



Board Report

The Blue Mountains Attainable Housing Corporation Meeting

Meeting Date: June 4, 2020
Meeting Time: 1:00 p.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

The Blue Mountains Attainable Housing Corporation Recommendations

NOTE: The following are recommendations from The Blue Mountains Attainable Housing Corporation to be considered for adoption by Council

- [Receive Minutes \(June 4, 2020\)](#)

Recommended (Move, second)

THAT Council of The Town of The Blue Mountains receives The Blue Mountains Attainable Housing Corporation Meeting Minutes dated June 4, 2020, as attached, for information purposes.

Please note: Board recommendations made at agenda items B.1.2, B.1.3, B.2.1, and B.2.2 were considered through a deputation to Committee of the Whole on June 16, 2020.



Minutes

The Blue Mountains Attainable Housing Corporation

Meeting Date: Thursday, June 4, 2020
Meeting Time: 1:00 p.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Executive Assistant Committees of Council

A. Call to Order

Councillor Rob Sampson called the meeting to order at 1:03 p.m. with Board members Cary Eagleson, Janet Findlay, Gavin Leitch and Mayor Alar Soever present. Board member Patrick Gourlay joined the meeting at 1:05 p.m. and Board member Andrew Siegwart joined the meeting at 2:01 p.m. Also present was Executive Director Sharon McCormick.

Town staff present were Chief Administrative Officer Shawn Everitt, Director of Planning and Development Services Nathan Westendorp, Manager of Purchasing and Risk Management Serena Wilgress, and IT Infrastructure and Security Coordinator John Walsh.

Traditional Territory Acknowledgement

Corporation Member Attendance

Board member Patrick Gourlay joined the meeting at 1:05 p.m.

Approval of Agenda

Moved by: Gavin Leitch

Seconded by: Cary Eagleson

THAT the Agenda of June 4, 2020 be adopted as circulated, including any additions

Eagleson, Cary	Yay
Findlay, Janet	Yay
Gourlay Patrick	Yay
Siegwart, Andrew	absent
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is 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 2019-56, Attainable Housing Corporation Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

Councillor Rob Sampson advised that he consulted the Integrity Commissioner regarding Agenda Item C.2 HST Treatment on Purchase/Operation of Land and Construction of Attainable Housing Project (Gateway Site) as his spouse is employed by Baker Tilly. It was determined the pecuniary interest is remote/insignificant and would stay in the discussion, unless additional contract terms are discussed, at which point, he advised he would remove himself from discussion and file a pecuniary interest notice with the Clerk.

Previous Minutes

Moved by: Cary Eagleson

Seconded by: Alar Soever

THAT the Board meeting minutes of May 7, 2020 be adopted as circulated, including any revisions to be made

Eagleson, Cary	Yay
Findlay, Janet	Yay
Gourlay Patrick	Yay
Sieewart, Andrew	absent
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is Carried.	

B. Staff Reports, Deputations, and Presentations

B.1 Deputations, if any

B.1.1 John Walsh, IT Infrastructure and Security Coordinator, Town of The Blue Mountains Re: Information Technology Acceptable Use Policy, POL.COR.12.13

IT Infrastructure and Security Coordinator John Walsh provided an overview of the Information Technology Acceptable Use Policy, POL.COR.12.13, including ensuring Board members do not delete emails, to exercise due diligence if a Board member believes his or her account has been compromised, and notify IT immediately, and reviewing the FileCloud application that Board members have access to. John reminded Board members to keep their passwords private, and advised passwords used to access Town accounts should not be used for other accounts (i.e. social media accounts, personal email accounts, etc.).

The Board will sign "Schedule A" of the Information Technology Acceptable Use Policy, POL.COR.12.13 and provide to Executive Director Sharon McCormick. John also advised that additional training will be forwarded to the Board members.

Councillor Sampson thanked John for the presentation.

John Walsh left the meeting at 1:20 p.m.

**B.1.2 Thomas Vincent, President, Global Hospitality Inc and Balmoral Village
Re: Employee Housing Village Proposal for TBM Attainable Housing Committee**

Thomas Vincent, President, Global Hospitality Inc and Balmoral Village provided a presentation regarding Employee Housing Village Proposal for TBM Attainable Housing Committee. Mr. Vincent noted he became interested in employee housing when he became aware of the systemic lack of housing options in the area. Mr. Vincent advised of his proposal for a Town-owned property on Grey Road 19 which includes a Public Private Partnership arrangement, and 400 rental units, both dorm-style and independent modular housing. Mr. Vincent estimated the cost of the work will total \$40 million which Global Hospitality would finance, and further confirmed the project could be completed in 9 months' time if approval were received. Mr. Vincent advised the Board that in 15 years from time of build, Global Hospitality would look to take over the rental housing development. Mr. Vincent noted he has conducted preliminary discussions with Blue Mountain Resorts regarding the potential development.

Mayor Soever noted the Town does not have a large land base and questioned if Global Hospitality would be willing to be flexible on the term that it would take over ownership in 15 years. Mr. Vincent confirmed Global Hospitality could be open to negotiating this term.

Councillor Sampson advised Mr. Vincent there are competing interests for the subject property located off Grey Road 19. Councillor Sampson further noted single sourcing is highly improbable given the open and transparent process required for Town land use and advised Mr. Vincent he would need to take his concept to Council.

Board member Gavin Leitch commented if Blue Mountain Resorts has a role as the primary employer, to which Mr. Vincent explained the attainable housing units would be used regionally, not just for Blue Mountain. Gavin questioned the mechanisms in place to maintain attainability if Global Hospitality takes over the property in 15 years. Mr. Vincent noted he needed to understand the Town's definition of "attainable" before addressing the question. Gavin questioned if Mr. Vincent intends to bring a Letter of Intent forward to which Mr. Vincent advised the Town would need to confirm the terms of the Public Private Partnership prior to a Letter of Intent being filed.

Board member Cary Eagleson questioned if Blue Mountain Resorts is being requested to put funds forward for the proposed project. Mr. Vincent advised that Blue Mountain Resorts subsidizes accommodation for employees, and Mr. Vincent would look for commitment by the Resort to continue this practice moving forward. Mr. Vincent confirmed the Resort may be able to commit to 200-250 of the proposed units.

Moved by: Cary Eagleson

Seconded by: Patrick Gourlay

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.2 Thomas Vincent, President, Global Hospitality Inc and Balmoral Village Re: Employee Housing Village Proposal for TBM Attainable Housing Committee and refers the presentation to the June 16, 2020 Committee of the Whole meeting for Council consideration and review

Eagleson, Cary	Yay
Findlay, Janet	Yay
Gourlay Patrick	Yay
Siegwart, Andrew	absent
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is Carried.	

B.1.3 Sharon McCormick, Executive Director, The Blue Mountains Attainable Housing Corporation

Re: Result Summary of Community Consultation

Executive Director Sharon McCormick provided a presentation re: Result Summary of Community Consultation. The presentation included the goals of the public consultation, and the survey results.

Board member Andrew Siegwart joined the meeting at 2:01 p.m.

Sharon summarized the concept plan preferences, building location and orientation, rating for woodlot and parking reductions.

Councillor Sampson noted there is misinformation in the community that a Request for Proposal for a design builder has already been issued, which is not true. Councillor Sampson further noted there will be future opportunities for consultation.

Regarding building height and layout, Board member Janet Findlay noted the Town has a role to play in guarding its Official Plan.

Prior to considering direction for Item B.1.3, the Board took a brief 10-minute break and met to review Item C.2 HST Treatment on Purchase/Operation of Land and Construction of Attainable Housing Project (Gateway Site).

Following review of Item C.2, the Board considered the following motion:

Moved by: Cary Eagleson

Seconded by: Andrew Siegwart

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.3 Sharon McCormick, Executive Director, The Blue Mountains Attainable Housing Corporation Re: Result Summary of Community Consultation;

AND THAT in consideration of the need to bring certainty to the planning parameters that will guide the design of the development and recognizing the further public process that is legislated through the Planning Act, The Blue Mountains Attainable Housing Corporation requests Council to direct the Town of The Blue Mountains' Chief Administrative Officer and relevant staff to initiate the municipally-initiated planning amendments to the Town Official Plan and Comprehensive Bylaw 2018-65 to facilitate mixed use development at the Gateway site (171 King Street East, Thornbury) up to a maximum of 5 stories;

AND THAT the Board requests this matter brought to the June 16, 2020 Committee of the Whole meeting;

AND THAT The Blue Mountains Attainable Housing Corporation acknowledges that the Town's commencement of the municipally-initiated planning amendments do not reflect Town Council's support of the amendments themselves which will be subject to a public process;

AND THAT The Blue Mountains Attainable Housing Corporation acknowledges that final decisions on the municipally-initiated planning amendments will be determined by Town Council and/or the County of Grey at a later date in accordance with the Planning Act;

AND THAT the Executive Director of The Blue Mountains Attainable Housing Corporation be directed to ensure the following design components for the Gateway Site: consideration for sustainability, building design, user amenities, green space and minimizing noise as identified in community consultation survey (May 2020) results in addition to any existing design requirements outlined in the Town Official Plan and Community Design Guidelines are incorporated in the criteria in the design builder RFP

Eagleson, Cary	Yay
Findlay, Janet	Nay
Gourlay Patrick	Yay
Siegwart, Andrew	Yay
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is Carried.	

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

NOTE: In accordance with the Town Procedural By-law 2019-56 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, or matters that are a follow up to a Public Meeting.

NOTE: The Blue Mountains Town Hall is currently closed to the public to assist with social distancing with respect to COVID-19. Comments received from the public that have not been included on the Agenda will be read at the meeting by the Executive Assistant.

B.2.1 Michaelene O'Malley, Resident

Michaelene O'Malley provided comments on the proposal from Global Hospitality Inc. for Employee Housing Village for The Blue Mountains. Ms. O'Malley noted several questions and concerns, being: Why would the Global Hospitality Proposal and the former Foodland proposal exceed the 3 storeys limit, per the Town's Official Plan. Ms. O'Malley questioned why the Town's Plan exists when its not adhered to and exceptions are made when it suits the Town. Further, Ms. O'Malley commented on density. The proposal indicates the density will have to be changed and there are already two densely populated developments proposed next to the site, being Parkbridge and Home Farm. Ms. O'Malley noted the plan for Village Employee Housing needs to adhere to the Town's Official Plan and development in the area of the village is getting out of control, citing concern for the environment and congestion. Ms. O'Malley referenced section B.3.1.4 Density and Height from the Town's Official Plan. Ms. O'Malley next provided comment regarding the ownership of the subject lands, being maintained by Blue Mountain, and leased to Global Hospitality Inc. with the Town agreeing on a fixed price going forward for the lands and purchase from The Blue Mountains in 15 years. Ms. O'Malley questioned why the Town would consider selling the land it owns, and noted it goes against the Attainable Housing Corporation's Mandate. Ms. O'Malley noted under the proposal the Town would lose control of the housing complex and to agree on pricing at today's market value for the lands to sell in 15 years would be a mistake.

B.2.2 Pamela Spence, 209691 Highway 26

Pamela Spence, 209691 Highway 26, provided comments regarding Agenda Items B.1.2 and B.1.3. Regarding Item B.1.2, correspondence and recommendations from Mr. Vincent following a very preliminary meeting on the Grey Road 19 school board site: Ms. Spence questioned why the Town has abandoned the use of the property to leverage the school board to provide schooling in The Blue Mountains. Ms. Spence noted Blue Mountain Resorts should handle the issue of subsidized housing near the village, and noted if the employee village were to proceed, it would seem to be a supply of housing for the Resort. This housing would be less accessible to "a larger portion of the population" as the Attainable Housing Corporation's Mandate requires and would not address the overall labour shortage in the Town. Ms. Spence noted the several

\$100,000's of waived Development Charge fees, underwriting and undervaluing the land cost, covering servicing costs and bearing the expense and exposure of managing the leases, which may not be community supported. Ms. Spence noted the proposal for the property on Grey Road 19 has not been vetted at all with the public or surrounding residents, and issues of traffic, noise, environment, density and height that exceed current standards and policies may have significant implications to the neighbors and are being compromised without public representation. Ms. Spence noted Mr. Vincent's proposal does not mesh with planning policies and the Corporation's updated Mandate, particularly if Global Hospitality Inc. becomes the owner of the lands. Ms. Spence noted a better method available to the Town to produce more attainable housing is to rewrite planning policy so when developers propose new developments that profit from the high real estate values and demand in the area, the policy applicable to development should incorporate a provision requiring a percentage of the development (say 15%) to be attainable or even affordable.

Regarding Item B.1.3 Ms. Spence noted her disappointment in the report on the survey results. Ms. Spence noted her expectation that with the high response rate, a demographic analysis would have been included. Ms. Spence commented the survey results were inconsistent and invalid as the various concepts were not be played with in terms of location, height or façade treatment and the analysis does not reflect this. Ms. Spence advised she would expect conclusions would accompany the report, but there is no presentation of next steps. The graphic on the Attainable Housing Corporation's website indicates the next step should be "Public Consultation on Building Design" and noted detail of the concept should be done long before any planning standards should be amended, or application prepared. Ms. Spence requested more reporting on the survey results and discussion of the concept be conducted prior to proceeding as it is premature for recommendations to proceed planning amendments at this time. Ms. Spence requested that this project be slowed down until further work has been done in the marketplace and community.

Moved by: Gavin Leitch

Seconded by: Cary Eagleson

THAT The Blue Mountains Attainable Housing Corporation receive Public Comments B.2.1 and B.2.2 and forward the same to the June 16, 2020 Committee of the Whole meeting for Council's information

Eagleson, Cary	Yay
Findlay, Janet	Yay
Gourlay Patrick	Yay
Sieglwart, Andrew	Yay
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is Carried.	

B.3 Staff Reports, if any

None

C. Matters for Discussion

C.1 The Blue Mountains Attainable Housing Corporation Operational Cash Flow

NOTE: This item deferred to June 10, 2020 Special Board Meeting

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Item C.1 The Blue Mountains Attainable Housing Corporation Operational Cash Flow and requests Council to approve advance funding in an amount of \$100,000 to the Corporation until such time as Grey County transfers attainable housing funds, which will be provided upon the completion of the Town of The Blue Mountains Community Improvement Plan.

C.2 HST Treatment on Purchase/Operation of Land and Construction of Attainable Housing Project (Gateway Site) – Jay Anstey, Baker Tilly Windsor LLP

Jay Anstey, Baker Tilly Windsor LLP provided a presentation regarding HST Treatment on Purchase/Operation of Land and Construction of Attainable Housing Project (Gateway Site). The conclusions of the analysis were that ownership of the development should remain with the Town of The Blue Mountains with commercial and residential lease agreements between the Town of The Blue Mountains and The Blue Mountains Attainable Housing Corporation. Mr. Anstey also provided an overview of the Corporation's rebate options.

Moved by: Cary Eagleson

Seconded by: Andrew Siegwart

THAT The Blue Mountains Attainable Housing Corporation receives Item C.2 HST Treatment on Purchase/Operation of Land and Construction of Attainable Housing Project (Gateway Site) dated May 12, 2020 and requests the Attainable Housing Corporation Treasurer and the Executive Director to work with Baker Tilly to consider alternate models of HST treatment for the Gateway Site, including the possibility of the Attainable Housing Corporation restructuring as a Designated Municipal Status with follow-up provided to the Board

Eagleson, Cary	Yay
Findlay, Janet	Yay
Gourlay Patrick	Yay
Siegwart, Andrew	Yay
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is Carried.	

C.3 Request for Proposal to Engage Legal Services – Sharon McCormick (verbal)

NOTE: This item deferred to June 10, 2020 Special Board Meeting

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Item C.3 Request to Engage Legal Services and approves the Executive Director to undertake a Request for Proposal to Engage Legal Services to provide advice, preparation and execution of legal agreements required to deliver attainable housing and provide a recommendation to the Board for awarding the contract.

C.4 Eligibility Policy Approval – Sharon McCormick

NOTE: This item deferred to June 10, 2020 Special Board Meeting

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation approves the Eligibility Policy as presented.

C.5 CMHC Seed Funding Update – Sharon McCormick (verbal)

NOTE: This item deferred to June 10, 2020 Special Board Meeting

C.6 Invoice Approval

NOTE: This item deferred to June 10, 2020 Special Board Meeting

Note: invoices in accordance with contract and service agreements

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation approve MHBC Invoice No. 2023745 totaling \$17,896.94, UpanUp Invoice No. 4075 totaling \$5,085, The Print Shop Invoice No. 73238 totaling \$116.39, StrategyCorp Invoice No. 12005 totaling \$35,099.47, and Baker Tilly Invoice No. 199083 totaling \$4,712.10.

C.7 Special Members Meeting, June 4, 2020 - Waive Notice Requirements

NOTE: This item deferred to June 10, 2020 Special Board Meeting

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation Board of Directors approves waiving the 30-day Notice requirement to the Board of Directors for the purposes of holding a Special Members Meeting on May 21, 2020 to amend the Corporation's banking resolution and pass a contract execution resolution, acknowledging that fifteen days' notice was provided.

D. Correspondence

NOTE: Correspondence Items D.1 to D.4 deferred to June 10, 2020 Special Board Meeting

**D.1 Diana Dolmer, Climate Action Now Network
Re: Attainable Housing**

For information

**D.2 Paul Astbury
Re: Attainable Housing Project Feedback**

For information

**D.3 Tom Kritsch
Re: Open Letter to the Town of The Blue Mountains Attainable Housing**

For information

**D.4 Roland Gosselin
Re: Comments regarding Development of Former Foodland Site**

For information

E. New and Unfinished Business

D.1 Additions to the Agenda

D.2 Items Identified for Discussion at the Next Meeting

F. Closed Session

NOTE: This item deferred to June 10, 2020 Special Board Meeting

Recommended (Moved by, Seconded by)

THAT with regard to subsection 239 of the *Municipal Act, 2001*, the Blue Mountains Attainable Housing Corporation does now move into closed session in order to address the following matters:

- i. personal matters about an identifiable individual, including municipal or local board employees and with regard to review of the letters of interest for appointment to the Attainable Housing Corporation Board of Directors

- ii. a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization and with regard to The Blue Mountains Attainable Housing Corporation “Request for Proposal” document for the Gateway Site.

The Blue Mountains Attainable Housing Corporation moved into closed session at (time) p.m.
The Blue Mountains Attainable Housing Corporation moved into public session at (time) p.m.

G. Notice of Meeting Dates

June 4, 2020 – Special Members Meeting (4:00 p.m.) - POSTPONED
Town Hall, Council Chambers

June 10, 2020 – Special Board Meeting (2:00 p.m.)
Town Hall, Council Chambers

June 10, 2020 – Special Members Meeting (4:00 p.m.)
Town Hall, Council Chambers

July 2, 2020
Town Hall, Council Chambers

H. Adjournment

Moved by: Alar Soever

Seconded by: Cary Eagleson

The meeting of the Attainable Housing Corporation adjourned at 4:05 p.m. to meet again at the call of the Chair

Eagleson, Cary	Yay
Findlay, Janet	Yay
Gourlay Patrick	Yay
Siegwart, Andrew	Yay
Soever, Alar	Yay
Sampson, Rob	Yay
The motion is Carried.	