



Town of Blue Mountains Housing Committee

Minutes of Meeting

Date: Thursday February 10, 2011 @ 4:00PM

Location: Building Meeting Room, Town offices

Present: George Cornfield, Pam Leeb, Carolyn Letourneau, John McGee, Glenn Stewart, Bruce Taylor (Chair), Bob Gamble, Michael Martin, Peter Tollefsen (Minutes)

Regrets: Rob Potter, Bill Chapman

Call to order 4:00pm Chair Bruce Taylor

1. Minutes from last meeting January 20, 2011 Accepted

- No changes CARRIED

2. Business arising from previous meeting minutes

- It was agreed that all issues from previous minutes will be flushed out during the meeting

3. Delegation:

- Peter Ferguson of Ferguson and Ferguson Architects, Kimberly introduced himself
- His purpose in meeting with us is to offer his services in our quest.
- 'Social architecture' is a phrase which aptly describes his practice
- He has had extensive experience in helping develop a housing strategy and would like to be the main mover in our mission to do so.
- Glen asked if this was to be pro bono, Peter advised it would be for money
- General discussion followed as the Committee ask Peter to share his experience and knowledge:
- Feds and Province, no money until after elections
- Councillor Martin, 'can we get money for attainable housing or only for social having? It was noted social housing is the Grey County responsibility

- Peter provided a contact at Grey County, Susan Earle and suggested we follow up with her as Grey County is having workshops and is working with developers and builders on the issue of housing,
- Glenn indicated we should be moving towards a Community land trust.
- John asked “if we had an acre of land, what could you offer?” Peter responded with “what are you designing for? Any design needs to be part of the general urban fabric”
- Councillor Martin asked “would you recommend purchasing individual properties, which could be spread out, or have them integrated together?” Peter responded having them spread out is not cost effective.
- Committee asked if Peter knew of any developers that would like to work with us?
- The Chair invited Peter to stay for the remainder of the meeting and to participate in our discussions.

4. Report on Conference Call to David Tang

- Peter Tollefsen provided the following oversight
- Purpose was to get legal advice for how TBM can develop a Housing Land Trust
- Mr. Tang was looking for feedback from eh participants on how serious TBM in moving forward, what is our current situation
- Mr Tang to develop and provide a draft report as a result of this conference call
- Options available
- Committee needs to set deadlines for receipt of report, early March recommended
- Peter T to solicit a rough draft earlier
- From the floor, does a model of a Land Trust exist, or are we breaking new ground?
- Toronto Island
- Vermont / Burlington land trust, Peter T has a copy and will forward to this Committee

5. Brainstorming for ideas

Carry on from last meeting.

- George C, asked if there are any other avenues for us to achieve our goals? Response, nothing as effective as a land trust. Committee all agreed that we have to keep “land trust” in perspective, it is only a ‘tool’ for us to achieve our goals, and might only be one of many ‘tools’ we can use
- George C asked, " Why is it not a well used tool?"
- Committee asked what it was we would like to build. Bruce suggested we start small, get a property and build a small home, break the log jam. Glen suggested we should raise the bar and do a three story walk up, it can serve a number of purposes, barrier free on ground floor, seniors and young families on upper floors. What would it look like? Bruce suggested we are getting into details; we have to step back and set our big picture goals first.

6. Report on the development of a Strategic Plan and resultant business plan

- Bruce passed out a page from a power point which outlined what Bill, George and Bruce had developed since our last meeting
- Bruce provided a short overview of the SP. (copy of page appended to minutes) He asked committee to review and email back to Bruce their thoughts on what has been developed so far, and any other ideas that need to be incorporated into the SP (details such as single family vs. three story walk up will be flushed out as we drill down with our business planning which we will develop to support our strategic plan.
- Committee asked Bruce to forward the complete power point presentation of developing a SP for TBM housing Committee, (copy of power point appended to minutes)

7. Budgeting

Peter T brought the Committee's attention 2 draft budget items in the 2011 Budget Process:

- \$25,000 Attainable Housing Initiative request in 2012 Budget
- \$25,000 Establishment of Community Land Trust request in 2011 Budget
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Peter T to keep the Committee up to date on the Budget process.

- How do we fund programme?
- Taxes??
- How do we build?
- Glenn S., we need to figure out how to raise money.

8. New Business

- For us to be successful, we need to communicate effectively, amongst ourselves, to Council and to the residents of TBM
- Pam asked if the documents Bruce had mentioned at last meeting had been distributed? No, but copies are appended to these minutes

9. Time and Location for next Meeting

- March 10th at 4:00 pm
- Building meeting room, Town offices.