



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: March 9, 2021
Report Number: PDS.21.013
Subject: Request to Purchase & Develop Town-Owned Lands – Former School Board Lands
Prepared by: Nathan Westendorp, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.21.013, entitled “Request to Purchase & Develop Town-Owned Lands – Former School Board Lands”;

AND THAT Council elect to defer a decision on the sale and/or development of the Former School Board Lands until after municipal facility and operations needs are assessed more fully in 2021.

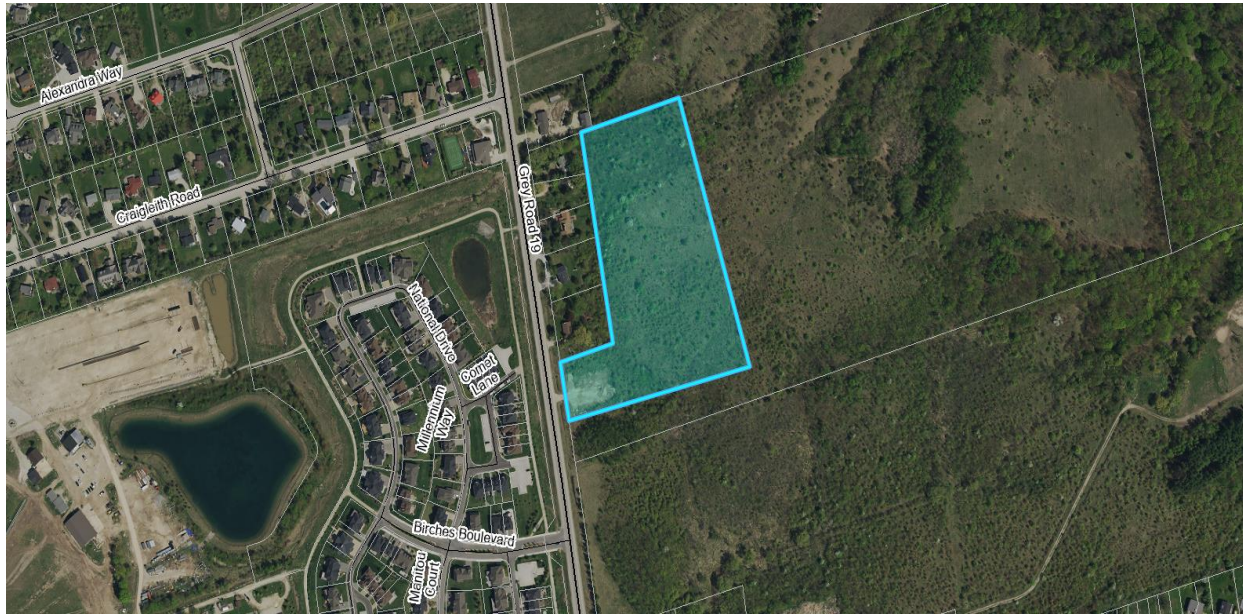
B. Overview

The Town has received a proposal from Global Hospitality Inc. to pursue a partnership for the development of attainable housing and employee housing units on lands owned by the Town located in Craigleith, known as the former School Board lands. This report recommends that Council defer the Global Hospitality Inc. proposal and any other requests to purchase and/or use the former School Board lands until the conclusion of the East End Municipal Facility project (i.e. Craigleith Area Multi-Use Operation Facility).

C. Background

The Town received a proposal from Global Hospitality Inc. in 2020 to develop attainable housing and/or employee housing in the Craigleith area. Specifically the concept was proposed on lands that the Town currently owns located on the east side of County Road 19, between the intersections with Craigleith Road and Birches Boulevard (please refer to Figure 1). The site is approximately 9 acres, is adjacent to the Home Farm development, and was formerly owned by the Bluewater District School Board until purchased by the Town.

Figure 1 – Location Map



An overview of the Global Hospitality Inc. proposal includes the following (please refer to Attachment 1 for the Conceptual Site Plan):

- Employee Village concept consisting of dormitory style accommodation, small tiny housing and four storey apartments. All units would be offered on a rental basis.
- Dormitory Accommodations envisioned for entry level workers
 - 48 unit Dormitory Plan has 6 shared washrooms, showers and a room with separate sink.
 - Separate facility with shared kitchen facilities; also includes a fitness area and lounge area with large screen TV, games room etc. Food items could be prepared by residents, with additional vending machines with a variety of food items.
- Rental Apartments envisioned for middle level workers
 - Four storey apartments would generally consist of 43 units each, primarily one bedroom units (approximately 500-600 sq. ft); all units completely furnished with fully equipped kitchens etc.
 - A few two bedroom units contemplated in each building (approximately 800 sq. ft.)
- Tiny Homes envisioned for small families
 - Proposed site concept includes 23 small, independent ‘tiny homes’ (approximately 800-900 sq. ft); two bedrooms, one bathroom with fully equipped kitchen and private parking area.

The structure of the proposal is based on a Public-Private Partnership. The concept is preliminary with further details anticipated to be confirmed if the Town chooses to pursue

discussions further. However, the general nature of the partnership is proposed so that the Town would own and maintain the property, while Global Hospitality Inc. would lease the property. Other aspects of preparing the site for development would likely have to be explored much further, potentially with additional financial and resource support from the Town (i.e. Development Charges relief, site servicing costs, planning approvals, etc.).

D. Analysis

Town staff have been exploring options to improve operational efficiencies as the Town continues to provide services to the Craigleith area. With the approval of the 2021 Budget, Council has authorized staff to initiate and complete the Craigleith Area Multi-Use Operation Facility capital project. This project will establish a municipal facility in the east end of the town to act as an operational hub in the Craigleith Service Area. This facility would provide additional space for a Roads & Drainage Operations Centre, share with Community Services. It is also possible that other departments would have an administrative presence in the facility (i.e. Building, By-law, etc.)

The project is currently in the beginning stages of Phase 1, with a focus on site selection and analysis. This work will look at the ideal location as well as current and long-term needs of the Town. At this time, staff believe that confirming a partnership on the Former School Board Lands with any external party would prematurely establish the end use of those lands. It is recommended that Council defer a decision on the sale and/or redevelopment of the Former School Board Lands until the Town has evaluated its needs through the East End Municipal Facility project.

E. Strategic Priorities

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.

F. Environmental Impacts

There are no direct environmental impacts associated with staff recommendations contained within this report.

G. Financial Impact

There are no direct financial impacts associated with staff recommendations contained within this report.

H. In consultation with

Shawn Everitt, Chief Administrative Officer

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Nathan Westendorp, directorplanningdevelopment@thebluemountains.ca

J. Attached

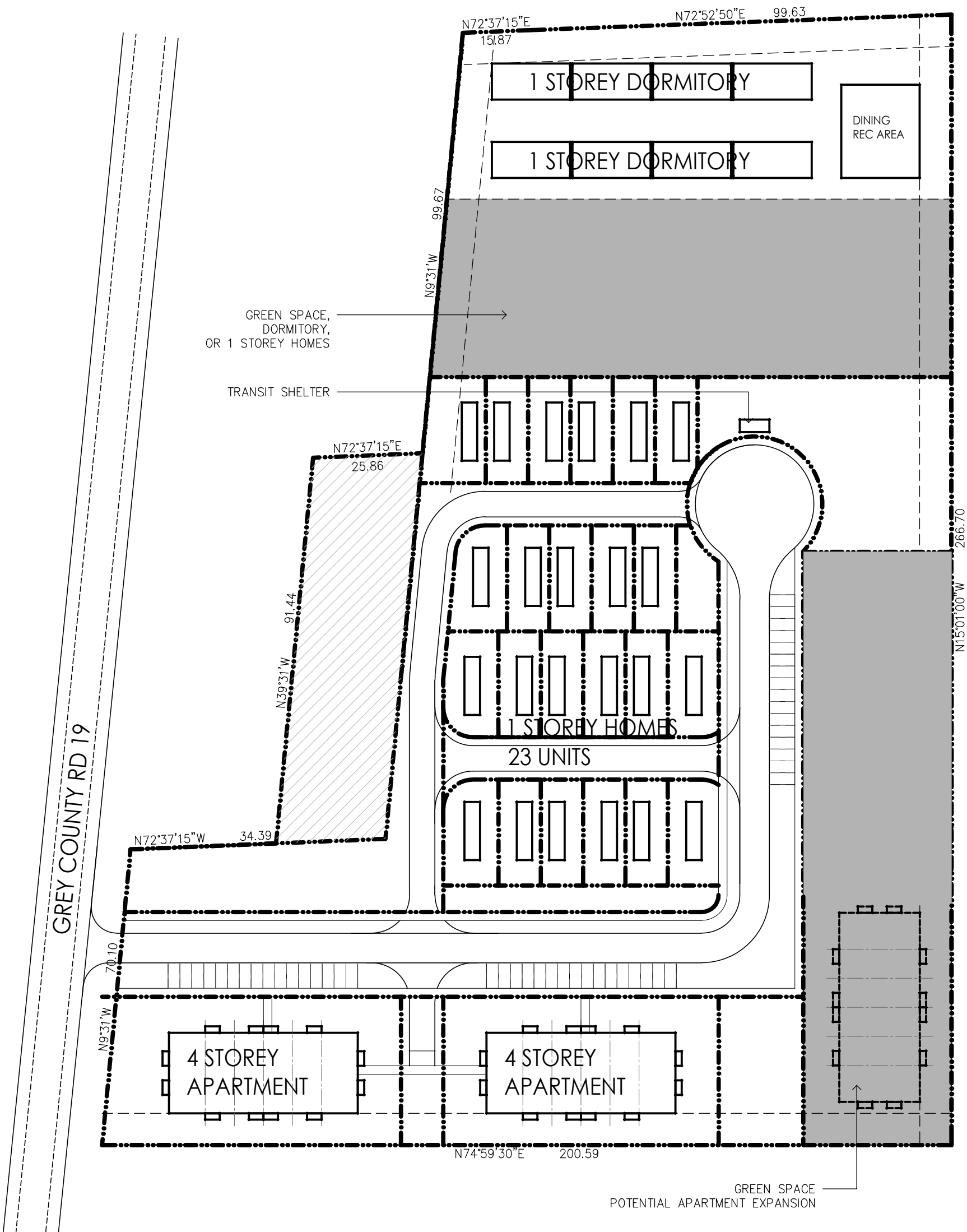
Attachment 1 – “Blue Mountain Employee Village Concept” (Global Hospitality Inc.)

Respectfully submitted,

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
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Blue Mountain Employee Village Concept



CONCEPT PLAN

1821 EMPLOYEE HOUSING
THE BLUE MOUNTAINS, ON
September 10, 2018

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