



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