



Minutes – Special General Meeting

The Blue Mountains Attainable Housing Corporation

Meeting Date: Tuesday, May 7, 2019
Meeting Time: 9:00 a.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Administrative Assistant – Clerks & Community Services

A. Call to Order

Councillor Rob Sampson called the meeting to order at 9:00 a.m.

Also in attendance were Directors Andrew Siegwart, Cary Eagleson, Mayor Alar Soever, Janet Findlay, Patrick Gourlay, and Gavin Leitch. Town staff present included Interim Chief Administrative Officer Shawn Everitt, Director of Planning and Development Services Nathan Westendorp, Director of Finance and IT Services Ruth Prince, Director of Fire and Enforcement Services Rob Collins, Director of Human Resources Jenn Moreau, and Communications and Economic Development Coordinator Tim Hendry.

Present from StrategyCorp were Brian Teefy, Mike Cautillo, Chris Salloum, and Lauren Wyeman.

Regrets were sent from Director Rheal Ranger.

Councillor Sampson thanked all members of Senior Management Team, StrategyCorp and members of the public for attending. Individuals present briefly introduced themselves.

Approval of Agenda

Moved by: Andrew Siegwart

Seconded by: Cary Eagleson

THAT the Agenda of May 7, 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

B. Deputations / Presentations

B.1 StrategyCorp Consultants

Re: Blue Mountains Attainable Housing Corporation Business Model Workshop

Brian Teefy of StrategyCorp thanked all participants for attending and provided an overview of the workshop material. Brian reviewed the workshop agenda and objectives, advising the goal is to develop the action plan for attainable housing in The Blue Mountains that will inform the Business Model StrategyCorp will recommend to the Attainable Housing Corporation (“AHC”). Brian noted Workshop 1 is intended to determine the direction of AHC and the Town, and Workshop 2, which will be scheduled at a later date, will provide possible solutions to achieve the direction.

Brian explained that part of the mandate of StrategyCorp is to release a Request for Information, being a broad scoping exercise, followed by a Request for Proposal, which is the point at which AHC will be requesting proposals from potential proponents.

Brian noted there are changing dynamics at the Provincial level around affordable housing through the introduction of the Housing Supply Action Plan (“HSAP”). The goal of the HSAP is to reduce the burden on builders and developers. Brian further noted the Federal government committed to a housing benefit which will be directed largely to homeowners, rather than upper tiers contrary to historical practice.

Brian noted The Blue Mountains has a unique demographic with unique needs, partially driven by the tourism industry.

Chris Salloum of StrategyCorp advised of the structure of the workshop noting StrategyCorp conducted an extensive jurisdictional scan to confirm policies and practices implemented by other communities with attainable housing needs. Chris noted the workshop will break participants into three groups, one for public members, and the other two a blend of Town staff and the AHC’s Board of Directors. Participants were provided with the workshop workbooks to assist in the facilitation of the workshop. Chris noted StrategyCorp will consolidate the findings of the workshop.

Andrew Siegwart clarified that the presentation by StrategyCorp notes a statistic on page 9 that “There are an estimated 450 Blue Mountain Village employees in need of affordable housing” when in fact this number is generalized to the municipality as a whole. Attendees broke into three focus groups and reviewed the following:

- 1. Introduction**
- 2. Understanding the Current State**
- 3. Defining Future State**
- 4. Business Model Options**
- 5. Next Steps**

At the close of the workshop, Councillor Sampson thanked StrategyCorp for facilitating.

C. New & Unfinished Business

**C.1 Correspondence: Ministry of Municipal Affairs & Housing
Re: More Homes, More Choice: Ontario’s Housing Supply Action Plan**

This item was deferred to the next regularly scheduled AHC Board Meeting.

D. Public Comment Period

D.1 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. 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 that are a follow-up to a Public Meeting.

None

E. Adjournment

Moved by: Andrew Siegart

Seconded by: Patrick Gourlay

The Special General Meeting of the Attainable Housing Corporation adjourned at 12:15 p.m. to meet again at the call of the Chair.