

Grey Road 19 Workforce Housing Development

Purpose-built workforce rental housing | Town of The Blue Mountains

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**What is a
Minister Zoning Order**

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**Project
Team**

Grey Road 19 Workforce Housing Development

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MZO ZONING STANDARDS REQUESTED

Residential R3 Zoning Standards

- Permitted use includes Apartments
- 612 dwelling units
- Height of buildings - 3 storey, and 5 storey
- All other standards conform to the R3 zoning

Other Provisions

- Parking 649 parking spaces with 22 accessible
- Amenity Area 1,975m²



Property Details

- Lands municipally known as 796060 Grey Road 19 in the Town of The Blue Mountains.
- RCP 950 PT LOT 63 16R2789, PT Part 1
- 9.95 ha site

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612 PURPOSE-BUILT WORKFORCE RENTAL UNITS

Across 8 residential buildings,
delivered in phases.

LONG-TERM RENTAL HOUSING

Intended to increase housing options
for people who live and work in The
Blue Mountains and surrounding area.

PROJECT IDENTITY

Workforce housing: privately
developed, long-term purpose-built
rental.



MZO Approval Does NOT Mean Construction Approval

A Minister's Zoning Order establishes the zoning framework for a property.

Before construction can begin, the project must still obtain further Town, agency and regulatory approvals.

THE MZO ESTABLISHES

- Permitted residential and accessory uses
- Maximum development parameters
- Building-height framework
- Environmental and hazard zoning limits
- Planning permissions needed to advance detailed design

FURTHER APPROVALS STILL REQUIRED BEFORE BUILDING CAN BEGIN

- Detailed design - **Town Approval**
- Site Plan Control - **Town Approval**
- OPA / DPA - **Town Approval**
- Detailed Engineering Review - **Town Approval & County**
- Water & Wastewater Capacity / Allocation - **Town Approval**
- Stormwater Management - **Town Approval**
- Road, Access & Transportation - **Town Approval**
- Environmental / Natural Heritage - **Agency Approval**
- Applicable Agency / Regulatory - **Agency Approvals**
- Servicing & Development Agreements - **Town Approval**
- Building Permits - **Town Approval**

**The MZO allows the project to move forward in the approval process.
It does not allow the project to bypass it.**

Workforce Housing: Responding to a Documented Need

Workforce housing is long-term housing intended to provide additional housing options for people who work in and contribute to the local community. The Grey Road 19 proposal responds directly to documented housing gaps identified through Town's Housing Needs Assessment and supporting housing work.

PURPOSE-BUILT RENTAL

Increase the supply of long-term rental housing in a market with limited purpose-built rental options.

SMALLER HOUSING OPTIONS

Broaden the range of housing types and sizes, creating more accessible entry points for people to live near where they work, enter the local workforce and establish themselves in the community.

WORKFORCE HOUSING

Create additional housing opportunities for people employed in The Blue Mountains and the surrounding regional economy.

612 purpose-built rental units designed to help meet the housing needs of the local workforce.

How the Project Has Responded

The proposal has evolved through Town, agency and community consultation, technical study and review.

NATURAL HERITAGE & WETLANDS

Field investigation, agency consultation and site planning informed by identified natural heritage features, wetlands, floodplain and environmental constraints.

BUILDING HEIGHT & SITE CONFIGURATION

Building massing and site configuration refined, including lower building heights along the Grey Road 19 frontage.

ROADS, PARKING & TRANSPORTATION

Access, internal road configuration, parking and transportation planning reviewed and refined as the project evolved.

STORMWATER MANAGEMENT

Preliminary stormwater management work completed to inform site planning, drainage and future detailed design.

SERVICING & INFRASTRUCTURE

Functional servicing work completed to inform the proposed servicing strategy; capacity, infrastructure requirements and phasing continue to be reviewed with Town staff.

We have listened, studied the issues and adjusted the project where appropriate.

Natural Heritage & Environmental Protection

Environmental study and agency consultation have informed the site plan, with detailed technical review continuing as the project advances.

WORK COMPLETED TO DATE

- Wetland and natural-heritage field investigations completed
- Environmental Impact Study and supporting Natural Heritage work prepared
- Ongoing engagement with Grey County and NVCA
 - Identified Natural Heritage features and environmental constraints incorporated into site planning

DETAILED WORK THAT CONTINUES

Environmental and technical review continues as the project advances, including:

- Natural hazard mapping and technical refinement
 - Water balance and hydrologic assessment
 - Erosion and sediment controls
- Tree protection, ecological offsetting and environmental mitigation
- Detailed stormwater and environmental requirements

Environmental review does not end with the MZO.

Servicing & Infrastructure

Servicing and stormwater studies have been completed to support the proposed development, with capacity, infrastructure requirements and detailed design continuing through Town review.

WATER & WASTEWATER

A Functional Servicing Report has been prepared and submitted outlining the proposed water and wastewater servicing strategy. Servicing refinements and detailed design will continue through Town review and subsequent approval stages.

CAPACITY & PHASING

The development is proposed to proceed in phases. Capacity, allocation, infrastructure requirements and servicing implementation continue to be reviewed with Town staff.

STORMWATER MANAGEMENT

A Preliminary Stormwater Management Report has been prepared. Detailed stormwater design, quantity and quality controls will continue to be refined through subsequent engineering and approval stages.

Servicing requirements and phasing will continue to be coordinated with the Town as the project advances through subsequent approvals.

Transportation, Access & Parking

Transportation and parking studies have been completed to inform the proposed development, with access, road design and detailed transportation requirements continuing through Town review.

TRANSPORTATION

A Transportation Impact Study has been prepared to assess the proposed development, surrounding road network and anticipated traffic conditions.

ACCESS & ROAD NETWORK

The proposed access and internal road network have been developed through consultation with the Town. Road configuration, connections and detailed design will continue to be refined through subsequent approval stages.

PARKING & ACTIVE TRANSPORTATION

A Parking Justification Study has been prepared to support the proposed parking supply. Pedestrian, cycling and other active transportation considerations will continue to be addressed as the site design advances.

Transportation, access and parking will continue to be reviewed and refined with the Town through detailed design and subsequent approvals.

Technical Work Completed to Date

A substantial technical foundation has already been prepared in support of the proposal

PLANNING

Planning Justification Report

HOUSING

Housing Market Justification Study

SERVICING

Functional Servicing Report

STORMWATER

Preliminary Stormwater
Management Report

TRANSPORTATION

Transportation Impact Study

PARKING

Parking Justification Study

NATURAL HERITAGE

Environmental Impact Study

NATURAL HAZARDS

Natural Hazards Assessment

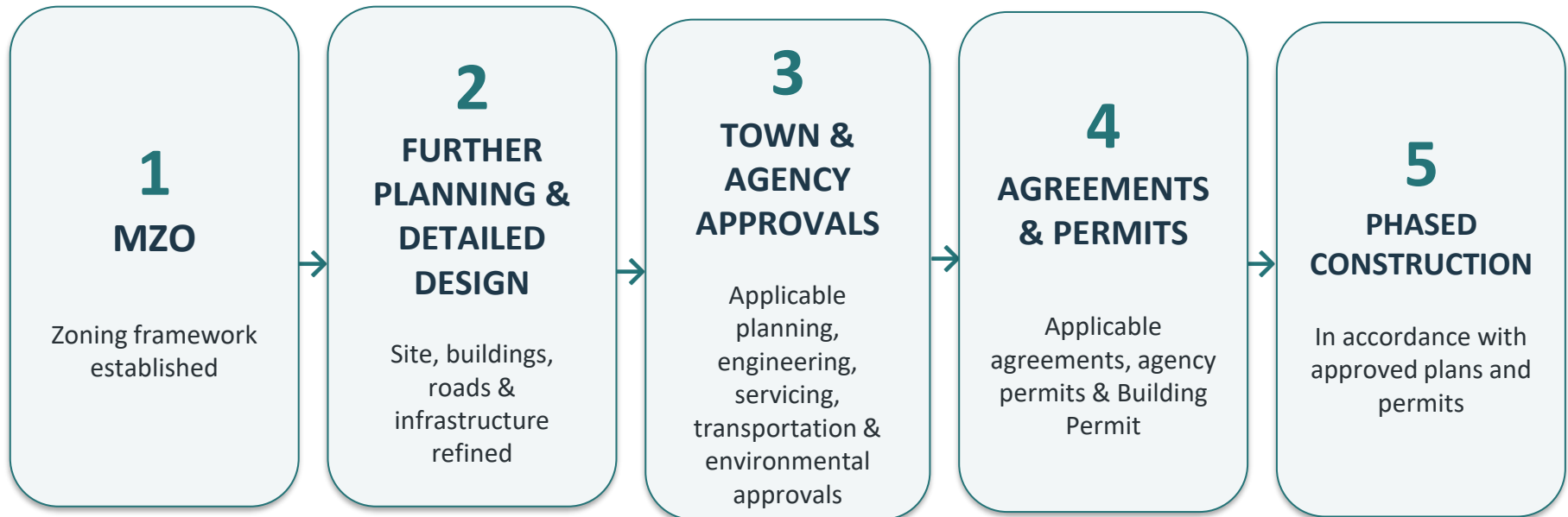
SITE CONDITIONS

Hydrogeological, geotechnical,
environmental & archaeological
investigations

The MZO request is supported by substantial planning, housing, engineering and environmental due diligence.

What Happens After an MZO?

The MZO is one step in the approval process - not construction approval



The MZO establishes the zoning framework. Town and agency approvals continue before construction can begin.

CONTINUING REVIEW & REGULATORY CHECKPOINTS

The exact approval pathway will reflect the applicable Town, County, agency and regulatory requirements as detailed design advances.

Community & Economic Benefits

Purpose-built workforce rental housing supports a stronger year-round community

MORE LONG-TERM RENTAL HOUSING

Adds significant purpose-built rental supply.

HOUSING CLOSER TO EMPLOYMENT

Creates more opportunities for workers to live closer to where they work.

WORKFORCE RETENTION

Supports local employers competing to attract and retain employees.

GREATER HOUSING CHOICE

Broadens the range of rental housing options available to people seeking to establish themselves in the community.

YEAR-ROUND COMMUNITY

Supports people who work, live and participate in The Blue Mountains throughout the year.

Housing is infrastructure for a functioning community and local economy.

Moving Forward

September 29 is a Public Meeting — public input is part of the process

THE PROJECT

- 612 purpose-built workforce rental units
- 8 buildings delivered in phases
- Responds to documented workforce and rental housing need
- Shaped through consultation and technical study
- Remains subject to further Town, County, agency and regulatory approvals before construction

WHAT HAPPENS NEXT

1. SEPTEMBER 29 PUBLIC MEETING

Public input is received as part of the planning process.

2. PUBLIC INPUT & PROJECT REVIEW

Public comments, technical input and outstanding matters continue to be reviewed.

3. COUNCIL CONSIDERATION

Town review and Council consideration of the MZO request continue following the Public Meeting.

4. UPON APPROVAL OF THE MZO

Further planning, detailed design and applicable Town and agency approvals continue.

5. BEFORE CONSTRUCTION

Required agreements, permits and approvals must be obtained before phased construction can begin.

BMG will continue working with the Town, Grey County, NVCA, the community and the project team through the remaining review and approval process.