

Minutes - The Blue Mountains Council Special Meeting



MEETING DATE: May 17, 2010
LOCATION: L.E. Shore Memorial Library
PREPARED BY: Peter Tollefsen, acting Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance.
- Also in attendance was CAO Paul Graham, Director of Engineering & Public Works Reg Russwurm, Senior Planner Cindy Welsh
- Council then paused for a moment of Personal Prayer or Reflection.
- From the Town Clerk, pursuant to Section 228(4) of the *Municipal Act, 2001*, do hereby delegate the Clerk's powers and duties to director of Special projects, Peter Tollefsen for the purpose of a Special Council Meeting to be held May17, 2010..
- Approval of Agenda:

Moved by: Duncan McKinlay Seconded by: Cameron Kennedy

THAT the Agenda of May 17, 2010 be approved as circulated, including any items added to the Agenda, Carried.
- No member declared a pecuniary interest with any matter as listed on the Agenda.

B. Deputations/Presentations

B.1 Agricultural Advisory Committee, Chair James McKinlay;

James then noted on behalf of The Blue Mountains Agricultural Advisory Committee he appreciated the opportunity to address Council, adding he was pleased to recognize fellow committee members also in attendance.

James then noted the AAC came about because of an idea that one of our valued committee persons, Jacquie Hendry, had and through her persistence and the support of Council it became a reality in April of 2008.

Jame further noted the past two years had been quite an evolution for the Committee. adding in that short time period the AAC now had a better understanding of what the Committee role could and should be and similarly that Staff have a better understanding

of who the AAC is, who we represent, the important role that agriculture and our rural communities have had and will continue to have in our municipality and from a staff prospective what the ACC role should be.

James then summarized the Committee and Staff are both still learning and sometimes it is a fairly steep learning curve for all of us.

James then noted he was most impressed with the calibre of the Committee members, all very talented leaders, successful agricultural business operators, multi-generational members of our community, all with a strong commitment to agriculture and our rural roots, and who recognize the importance of a vibrant agricultural industry in our society.

James then recounted 10 members were originally appointed 2 years ago, however, during the first year 4 members of the Committee chose to spend their time and energy in other areas and as a result resigned from the Committee.

James then thanked those individuals for the time that they spend with the Committee because it is in part due to their strong convictions and spirited debate that we have evolved to where we are today.

James then noted early on, the Committee was reviewing County Official Plans and similar documentation and some of us questioned what role we had and it wasn't until the Sustainability Plan that the Committee more clearly established its role with the help of some of our Council members.

James then noted Director of Special Projects Peter Tollefsen has outlined items the Committee has discussed and provided you with a summary of our recent meetings and the Committee has settled on making recommendations to Council.

James then explained the AAC has discussed a wide variety of topics that impact agriculture and our rural community including chervil, agricultural building permits and process, permits in general, building department, roads, agricultural tourism and, bicycle tours

James then noted throughout discussions over the past two years with various Staff, it became more obvious that the ACC needed to provide more opportunities for Staff to experience agriculture, agri-business and our rural community from our perspective. James then referred to the Agriculture and Rural Bus Tour scheduled for June 4, 2010, adding he encouraged Council to take part in the Tour. James note the Tour will provide a forum whereby we can recognize and appreciate the challenges and opportunities facing us as a community and that as a result of those experiences and dialogue we can work toward mutually acceptable solutions for the betterment of our community. James further noted Peter is already planning a Tour sequel for 2011.

James then noted as members of the Committee and as agriculturalists, we recognize the importance of the ACC to the Town of Blue Mountains now, adding it is probably

even more critical to keep moving forward. Committee members realize that our appointments are complete this fall and Council is requested to reappoint the Committee with additional members to bring the compliment to 8. James noted it has taken a lot of time and energy to get to where the Committee is now and it would be unfortunate to lose the momentum built to date.

James then noted personally and on behalf of the Committee, he would like to thank Peter and Communications and Economic Development Coordinator Rob Potter for their expertise, time and commitment to the group over the past two years.

Deputy Mayor McKinlay then noted he would like to receive meeting notes from the Committee operation.

Mayor Anderson then thanked James for his presentation, remarking that it is good for Council to hear the voice of the agricultural community.

Deputy Mayor McKinlay commented that even with the end of term for Council later this year, it is his hope that the Agricultural Advisory Committee would continue into the new term of a new Council in December.

Mayor Anderson then noted that she is agreeable if the Committee wishes to put their membership back to 10 and suggested that the Committee have some discussion in that regard and even recommend names of potential new members and that Staff could report back to Council.

Mayor Anderson thanked the deputation and they retired from the meeting.

B.2 Public Meeting: Housing Needs Study

Mayor Anderson called the Public Meeting to order, stating the purpose of the Public Meeting was to have Staff and the Study Consultant make a presentation and then obtain public input on the Housing Need Study.

Director of Special Projects (Sustainability) Peter Tollefsen then stated the Study was commenced in 2009 after budget approval and the selection of the consulting firms N.Barry Lyon Consultants and Jones Consultants. A focus group Workshop was held Dec. 2, 2009. A draft of the Housing Needs Study has been prepared and placed on the Town website for comment and Notice of the Public Meeting had been placed in the local newspapers advertising the Public Meeting.

Peter further noted copies of the Study had been sent out to a number of community groups, interested parties, public agencies, the Housing Committee and Staff for comment. Peter mentioned that Council would not be making a decision tonight on the Housing Study but that Staff would bring back a report to the May 26, 2010 Council meeting with an action plan. Peter stated that some letters have been received from

interested parties. Peter then asked for all comments to be provided to the Town by May 19, 2010.

Consultant Mark Conway of N. Barry Lyons Consultants then made a Powerpoint Presentation, addressing the Terms of Reference, Introduction, Housing Profile, Central Issues and Housing Strategy.

Mayor Anderson then asked if any members of the public wished to make comments or ask questions.

Greg Norman then noted Thornbury is very expensive to live in. Greg further noted to study just The Blue Mountains skews the Study, adding the Study area should include Clearview Township and Collingwood. Mark replied for the purposes of the Study, we just studied this particular municipal structure, adding you have to develop a balance.

Gail Michalenko of the Housing Resource Centre, then spoke, stating she believed it was a good report. Gail further noted the Town might want to consider impact of high property values on seniors, adding their needs change dramatically through aging. Mark noted that was a good point and he will look into it.

David Sutherland then questioned how household income was measured and did it include income from investments. Mark then replied only information from Stats Can was used and it would not include income from personal investments.

Bruce Taylor then noted this is a 30 year plan that is needed immediately, adding what we do now affects the future. Mr. Taylor then noted current building trends should be reversed for a successful housing program, such policies now contained in the Official Plan. Mr. Taylor further noted an Official Plan review is important and housing for singles and shared accommodation should be considered. Mark then replied there are lands designated now for Residential which are vacant and there appears to be enough designated land.

Mr. Taylor then stated the Town CAO should review a new high rise housing project in Niagara-On-The-Lake, Mark replying it is a 4 storey condominium and our firm is involved in the project.

Mr. Taylor then noted the Official plan review should include what is the Town Vision.

Jim Farmillo the stated the Study was well done, the conclusion good. Jim further wondered about the relationship with the Official Plan, adding the Housing Study would be useless in the absence of economic development and transportation support and links. Jim further noted we need a Vision for the Town.

Jayne Sutherland then stated we should maintain the uniqueness of the Town, and cautioned to be careful where sites are chosen.

Lindsay Ayers then stated the Study has made a lot of broad assumptions, while young people are unable to afford to reside in the Town. Lindsay then questioned why there is an out migration out-migration of young people. Mark then replied the Study makes general assumptions.

Glenn Stuart, Chair of the Town Housing Committee then noted the Official Plan needs the tools to attract appropriate housing development. Glenn further noted we need a plan for communities to sustain themselves.

Tony Santilli then noted we are trying to squeeze young people into cubicles, and we should attach industry and jobs to the process. Tony further noted there should be a mix of housing types where appropriate.

Councillor Kennedy then noted the Official Plan speaks to sense of place, adding the Town does not generally have 3 generations of families residing here. Cam further noted elderly and young population components create employment opportunities.

Councillor Gamble then stated we need an in depth report with housing opportunities; ie, survey of any existing homes with a combined family income of less than \$77,000 annually. Bob then noted there should be developer incentives to create affordable housing and the County and the Province should be assisting. Bob further noted he was against waiving development charges for housing, adding it depends on how deep you want to penetrate into the affordability scale.

Councillor McKean then noted the average price of a home now in Thornbury is \$446,000, probably higher in the rural area. Mark then agreed, noting we have a chart in the Housing Study showing house prices.

Councillor McGee then noted secondary suites would impact on rental side of the equation. John then questioned higher density development and what does it translate for this community, Mark replying we would have to look at examples.

Deputy Mayor McKinlay then noted he believes in housing for young people but Provincial Policy tells us what to do, questioning how do we get people to think of the future. Mark then noted he grew up on a farm in Milton and the price of land changed the way of life. Should check out a project for housing called Glen Williams.

Jacqui Hendry then note at present two people can't pay a mortgage.

Councillor Martin then noted he agreed with most of the comments from Councillors McGee and Gamble, adding we should tread carefully in amending the Official Plan as so much work has already gone into it from the community. Michael further noted the current Official Plan 5 year review may result in a different vision. Michael then questioned who bears the costs of affordable projects, adding hopefully not the municipal taxpayer. Michael then noted that before you would put housing targets in the

Official Plan we would need to do a study. Michael further noted the municipality does not have special tourism taxation power.

Keith Hull of the Collingwood Housing Committee then noted in all due respect, provision of an economic stimulus will create a long term benefit. Keith further noted the Town should encourage dialogue with Blue Mountain Resorts as well as other municipalities on transportation amenities.

Gail Michalenko then noted the long term cost of doing nothing would be very high.

Deputy Mayor McKinlay then questioned the amount of land designated for residential development, either 1300 units designated or 900 available. Mark replied there are 1300 units designated for development, with many people retaining vacant lots and not building.

Michael Sequin then questioned what happened to consideration of inclusionary housing, Mark replying Bill 198 has now become Bill 58, which has received first reading in the House with second reading coming up. Mayor Anderson further noted the municipality supported the Bill and sent a resolution indicating same to Queens Park.

Deputy Mayor McKinlay then questioned if there were any other ideas that would assist in providing affordable housing. Mark replying yes; community land trusts, not allow rental conversion.

Mayor Anderson where are citizens our seniors going to live? Might be closing a school here.

Mrs Farmillo then noted she enjoyed the report, adding if the Official Plan has to be changed then change it.

Deputy Mayor McKinlay then thanked those members of the public in attendance and the consultant for their participation.

Mayor Anderson then noted there would be good value in having a community workshop, and as well talk about a Vision. Ellen then thanked those in attendance for participating tonight and offering good ideas.

As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.

C. Motions and Staff Reports

C.1 Housing Needs Study, SPS.10.06

Moved by: Duncan McKinlay Seconded by: Cam Kennedy

