



Staff Report

Administration – Chief Administrative Officer

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: October 27, 2025
Report Number: ADM.25.065
Title: 171 King Street Options
Prepared by: Adam Smith, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report ADM.25.065, entitled “171 King Street Options”;

AND THAT Council direct staff to conduct a development review exercise based on the identification of three options to assess the viability of a project on 171 King Street;

AND THAT Council direct staff to facilitate a public open house to engage and collaborate with the public on the options identified and determine the scope of an RFP to dispose of the property.

B. Overview

At the September 30, 2024 Council meeting, direction was provided through FAF.24.104 entitled “Follow Up to 171 King Street Public Meeting” to complete both an appraisal of 171 King Street and proceed with public engagement related to uses that would *not* be considered through the Request for Proposal process. To date, a new appraisal has been completed and the current CAO is proposing to prepare concepts for internal review prior to proceeding with additional public engagement and formally disposing of the property.

C. Background

Since the creation of The Blue Mountains Attainable Housing Corporation, a central feature of its mandate was to broaden the attainable housing options in the community and facilitate the redevelopment of 171 King Street. With its dissolution, the Town has taken direct control in shaping the future of the lands with the most recent direction provided by Council on September 30, 2024 and is as follows:

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 at a future public workshop that includes fulsome community engagement regarding land uses that would not be considered and/or accepted through the Request for Proposal process;

AND THAT Council provide staff clear direction at a future public workshop that includes fulsome community engagement 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.

The CAO has been reviewing the direction set forth and considering opportunities to ensure the public workshop is meaningful and aligned with expectations of both Council and the public. This report offers a vision for next steps in shaping the future of 171 King Street.

D. Analysis

The intent in acquiring the 171 King Street property was for the purpose of attainable housing and the commentary received via the June 2024 public meeting suggests public interest in continuing to pursue this type of project.

Prior to proceeding with further engagement and narrowing the uses as identified by the public, staff believe it to be prudent to inform this engagement through a technical review, particularly given challenges faced on other sites in making them 'shovel-ready'.

Complementary to this effort will be the conceptualization of three (3) options (examples below) to inform the public workshop and allow for a collaborative, constructive experience based on visualizations and technical details portraying the pros and cons.



(Building Height Study, November 2023)

The results of this exercise will inform the contents of the RFP. If supported, the sequencing will be as follows:

1. Identification of options (ie. Mixed use, commercial, residential) based on high-level information on permitted uses, servicing, land characteristics etc.
2. Engage a consultant to prepare three concepts to be reviewed both internally and by external agencies.
3. Circulate and compile technical review comments and prepare materials for public open house.
4. Deliver a public open house inclusive of a staff presentation, Q&A regarding expected outcomes and exercise to identify preferred options/features.
5. Report to Council on results of the engagement session.
6. Prepare and release an RFP that can include 1 or all of the options reviewed by the public inclusive of feedback received and technical information.

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

N/A

G. Financial Impacts

Staff expect to facilitate this process largely through in-house resources apart from retaining consultant support in the creation of conceptual renderings. Anticipated to be within the range of \$10,000 - \$20,000 there is approximately \$38K unexpended in the Planning Services consulting budget.

As of April 2025, the appraised value of the property is \$3,425,000. While this may be reduced depending on the type of project pursued on the site, receiving fair market value will be a consideration in the disposition of land.

H. In Consultation With

Shawn Postma, Manager of Community Planning

Tim Hendry, Director of Strategic Initiatives

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Adam Smith, Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

1. N/A

Respectfully submitted,

Adam Smith
Chief Administrative Officer

For more information, please contact:
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Report Approval Details

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

Adam Smith - Oct 18, 2025 - 8:51 PM