



**To:** Blue Mountains Attainable Housing Corporation

**From:** StrategyCorp Inc.

**Date:** September 23, 2019

**RE:** Interim Land Parcel Report

## Interim Land Parcel Report

The purpose of this report is to provide preliminary analysis and recommendations with respect to the parcels of land that are being considered in building attainable housing in the Town of The Blue Mountains (TBM) through the Request for Information (RFI) process.

The primary objective of the Blue Mountains Attainable Housing Corporation (BMAHC) is to support the building of attainable ownership and rental housing in TBM and get shovels in the ground as soon as possible.

Based on:

- information related to the development readiness and environmental impacts of the four land parcels;
- feedback and input received from public communications directly to Town representatives and/or StrategyCorp;
- market sounding interviews conducted with local and regional developers conducted by StrategyCorp; and
- the recent decision by Council to acquire property located at 171 King Street East, Thornbury and the motion by Council to include such property in the RFI,

it is recommended that the Blue Mountains Attainable Housing Corporation and The Blue Mountains Town Council:

- review the four parcels currently identified in the RFI and reconsider their viability for development and inclusion in the future Request for Proposal (RFP), and
- Include the full property details on 171 King street East Thornbury in the RFI.

In reviewing these land parcels at this time, BMAHC and Town Council can give more certainty to local developers and members of the TBM community regarding next steps for the development of attainable housing in TBM.

### Analysis of Land Parcels

Below is a detailed description and analysis of the four land parcels currently identified in the RFI, including input and feedback received from market sounding interviews and the general public through the online survey.

Additional detail on the land use planning considerations can be located in Staff Report PDS19.94,



Preliminary Property Options for Attainable Housing.”

Parcel	Size	Development Readiness	Environmental Impact	Community Impact	Recommendation
#1 – Grey Road 19	10.194 ac 4.126 ha				Proceed
#2 – 130 King Street West	4.900 ac 1.983 ha				Proceed
#3 – Gord Canning Dr.	2.467 ac 1.000 ha				Do not Proceed
#4 – 118 Kandahar Ln.	1.688 ac 0.683 ha				Do not Proceed

**Parcel #1 – Grey Road 19**

Overview:

Parcel #1 is located 12 kilometres from Thornbury on a main thoroughfare near Craigeith Ski Club, between Highway 26 and Blue Mountain Village. This land parcel is double the size of the other sites identified in the RFI, which could allow for a combination of rental and ownership units and built forms. Market soundings have suggested that up to 450 units could be developed within up to seven to eight apartment buildings at up to five storeys each. A future transit route is plausible on this site by extending the existing Blue Mountain Transit Link south along Grey Road 19 and east along Poplar Sideroad, reconnecting in Collingwood.

There is a generous buffer between the existing residential properties and the potential development site. The land is relatively flat and contiguous and could be easily accessed through an entrance off the County road, servicing the entire subdivision with ample space for parking spots that adhere to the conditions set out in the 2003-11 Parking By-law.

However, it will need to be determined whether the 40-60 Open Space rule that applies to properties within the County would apply to this land parcel, as this would ultimately reduce the acreage/hectares available.

Development Readiness

This land parcel is zoned for Development per the TBM Comprehensive Zoning By-Law 2018-65. A very small portion of the land parcel is zoned as Hazard Lands per the By-Law but is not expected to impact potential development. However, based on feedback received through the market soundings, developers may inquire about the soil and water table, and whether they would have to monitor the ground water.

Environmental Impact

Minor projected environmental impact is projected as the property contains limited woodlands and hazard areas.



### Community Impact

The community impact is projected to be minor as there is a generous buffer between the proposed development site and adjacent homeowners. There is also ample space to support development at ancillary amenities.

**Recommendation:** Given that the land parcel abuts a major arterial road (Grey Road 19), is located across the street from a proposed subdivision, and is proximate to existing water and waste-water infrastructure, this parcel should be considered viable for development.

## **Parcel #2 – 130 King Street West**

### Overview:

Located off Highway 26 in Thornbury, this land parcel is situated within an existing residential area near the lakefront of Georgian Bay. This site could be serviced by the Collingwood Crosstown transit route. The majority of the site has been zoned as Hazard Lands and only a small portion of the site on the North end of the property is currently zoned for Development. However, there are water and wastewater main pipes and infrastructure near the property. This parcel has been identified as a Grey Sauble Conservation Authority (GSCA) regulated area. Given the size of the land parcel, parking considerations should not be a significant concern.

### Development Readiness

This parcel requires rezoning as it is zoned for Development, Public Utilities, and Hazard Lands per the TBM Comprehensive Zoning By-Law 2018-65. Only a very small portion of the site at the North end of the property has been zoned for Development. Based on feedback received so far throughout the RFI process, developers may want to know why much of the parcel of land has been zoned as Hazard Lands and what would be required to lift it.

### Environmental Impact

The land parcel is a former landfill site. Given that the parcel has been identified as a deer wintering area with significant hazard lands, remediation of the site will be required and rezoning and permitting of the site may require technical studies and reports in accordance with the Ministry of Environment, Conservation and Parks and local Conservation Authority requirements. Redevelopment of this site would represent an example of how former brownfield sites can be remediated and would also demonstrate a commitment to improving the environment.

### Community Impact



Public feedback received to date indicated that some adjacent homeowners are concerned about the redevelopment of this land parcel as much of the site has been classified as a Community Living Area per the TBM Official Plan (Land Use).

**Recommendation:** Notwithstanding the fact that it is a brownfield site, this land parcel should be considered viable for development because a portion is already zoned for redevelopment and the land abuts an existing residential development and thus could support the continued improvement of this neighbourhood.

### **Parcel #3 – Gord Canning Drive**

#### Overview:

Located next to the Blue Mountain Village Resort Area core, this land parcel abuts an existing but temporary public parking lot designated for the Blue Mountain Village. The site has been zoned as Blue Mountain Village Resort Area Open Space, which has led to community members expressing significant concerns about this site. Almost all of the property includes Karst, which would have to be remediated if any redevelopment were to occur. However, there are water and wastewater main pipes and infrastructure near the property. Given the limited size of the land parcel, parking considerations would be of significant concern and this issue is further exacerbated by the fact that the adjacent parking lot is temporary only.

#### Development Readiness

This parcel would require rezoning as it is currently zoned as Open Space per the TBM Comprehensive Zoning By-Law 2018-65.

#### Environmental Impact

Approximately 80% of the land parcel features Karst. Any remediation would require significant studies and reports in accordance with the Ministry of Environment, Conservation and Parks and local Conservation Authority requirements. The redevelopment of this parcel would significantly impact the landscape and has been identified by Town planning staff as having a high impact on the natural environment.

#### Community Impact

Public feedback received to date indicated some adjacent homeowners and members of the TBM community are concerned about the Open Space land use designation and are resistant to rezoning for development purposes. This feedback has set out that the Open Space designation is intended only for public and private parks, as well as recreational and cultural facilities. Community members have reiterated the importance of the recreational uses of Open Space as well as the fact that this land parcel plays an important role in connecting the Village Core to nearby residential communities.



**Recommendation:** Given the high environmental impact, rezoning requirements, parking limitations and concerns from the community, this land parcel should not be considered viable for development as part of the RFI or RFP process.

## **Parcel #4 – 118 Kandahar Lane**

### Overview:

This land parcel is adjacent to the Blue Mountain Village Resort Area core, bordering nearby private residences and chalets. This property has been zoned as Blue Mountain Village Resort Area Open Space, which has led to nearby residents and community members expressing significant concerns about this site and the potential reduction in available park space.

Given the limited size of the land parcel, parking considerations could be of significant concern as a developer may not be able to adhere to the parking space requirements per resident as set out in the existing Parking By-Laws. The market soundings have indicated that only one rental apartment building could be built on the property if it was rezoned, limiting the number of available units. Further, this limited footprint could be further reduced if parking in accordance with the current Bylaw were to be included on the site.

### Development Readiness

This land parcel requires rezoning as it is currently zoned as Open Space per the TBM Comprehensive Zoning By-Law 2018-65.

### Environmental Impact

The development of this land parcel is expected to have minimal environmental impact.

### Community Impact

Public feedback received to date indicated that a number of adjacent homeowners and members of the TBM community are concerned about the Open Space land use designation and the potential loss of parkland in the area were this parcel to be developed.

**Recommendation:** Given the limited size of the land parcel, rezoning requirements, potential parking impacts and concerns from the community, this land parcel should not be considered viable for development as part of the RFI or RFP process.