



Minutes

The Blue Mountains Attainable Housing Corporation

Meeting Date: Wednesday, November 13, 2019
Meeting Time: 4:00 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 4:04 p.m. with Directors Gavin Leitch, Andrew Seigwart, Cary Eagleson, and Mayor Soever present.

Town staff in attendance were Chief Administrative Officer Shawn Everitt, Director of Planning and Development Services Nathan Westendorp, and Manager of Purchasing and Risk Management Serena Wilgress.

Approval of Agenda

Moved by: Cary Eagleson

Seconded by: Alar Soever

THAT the Agenda of November 13, 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 (October 3, 2019)

Moved by: Alar Soever

Seconded by: Cary Eagleson

THAT the minutes of October 3, 2019 be adopted as circulated, including any revisions to be made, Carried.

B. Staff Reports and Deputations

B.1 Deputations, if any

None

B.1.1 Presentation: StrategyCorp

Re: Request for Information 2019-61-P-AHC Report

Brian Teefy and Mike Cautillo of StrategyCorp reviewed Request for Information 2019-61-P-AHC Report, including an overview of the Engagement Process and Key Themes and Considerations.

The Attainable Housing Corporation took a break from 4:09 p.m. to 4:17 p.m. for a photo-opportunity by “On the Bay” Magazine.

Upon reconvening, the StrategyCorp presentation commenced.

Moved by: Alar Soever

Seconded by: Gavin Leitch

THAT The Blue Mountains Attainable Housing Corporation receive RFI 2019-61-P-AHC Report;

AND THAT the Attainable Housing Corporation request Council direct staff to complete an Odour Impact Analysis, a Visual Impact Assessment, up to four (4) Development Concept Options including 2 dimensional and 3 dimensional graphic design renderings, consistent with the Attainable Housing Corporation’s Conceptual Business Plan, for Property #3 171 King Street with funding supplied by the Attainable Housing Corporation to an upset limit of \$50,000;

AND THAT The Blue Mountains Attainable Housing Corporation request Council delegate authority to the Chief Administrative Officer, or designate, to secure the consulting services, Carried.

Discussion regarding the Grey Road 19 site was deferred to the December 4, 2019 meeting.

Manager of Purchasing and Risk Management Serena Wilgress left the meeting at 5:40 p.m.

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.

B.2.1 Kim Harris-Gardner, 78 Lakeshore Drive, on behalf of Sally Leppard, 119 Louisa Street

Kim Harris-Gardner advised the Attainable Housing Corporation that resident Sally Leppard was unable to stay for the meeting, but requested her comments be recorded into the minutes. Ms. Harris conveyed Ms. Leppard's concern that attainable housing is only one component of sustainability within the community, and further noted the Attainable Housing Corporation must consider the three components of sustainability when determining attainable housing matters, and commenting on matters such as the proposed TC Energy project, while considering potential environmental impacts.

B.2.2 Kim Harris-Gardner, 78 Lakeshore Drive

Kim Harris-Gardner advised of her concern regarding the proposed TC Energy Project, in particular that the proposed system will be an open system, which can impact fish populations, and have other environmental impacts. Ms. Harris-Gardner advised the example of a similar system in Levington had significant environmental impacts, and also spoke regarding several recent crude oil spill incidents. Ms. Harris-Gardner noted a decision to welcome this type of industry to the region will impact existing forest lands and impact dark skies, and may open potential for a high-voltage energy corridor. Ms. Harris-Gardner commented that attainable housing is not the only consideration needed if the TC Energy project moves forward. Council must ensure proper public consultation and transparency in the process, and further, should provide additional comments to TC Energy which includes any public feedback received. Ms. Harris-Gardner requested protection of the forest corridor and protection of Georgian Bay and advised of an upcoming public consultation session in the Municipality of Meaford in December. Lastly, Ms. Harris-Gardner advised the comment deadline for the project is March 31, 2020.

B.3 Staff Reports, if any

None

C. Matters for Discussion

C.1 Financial Advisor and Fairness Advisor Update

2019-67-P-AHC – Financial Advisor Services closed Thursday, November 7, 2019.

2019-68-P-AHC – Fairness Advisory Services closes Thursday, November 14, 2019.

C.2 Executive Director Update

Job posting for Executive Director closes Friday, November 15, 2019.

C.3 Town of The Blue Mountains Draft Procedural By-law for Council and Committee of the Whole

Note: included for information is staff report FAF.19.208 Followup Regarding Additional Changes to Procedural By-law 2018-20 following Public Meeting.

Executive Assistant Committees of Council Sarah Merrifield noted that an Executive Summary of Procedural By-law changes will be provided at the December 4, 2019 Board meeting.

C.4 Follow-up regarding TC Energy Letter – Mayor Soever

Note: included for information is the Town’s July 19, 2019 letter to the Department of National Defence re: TC Energy energy storage facility on the Canadian Army’s 4th Canadian Division Training Centre.

Mayor Alar Soever noted he met with representatives of TC Energy in a very preliminary meeting and noted the project’s possibility of providing an energy source alternative that does not require purchase of coal-fired energy from the United States. Mayor Soever further noted the need to ensure the TC Energy Consultation included comments about attainable housing. Mayor Soever emphasized a number of issues require resolution prior to an energy project being developed on the subject lands, and further noted the initial letter to TC Energy was to foster initial discussions.

C.5 Financial Position Overview – Cary Eagleson (verbal) and E-Crew Invoice

Moved by: Cary Eagleson

Seconded by: Andrew Seigwart

THAT The Blue Mountains Attainable Housing Corporation requests Council to provide \$20,000 that was allocated to the Corporation in the 2019 budget, Carried.

Moved by: Cary Eagleson

Seconded by: Andrew Seigwart

THAT The Blue Mountains Attainable Housing Corporation authorize payment of eCrew invoice 5400 totaling \$180, exclusive of HST, for 2019/2020 website hosting services, Carried.

C.6 Scheduling of Annual General Meeting of the Membership

Councillor Sampson will work with Executive Assistant Committees of Council to schedule an Annual General Meeting when needed.

C.7 2020 Meeting Schedule

The 2020 meeting schedule will remain the same as the 2019 meeting schedule; first Thursday of the month, alternating between 2:00 p.m. meetings and 5:30 p.m. meetings.

C.8 Attainable Housing Corporation Action Item Tracking

- Update Corporation's By-laws, Policies and Practices to reflect the Town's Procedural By-law
- Retention of Fairness Advisor, Financial Advisor through Request for Proposal Process
- Retention of Executive Director through Hiring Process
- Memorandum of Understanding

D. Correspondence, if any

D.1 Bruce Taylor

Re: Grants for Basement Secondary Suites

Note: This correspondence was initially reviewed at the September 5, 2019 Attainable Housing Corporation meeting, resulting in the following motion:

THAT the Attainable Housing Corporation receives correspondence item D.3 Bruce Taylor Re: Grants for Basement Secondary Suites for information and further consideration at the October 3, 2019 Board meeting, Carried.

For Committee consideration.

D.2 Steve Clark, Minister, Ministry of Municipal Affairs and Housing

Re: 2019 Association of Municipalities Ontario (AMO) Delegation and Attainable Housing

Note: This correspondence was received by Council October 21, 2019.

For Committee consideration.

D.3 Ernie Hardeman, Minister, Ministry of Agriculture, Food and Rural Affairs

Re: 2019 Association of Municipalities Ontario (AMO) Delegation and Attainable Housing

For Committee consideration.

Correspondence Items D.1, D.2, and D.3 were deferred to the December 4, 2019 Attainable Housing Corporation meeting.

E. New and Unfinished Business

E.1 Additions to the Agenda

E.2 Items Identified for Discussion at the Next Meeting

- Correspondence Items D.1-D.3
- Grey Road 19 Site Information
- Three Pillars of Sustainability
- Summary of Procedural By-law Changes
- Town of The Blue Mountains and Attainable Housing Corporation Memorandum of Understanding

F. Notice of Meeting Dates

December 4, 2019
Town Hall, Council Chambers

G. Adjournment

Moved by: Andrew Seigwart

Seconded by: Alar Soever

The meeting of the Attainable Housing Corporation adjourned at 6:04 p.m. to meet again at the call of the Chair, Carried.