provided some details in the attached documents and drawings:

1. The first document is a timeline that shows both a brief history of the Home Farm project over the last ten years and a future construction timeline for both the approved Home Farm lots and the Town lands on Grey Road 19;
2. The Site Concept Plan shows a proposed layout for 60 rental units to the east of the Town lands and a suggested layout for an EMS/Fire Hall on the Town lands;
3. The third attachment presents a possible structure for an MOU involving the joint development of the Town lands and a portion of the MacPherson lands located to the east of the Town lands;
4. The final attachment shows the Town EMS/Fire Hall lands, the proposed rental project and the already approved Home Farm project on one drawing.

We are asking that Council authorize Town staff to enter into discussions with MacPherson with respect to drafting of a Memorandum of Understanding to facilitate the above proposal. A more detailed MOU would be brought back to Council at a later date. As the development of the Town lands on Grey Road 19 are already dependent on the construction of the approved sanitary pumping station on the Home Farm lands, we believe that a co-operative effort between the Town and MacPherson to jointly develop their lands will provide multiple benefits to the community: affordable housing, market rate rental housing, and new public infrastructure.

I look forward to presenting to Council on March 6<sup>th</sup> and to answering any questions that members of Council might have.

Yours truly,

MacPherson Builders (Blue Mountains) Limited

Per:



Russell S. Higgins

RSH/ca



**Home Farm Project  
Town of the Blue Mountains  
Proposed MOU**

**February 2023**

- MacPherson Builders (Blue Mountains) Limited (“MacPherson”) and the Town of the Blue Mountains (the “Town”) would enter into a non-binding Memorandum of Understanding (“MOU”) to jointly develop the lands located directly to the north of the approved 215 unit Home Farm development located off Grey Road 19 in the Town (the “Approved Home Farm Lands”).
- The lands consist of a nine acre parcel owned by the Town which fronts on Grey Road 19 (the “Town Lands”) and approximately four acres of MacPherson-owned lands located to the north of the Approved Home Farm Lands (the “MacPherson Lands”).
- It would be the intention of the parties to co-operate in the development of the Town Lands and the MacPherson Lands. The lands are currently designated and zoned as follows:
  - (a) The Town Lands are designated “Institutional” in the Town Official Plan and are zoned “Institutional” in the Town Zoning By-law;
  - (b) The MacPherson Lands are designated as “Residential” in the Town Official Plan and are zoned “Development (D)” in the Town Zoning By-law.
- Please refer to the drawing entitled “Site Concept Plan – Block 100 and Town Lands” appended hereto and dated August 11<sup>th</sup>, 2022. The RED dashed line (----) delineates the current boundary between the Town Lands and the MacPherson Lands. It is proposed that that the boundary be adjusted so that the areas within the BLUE boundary would ultimately be owned by MacPherson and the balance of the areas shown in colour would be owned by the Town.
- MacPherson will be bringing sanitary, storm, water and road services to the limit of the Town Lands through construction of pipes and roads on Street “A” during the first phase of development on the Approved Home Farm Lands. The design of these services is currently in front of Town staff as part of MacPherson’s third engineering submission on the Approved Home Farm Lands. MacPherson will also be constructing a sanitary pumping station on the Approved Home Farm Lands which will accept sewage from the Town Lands.
- It will be necessary to redesignate and rezone the portion of the Town Lands being conveyed to MacPherson from “Institutional” to “Residential.” It will also be necessary to redesignate and rezone the portion of the MacPherson Lands being conveyed to the Town from “Residential” to “Institutional.” In addition, planning approvals will be required for approval of the site plan both on the MacPherson Lands and on the Town Lands.
- The land swap between the parties would occur concurrently or shortly after the planning approvals are in place. MacPherson is open to suggestions on the mechanism by which to achieve the transfer.

**The Rental Project**

- MacPherson is proposing to build up to 60 townhouse units on the MacPherson Lands. The units would be almost identical to the units being constructed on the south side of the extension of Helen Street on the Approved Home Farm Lands. The characteristics of the units would be as follows:

- 20 feet wide
  - 4 Bedrooms
  - Two storeys
  - 1400 to 1800 square feet
  - Single car garage with driveway in front
  - Visitor parking on site
- The project would be built as a purpose-built rental (i.e. not a condominium). MacPherson would build and own the units.
  - It is proposed that a certain number of the units be designated as part of a pool which would be leased by the Town from MacPherson. The lease would be for a period of twenty years at a rent below market rates. The Town would then rent the units to individuals or families who qualify for assisted housing under current Town policies.
  - MacPherson estimates that current market rents for this type of unit would be in the range of \$2,500 to \$3,200 per month, based on an annual rental of the unit.
  - The rent to be paid by the Town would be below these market rents. The number of units in the pool available to be rented by the Town under the reduced lease rate would depend on the rent being charged. The higher the rent, the larger the number of units which could be leased to the Town and vice versa. The reductions in Development Charges available under Bill 23 for pure rental and below-market price rentals will be factored into the calculation of the number of units which could go into the Town pool.
  - By way of example only and subject to further analysis, the Town might rent 20 units at \$1,900 per month under the Town's master lease, while MacPherson would rent out the remaining 40 units at fair market rents.
  - Both the Town units and the MacPherson units will be built as four bedroom units so as to offer the option of attracting multiple types of tenants. One family might rent an entire unit or a unit could be rented by four single people who share a unit together.
  - The Town could manage the property for all 60 units via the Blue Mountains Attainable Housing Corporation ("BMAHC"). MacPherson would pay its pro rata share of the management costs to BMAHC on the MacPherson units. Each party (Town and MacPherson) would handle leasing and rent collection for its own units.
  - It is proposed that the Town-rented units would be distributed evenly through all of the 60 units in the project so as not to create an "us and them" perception in the community. In fact, area residents may not even be sure which units are Town-rented through BMAHC and which are market-rented through MacPherson.

### **The EMS/Fire Station Site**

- The proposed design allows emergency vehicles to exit the site quickly on to Grey Road 19, while they can return to the station slowly and with lights off through Streets "B" and "A" in the Approved Home Farm Lands.
- The Town would be responsible for design and approval of its buildings on the Town Lands.
- MacPherson and its engineers could, if the Town wished, facilitate the site servicing of the Town Lands once the building footprints are designed. Ideally the Town Lands would be serviced (internal sewers, parking lots, open spaces, etc.) at the same time as the MacPherson Lands.



**Home Farm Project  
Town of the Blue Mountains  
Development Timeline**

**February 2023**

|               |  |
|---------------|--|
| June 2013     | MacPherson Builders acquires Home Farm from the Weider family  |
| 2013-2015     | MacPherson completes over 20 studies to satisfy the Town and other approval agencies in support of its pending draft plan application and consults with six different First Nations on the protection and disposition of Plater-Martin |
| November 2014 | MacPherson and the Town enter into an MOU to transfer the Plater-Martin site to the Town in exchange for a transfer of the 10 acre Town block to MacPherson  |
| 2015          | MacPherson is deemed by the Town to have submitted a completed application for a 277 unit draft plan of subdivision including the 10 acre Town block. A ZBLA application is made at the same time by MacPherson                        |
| 2017          | The Town cancels the MOU with MacPherson   |
| March 2018    | MacPherson revises the draft plan to remove the 10-acre Town block from its application, reduces the unit count to 215 units, and appeals the draft plan and zoning to LPAT for non-decision   |
| 2018-2020     | Further environmental work is undertaken to satisfy agency concerns  |
| October 2020  | A settlement is reached with the Town and LPAT grants draft approval to the MacPherson plan and approves the zoning for Home Farm  |
| December 2021 | Crozier completes first detailed engineering submission and sends to Town  |
| April 2022    | Crozier completes second detailed engineering submission and sends to Town   |
| December 2022 | Crozier completes third detailed engineering submission and sends to Town  |

***Projected Timelines***

|                         |   |
|-------------------------|---|
| <i>February 2023</i>    | <i>Execution of Pre-Servicing Agreement with the Town</i>   |
| <i>March 2023</i>       | <i>Removal of trees to allow for construction of new creek through Home Farm (prior to April bird nesting deadline)</i>   |
| <i>Summer 2023</i>      | <i>Tree stump removal, topsoil stripping, earthworks and building of new creek</i>  |
| <i>Summer 2024</i>      | <i>Servicing of Phase 1 of Home Farm, including sanitary pump station and provision of services to the limit of the 10 acre Town block</i>  |
| <i>Spring 2025</i>      | <i>Commencement of home construction on Home Farm</i><br><i>Commencement of site servicing on Town 10 acre block and MacPherson rental housing project (subject to planning approvals having been received)</i> |
| <i>Fall 2025</i>        | <i>Commencement of EMS station/Fire Hall buildings on Town lands</i>  |
| <i>Spring 2026</i>      | <i>First home occupancies on Home Farm</i>  |
| <i>Winter 2026-2027</i> | <i>Commissioning of EMS/Fire Hall</i>   |



**HOME FARM**  
**SITE PLAN CONCEPT**  
**BLOCK 100 & TOWN LANDS**

Date: August 11, 2022



**LEGEND**

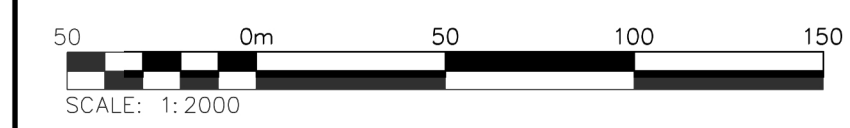
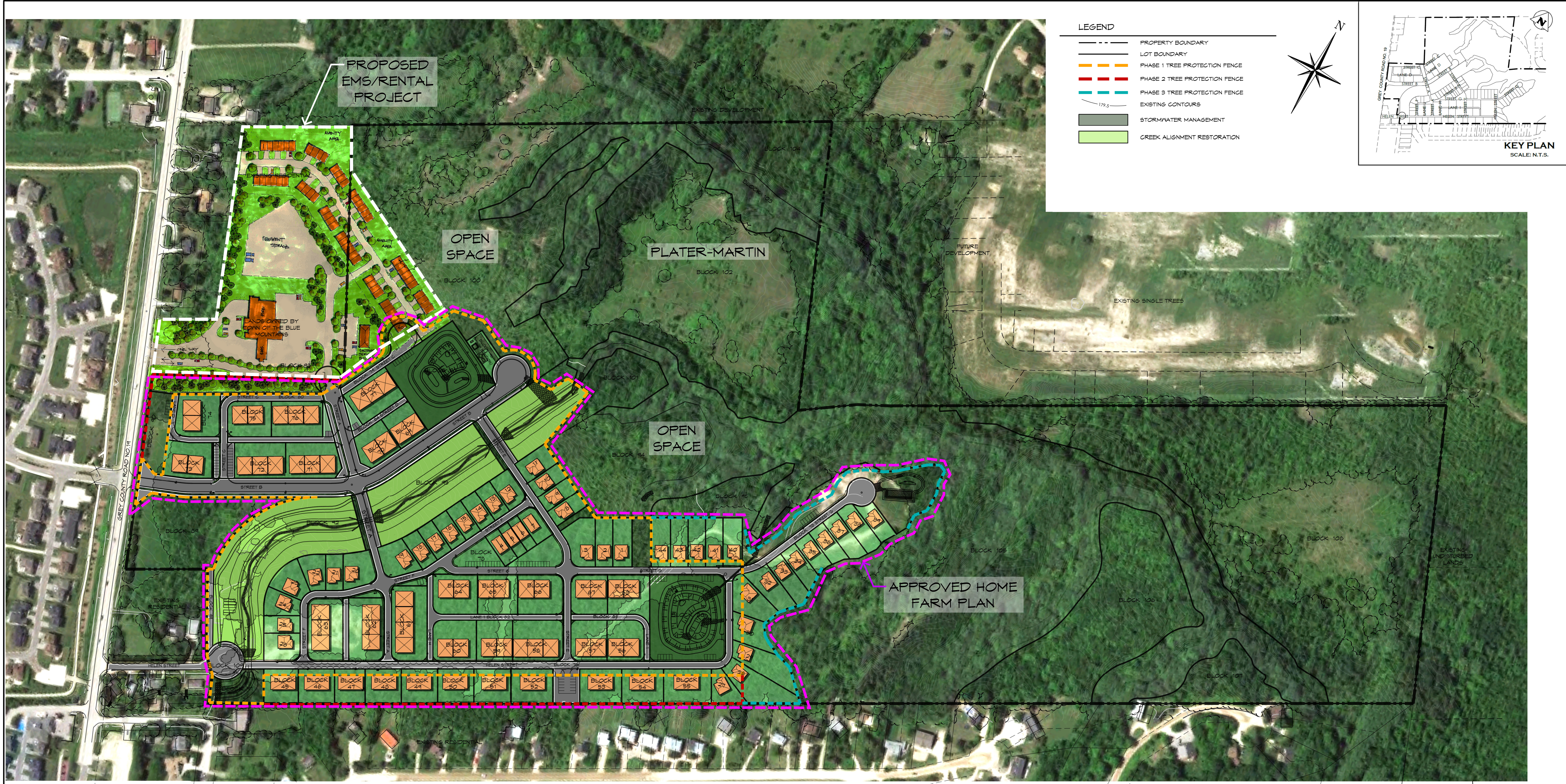
- - - - - EXISTING PROPERTY LINE
- ● ● ● ● PROPOSED RESIDENTIAL PROPERTY LINE

**CONCEPT SCHEDULE FOR RESIDENTIAL LANDS**

- NUMBER OF 2 STOREY TOWNHOUSE UNITS 60
- NUMBER OF PARKING SPACE PROVIDED 135
  - 60 SPACES IN GARAGE
  - 60 SPACES IN DRIVENWAY
  - 15 VISITOR SPACES ON SITE

**SITE AREA STATISTICS (APPROXIMATE)**

|                              |                     |
|------------------------------|---------------------|
| • EXISTING CONDITIONS        |                     |
| • MACPHERSON LANDS           | 1.63 ha or 4.03 ac  |
| • TOWN LANDS                 | 3.74 ha or 9.24 ac  |
|                              | 5.37 ha or 13.27 ac |
| • PROPOSED SITE PLAN CONCEPT |                     |
| • RESIDENTIAL LAND           | 1.90 ha or 4.69 ac  |
| • EMS/SERVICE BUILDING       | 3.40 ha or 8.40 ac  |
| • OPEN SPACE                 | 0.07 ha or 0.18 ac  |
|                              | 5.37 ha or 13.27 ac |



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.
2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. DO NOT SCALE DRAWINGS.

| No. | ISSUE                     | DATE: YYYY/MM/DD |
|-----|---------------------------|------------------|
| 1.  | ISSUED FOR 1st SUBMISSION | 2023.01.14       |
|     |                           |                  |
|     |                           |                  |
|     |                           |                  |
|     |                           |                  |

|                              |                     |
|------------------------------|---------------------|
| Landscape Architect          | Landscape Architect |
| <b>DRAFT</b>                 |                     |
| FOR DISCUSSION PURPOSES ONLY |                     |

|         |  |
|---------|--|
| Project | HOME FARM<br>TOWN OF THE BLUE MOUNTAIN |
| Drawing | TREE MANAGEMENT PLAN                   |

**CROZIER**  
CONSULTING ENGINEERS

|          |        |           |     |         |           |
|----------|--------|-----------|-----|---------|-----------|
| Drawn By | KJ/VAS | Design By | KJA | Project | 0721-3464 |
| Check By | KJA    | Check By  |     | Drawing | TMP-1     |