



Staff Report

Administration – Chief Administrative Officer

Report To: COW_Finance_Admin_Fire_Community_Services
Meeting Date: September 16, 2024
Report Number: FAF.24.104
Title: Follow Up to 171 King Street Public Meeting
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.24.104, entitled “Follow up to 171 King Street Public Meeting”;

AND THAT Council declare 171 King Street surplus to the needs of the municipality for the purposes of selling the lands in the future;

AND THAT Council direct staff to initiate a formal Request for Proposal process for the purposes of receiving proposals that can be considered by Council that specifically outline the intention of the proposed use of the land if purchased by the selected proponent;

AND THAT Council direct staff to initiate the completion of a third-party professional appraisal of 171 King Street to inform the Request for Proposal process and be compliant with Town Policy;

AND THAT Council provide staff clear direction regarding land uses that would not be considered and/or accepted through the Request for Proposal process;

AND THAT Council provide staff clear direction regarding what, if any, proposed land uses are preferred so these can be incorporated into the Request for Proposal specifications to assist in establishing the evaluation criteria.

B. Overview

The purpose of this report is to provide follow up information from the June 25, 2024 Public Meeting held to consider the potential of declaring 171 King Street surplus to the Town’s needs.

C. Background

The Town strategically purchased the 171 King Street property in 2019 with the intention of controlling the future development of a key gateway property into the Thornbury downtown core area.

In 2020, the Town initiated a process that considered a variety of Town-owned lands that could be considered for the potential development of an Attainable Housing project. The process resulted in a significant amount of public debate and the 171 King Street property was ultimately selected as the preferred location by The Blue Mountains Attainable Housing Corporation (BMAHC). Between 2020 and 2023 the process was undertaken for considering the viability of a development consisting of Attainable Units, Market Units, and Commercial Units was completed. This process included the Blue Mountains Attainable Housing Corporation completing a formal Request for Proposal (RFP). Ultimately, the RFP was not awarded due to the project not being financially viable.

On March 11, 2024 Council provided the following directed staff:

AND THAT Council direct staff to initiate the RFP process regarding the potential disposition, sale, lease of 171 King Street East through a formal, transparent, and accountable selection process.

The 171 King Street property does have one (1) condition that was agreed upon by the Town at the time of purchase as a restrictive covenant which stipulates that the property shall not be used as a grocery store.

D. Analysis

By way of this report and based on the comments that were received during the Public Meeting process, staff are recommending that the 171 King Street property be declared surplus to the needs of the Town. Staff also recommend that Council provide staff with clear parameters regarding the acceptable and unacceptable land uses of the property for inclusion in the Request for Proposal (RFP). Council may wish to set these parameters through the deliberation of this report or, alternatively, Council may wish to schedule a Special Meeting of Council to complete this work.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

The sale of the land for uses endorsed by Council would see the lands being used in sustainably.

G. Financial Impacts

The sale of land as set by the Town's Corporate Policy would have the profit of the sale going to fund the Town's Community Improvement Plan (CIP) unless Council amended the Corporate Policy for funds from the sale to go elsewhere.

H. In Consultation With

Senior Management Team

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **June 25, 2024**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer cao@thebluemountains.ca.

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre in accordance with the following schedule:

- April 29, 2024 Committee of the Whole – Initial staff report (staff report number and title) with recommendation to proceed to public consultation;
- May 13, 2024 Council – recommendation from Committee of the Whole considered by Council
- May 14, 2024 Public Meeting Notice posted [usually the day after Council confirms direction];
- June 25, 2024 Public Meeting
- September 16, 2024 Committee of the Whole – Follow up report to the Public Meeting, attaching comments received in response to the Public Meeting;
- September 30, 2024 Council – recommendation from Committee of the Whole considered by Council, and related By-law, if any

Any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

1. Public Comments

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
Shawn Everitt, Chief Administrative Officer
cao@thebluemountains.ca
519-599-3131 extension 234

Report Approval Details

Document Title:	FAF.24.104 Follow Up to 171 King Street Public Meeting.docx
Attachments:	- Attachment-1-Public-Comments.pdf
Final Approval Date:	Aug 27, 2024

This report and all of its attachments were approved and signed as outlined below:

Shawn Everitt - Aug 27, 2024 - 7:31 AM