



Gateway Project Pathway Update

August 6 2020 BMAHC
Board Meeting

Project Pathway Gateway Site Update July 2020

Predevelopment of Site:

Geotechnical Study, Functional Servicing Report and Archaeological Assessment initiated

Zoning Bylaw and OPA Amendment:

Community consultation on concept plans completed
Planning Process for amendments initiated

Funding & Principle Agreements:

CMHC Seed Funding Grant completed. Loan reviewed with Town. Legal counsel to prepare security
Loan Agreement with Town being reviewed
Shared Services MOU prepared and being reviewed by Town

Procurement of Builder:

Industry presentations on partnership opportunity
In progress

Program Development:

Eligibility Policy completed
New website launched
Registration to launch in August

Design & Build:

On track for late spring 2021





THE BLUE MOUNTAINS
Attainable Housing Corporation



Predevelopment activities for readiness of the Gateway site have been awarded as directed by the Board on 16 April 2020 as follows:

Geo Technical Study to Central Earth Engineering \$12,950

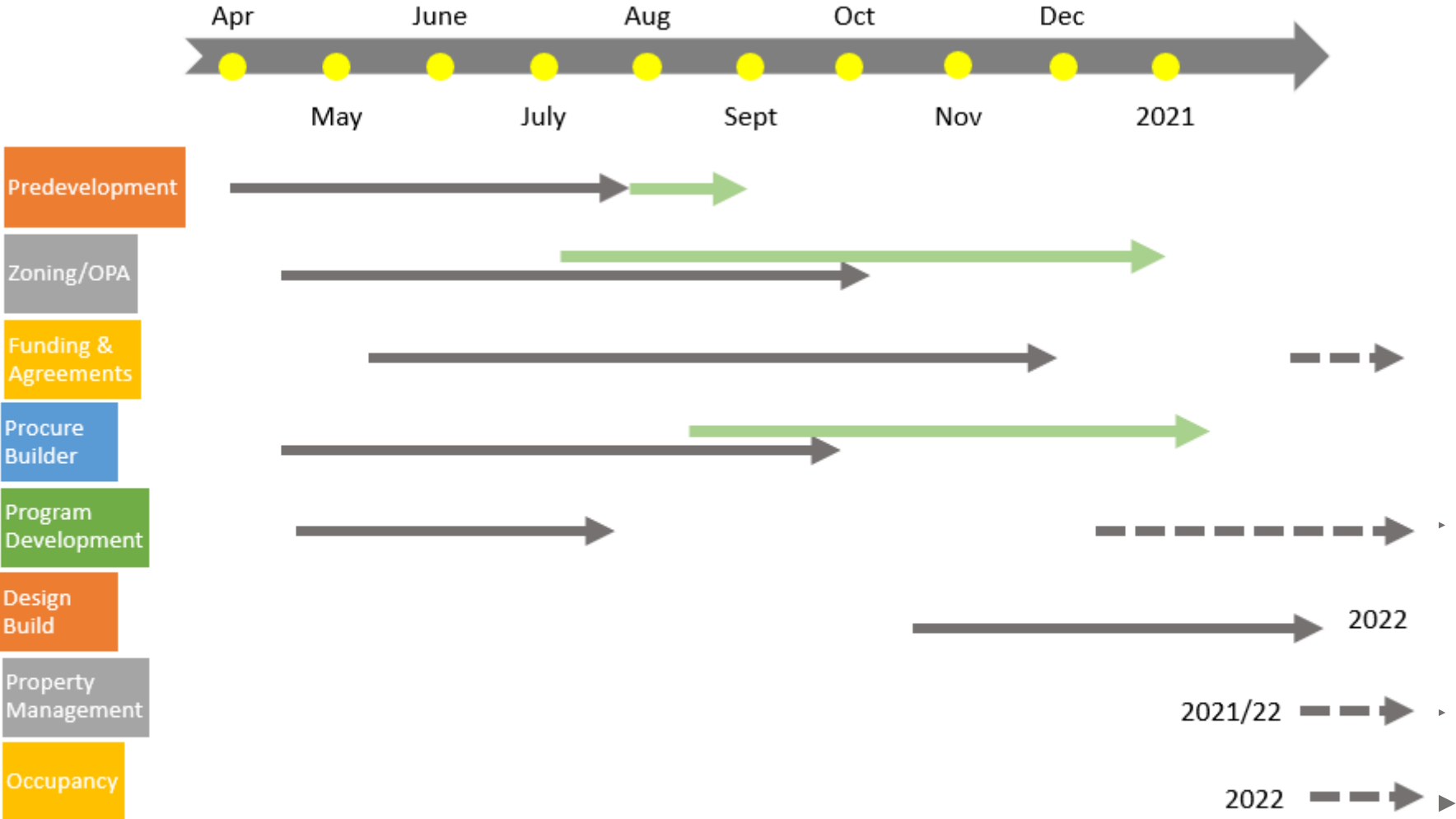
Functional Servicing Report to Tathem Engineering \$15,000

Archaeological Stage 1-2 Assessment to AMICK Consulting Limited \$3000



Gratefully acknowledge Tathem Engineering and AMICK Consulting in particular for their contribution in support of BMAHC's mandate.

Project Pathway Gateway Project





Actions Needed: Procurement

Evaluation Committee

- Executive Director
- BMAHC Board Member
- CAO, Town TBM
- Community Member

Technical Advisers

(non scoring subject matter experts)

- Development – cost and construction viability
- Sustainability
- Procurement

Fairness Adviser to provide advice and monitor procurement process



Actions Needed: Principle Agreements

Seek relief from development charges and residential property tax to increase affordability of below market attainable housing and contribute to the investment in our community.

No relief would be sought for market rate commercial or residential development

Recommendations

Evaluation Committee

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation directs the Executive Director to establish an Evaluation Team and Technical Advisers as presented for the procurement of a design builder on the Gateway site.

Relief from Development Charges and Residential Property Tax

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation directs the Executive Director to work with the CAO and Town staff to bring forward a Town Attainable Housing Relief Policy recommendation to Council and present the same to the County and School Boards.

