



Minutes

The Blue Mountains Attainable Housing Corporation

Meeting Date: Thursday, October 3, 2019
Meeting Time: 2:00 p.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Executive Assistant Committees of Council

A. Call to Order

Chair Rob Sampson called the meeting to order at 2:03 p.m. with Directors Mayor Soever, Andrew Siegwart, Gavin Leitch, Janet Findlay, Patrick Gourlay, and Cary Eagleson present.

Town staff in attendance were Chief Administrative Officer Shawn Everitt and Director of Planning and Development Services Nathan Westendorp.

Approval of Agenda

Moved by: Janet Findlay

Seconded by: Gavin Leitch

THAT the Agenda of October 3, 2019 be adopted as circulated, including any additions, Carried.

Declaration of Pecuniary Interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2018-20, Attainable Housing Corporation Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

None

Previous Minutes (September 5, 2019)

Moved by: Andrew Siegwart

Seconded by: Alar Soever

THAT the minutes of September 5, 2019 be adopted as circulated, including any revisions to be made, Carried.

B. Staff Reports and Deputations

B.1 Deputations, if any

B.1.1 Lyn Townsend, on behalf of Grey Condo Corporations 31, 38, 44, and 25 Re: Heritage Park Designation for Potential Development

Item B.1.1 Deputation: Lyn Townsend, on behalf of Grey Condo Corporations 31, 38, 44, and 25 Re: Heritage Park Designation for Potential Development was cancelled.

B.2 Public Comment Period (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2018-20 fifteen minutes is allotted at the Meeting to receive public comments regarding Attainable Housing Corporation matters included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters.

None

B.3 Staff Reports, if any

None

C. Matters for Discussion

C.1 Request for Information 2019-61-P-AHC Update – Councillor Sampson (verbal)

Councillor Rob Sampson noted the Request for Information “RFI” will close October 11, 2019. Councillor Sampson further advised that at the September 30, 2019 Special General Meeting of The Blue Mountains Attainable Housing Corporation, the Corporation modified the property listings in the RFI, due to initial market sounding feedback, and feedback from the public. Councillor Sampson confirmed that StrategyCorp’s RFI report will include a summary of market sounding research.

Councillor Sampson advised that StrategyCorp’s initial findings indicate building costs of approximately \$160-\$190 per square foot which, based on a 30-year financing rate, place rental rates of approximately \$650 monthly per single-bedroom unit to recoup costs, not including any additional administrative costs. These initial indicators are positive but will only be confirmed at the close of a future Request for Proposal process. Director of Planning and Development Services noted Development Charges are substantial and Planning staff can provide an overview of known Development Charges, at the direction of Council.

Mayor Soever commented the development of a Community Improvement Plan, consistent with Grey County's model, is integral to the success of attainable housing. Andrew Siegwart noted the Grey County Community Improvement Plan Program is developed by municipal planners and economic developers to develop policies and incentives that target specific types of growth and investment. Andrew further noted the Community Improvement Plan Program promotes the following five areas: increase attainable housing stock, increase value-added agricultural uses, redevelopment and/or conversion of brownfield properties, downtown revitalization, and support adaptive re-use of commercial, industrial, and institutional buildings. Chief Administrative Officer Shawn Everitt noted that a Community Improvement Plan would allow for strong framework to support attainable housing discussions between the upper and lower municipal tier.

Moved by: Alar Soever

Seconded by: Cary Eagleson

THAT The Blue Mountains Attainable Housing Corporation requests Council to direct staff to initiate a Town-wide Community Improvement Plan using Grey County's approved template, which includes attainable housing and other considerations;

AND THAT The Blue Mountains Attainable Housing Corporation directs this motion to be directly reported to Council for consideration at the October 21, 2019 Council meeting, Carried.

Councillor Rob Sampson noted the Attainable Housing Corporation, further to direction at the September 5, 2019 meeting, will hire a Financial Advisor, and a Fairness Advisor to be managed by the Corporation to oversee the Request for Proposal process, and assist with management of financing.

Regarding a Fairness Advisor:

Moved by: Andrew Siegwart

Seconded by: Cary Eagleson

THAT The Blue Mountains Attainable Housing Corporation directs that Janet Findlay be appointed as the Corporation's representative on the Fairness Advisor Selection Panel, with two (2) Town-appointed representatives, with final Fairness Advisor approval confirmed by the Corporation, Carried.

Regarding a Financial Advisor:

Moved by: Alar Soever

Seconded by: Gavin Leitch

THAT The Blue Mountains Attainable Housing Corporation directs that Cary Eagleson be appointed as the Corporation's representative on the Financial Advisor Selection Panel, with two (2) Town-appointed representatives, with final Financial Advisor approval confirmed by the Corporation, Carried.

Councillor Rob Sampson noted the Attainable Housing Corporation approved hiring of a Chief Executive Officer/Executive Director at its Special General Meeting September 30, 2019.

Regarding the Chief Executive Officer/Executive Director:

Moved by: Janet Findlay

Seconded by: Cary Eagleson

THAT The Blue Mountains Attainable Housing Corporation directs that Patrick Gourlay, Alar Soever, Gavin Leitch, and Andrew Siegwart be appointed as the Corporation's representatives on the Chief Executive Officer/Executive Director Selection Panel, along with the Town's Director of Human Resources as ex-officio, non-voting member, with final Chief Executive Officer/Executive Director approval confirmed by the Corporation, Carried.

Andrew Siegwart questioned if short-listing the properties at this stage of the RFI was appropriate. Councillor Sampson noted his hope that individuals or businesses that would benefit from attainable housing communicate that benefit to round out the discussion.

Patrick Gourlay referenced work the City of Barrie is doing to provide a listing of all available secondary suites and units for rent. Patrick will provide further detail at a future Board meeting.

C.2 Financial Position Overview – Cary Eagleson (verbal)

Treasurer Cary Eagleson noted the Corporation currently has \$188,000 available in cash and short-term investments, and noted there is a significant amount to be billed by StrategyCorp to the Corporation. Cary noted the Corporation has not received the \$20,000 approved for the Corporation in the Town's 2019 budget.

Corporation members noted the need to finance the Corporation's Financial Advisor and Fairness Advisor, the financial impacts of which are noted in the September 5, 2019 report to the Corporation: FAF.19.185 Request for Proposals options for Attainable Housing Corporation to retain Fairness Advisor and Financial Advisor Services.

Councillor Rob Sampson confirmed he and Cary will provide an updated budget to the November 7, 2019 Board meeting.

C.3 Potential Visit to Whistler, British Columbia regarding Whistler Housing Authority – Shawn Everitt, Chief Administrative Officer (verbal)

Chief Administrative Officer Shawn Everitt noted he has reached out to Whistler Housing Authority ("WHA") to understand its housing model and noted the WHA might be an excellent resource for gauging Town staff versus the Corporation's role. Shawn noted there are approximately 37 months remaining in the 2018-2022 Term of Council and emphasized the Corporation's work must be mapped out to account for any transition to ensure no loss of momentum.

The Corporation noted a visit to WHA by key Town staff and a member of the Corporation could be useful. The Corporation noted this consideration can be postponed until the Corporation hires a Chief Executive Officer/Executive Director.

C.4 Update regarding Ontario Home Builders Association Conference – Mayor Soever and Councillor Sampson

Mayor Soever noted he created and handed out sixty (60) Attainable Housing Corporation brochures at the Ontario Home Builders Association Conference. Councillor Sampson noted Town staff may be able to assist with polishing the Attainable Housing Corporation brochure.

Patrick Gourlay left the meeting at 3:20 p.m.

D. Correspondence, if any

D.1 Barry Wallis, Resident
Re: Heritage Park

D.2 Dayl Field, Resident
Re: Please No Attainable Housing in Heritage Park

D.3 Emma Wiegand, Resident
Re: Heritage Park

D.4 Fulvio Naccarato, Resident
Re: Blue Mountain Heritage Park Attainable Housing

D.5 Gord Layhew, Resident
Re: Heritage Park

D.6 Heather McNaughton and David Dunphy, Residents
Re: Preliminary Property Options for Attainable Housing

D.7 Ian Huffman, Resident
Re: Heritage Park

D.8 Josh and Jennifer Cobden, Residents
Re: Heritage Park Proposed Site of Attainable Housing

D.9 Kristine McEllistrum, Resident
Re: Staff Report PDS.19.94 Preliminary Property Options for Attainable Housing

D.10 Maogosha Pyjor, Jerry Tang, and Kaleena Mae Lin Tang, Residents
Re: Keep Heritage Park

D.11 Mark Godman, Resident
Re: Preliminary Property Options for Attainable Housing

- D.12** MayLiza Baak and Vince Gucciardi, Residents
Re: Blue Mountain Attainable Housing Committee Request for Information
- D.13** Michaelene O'Malley, Resident
Re: Attainable Housing Option 4 Heritage Park Objection
- D.14** Nancy Colpitts, Resident
Re: Proposed Housing Development Heritage Park
- D.15** Patricia and Dan LeBlanc, Residents
Re: Attainable Housing
- D.16** Penelope Bell and Jack Pasht, Residents
Re: Heritage Park Proposed Redevelopment for Housing
- D.17** Sarah-Jane Laws, Resident
Re: Kandahar Heritage Park Proposed Site for Attainable Housing
- D.18** Sheryl and Gary Rubinoff, Residents
Re: Heritage Park
- D.19** Susan Lee, Resident
Re: Heritage Park Consideration for Attainable Housing
- D.20** Sydney and Doreen Chamberlain, Residents
Re: PDS.19.94 Preliminary Property Options for Attainable Housing
- D.21** Warren and Erin Karlson, Residents
Re: Proposed Attainable Housing in Heritage Park
- D.22** Lynn Lefebvre, Resident
Re: Heritage Park

Moved by: Alar Soever

Seconded by: Gavin Leitch

THAT The Blue Mountains Attainable Housing Corporation receives correspondence
Items D.1 to D.22 for information purposes, Carried.

E. New and Unfinished Business

E.1 Additions to the Agenda

E.2 Items Identified for Discussion at the Next Meeting

F. Notice of Meeting Dates

November 7, 2019

Town Hall, Council Chambers

G. Adjournment

Moved by: Andrew Siegart

Seconded by: Gavin Leitch

The meeting of the Attainable Housing Corporation adjourned at 3:23 p.m. to meet again at the call of the Chair, Carried.