



**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 11th, 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.