



Minutes

The Blue Mountains Attainable Housing Corporation

Meeting Date: June 6, 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

Councillor Rob Sampson called the meeting to order at 2:05 p.m. Also in attendance were Directors Patrick Gourlay, Janet Findlay, Mayor Alar Soever, and Andrew Siegart. Town staff in attendance were Interim Chief Administrative Officer Shawn Everitt, Director of Finance and IT Services Ruth Prince, and Director of Planning and Development Services Nathan Westendorp.

Regrets were sent by Directors Gavin Leitch, Rheal Ranger, and Cary Eagleson.

Approval of Agenda

Moved by: Andrew Siegart

Seconded by: Janet Findlay

THAT the Agenda of June 6, 2019 be adopted as circulated, including any additions, being Item D.1 Motion regarding Advertising for DRAFT Purchasing Policy and Call for Directors and Item E. Public Comment Period, 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

Moved by: Andrew Siegart

Seconded by: Patrick Gourlay

THAT the Regular Minutes of May 21, 2019 be adopted as circulated, including any revisions to be made, Carried.

B. Presentations

B.1 Chris Loreto and Brian Teefy, StrategyCorp Re: BMAHC Draft Business Model, Follow-up Workshop

Brian Teefy of StrategyCorp noted the objective of the presentation is to receive feedback on the DRAFT Business Model to provide a final version for consideration at a subsequent Attainable Housing Corporation (“AHC”) meeting. It was noted the Request for Information is a chance to solicit feedback from the business community, development community, residents and members of the public; there is a need for synergy between the builders’ needs and the consumers’ needs.

The suggested Mandate, as noted below was reviewed and revised.

“To facilitate the supply of healthy, attainable, and sustainable ownership and rental units in the Town of The Blue Mountains that are accessible to a larger portion of the population, respects the tax payer, and are additive to the economy”

It was agreed by the group to modify the Mandate by removing the phrase “respects the tax payer” and instead stating “in a fiscally prudent manner”. The term “healthy” was replaced either with “diverse” or the wording from the Canada Mortgage and Housing Corporation which states “affordable, suitable, adequate”.

The group reviewed the concept of affordable versus attainable and agreed that while the focus is on attainable rental housing and home ownership, there should be no hard lines between affordable/social housing, market intervention attainable housing, and market-priced housing. Directors noted a variety of housing options, including condo/apartment-style and townhouse, semi-detached, and a 3-bedroom option, are included for market consideration. It was recommended that the Request for Information include a range of housing styles/amenities/sizes (likely 1,400 square feet and lower) to gain an understanding of market capability. When discussing the CMHC Average Market Rent threshold, the group directed StrategyCorp to review the South Georgian Bay Region realtor dataset, which may offer more realistic market numbers. It was agreed that a range of 50-100 units in the East and 50-100 units in the West beginning in 2019 would be the focus outlined in the Request for Information. It was noted this is the number of attainable housing units; there may be a mix between attainable and market-value unit opportunities.

Director of Planning and Development Services Nathan Westendorp noted that Bill 108 received Royal Assent which may contain tools to leverage development and support a Community Planning Permit System. Nathan reminded the AHC that Town Council sets the priorities and direction for development. Nathan noted the Official Plan does have language stating: “for certain housing types, height provisions can be considered...” however, if Council wished to be selective regarding properties eligible for height amendments, there would need to be great specificity in how those properties qualify and why height allowances are being made.

Mayor Soever noted the statement under Beneficiaries and Eligibility which states, “single parents can recommend additional points for dependent children if they have sole custody...” should be amended to say “primary residence”.

It was noted that AHC needed to determine with Town staff what the funding sources of this type of development would be.

Moved by: Andrew Siegart

Seconded by: Patrick Gourlay

THAT the Attainable Housing Corporation work with Town staff to consider a potential operating and capital budget, including financing options, for attainable housing development and bring the information back to the Board for review, Carried.

StrategyCorp was instructed to remove the wording around density bonusing and replace it with Community Benefit Charge.

Brian noted the Business Model will be finalized in the coming month, with the Request for Information finalized simultaneously. A Request for Proposal process can be initiated late summer/early fall 2019.

Councillor Sampson thanked StrategyCorp consultants Brian Teefy and Chris Loreto for the presentation, and thanked members of the Town’s Senior Management Team for their attendance.

C. Staff Reports, Deputations, Correspondence

C.1 Deputations, if any

None

C.2 Staff Reports, if any

None.

C.3 Correspondence, if any

None.

D. Additions to the Agenda

D.1 Motion regarding Advertising for DRAFT Purchasing Policy and Call for Directors

Moved by: Janet Findlay

Seconded by: Patrick Gourlay

THAT the Attainable Housing Corporation approve a one-time advertisement in the newspaper June 20, 2019 for the Notice of Public Meeting: Attainable Housing Corporation DRAFT Purchasing Policy, and the Call for Directors in an amount of approximately \$765 excluding HST, Carried.

E. Public Comment Period

E.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

F. Upcoming Meeting Dates

Thursday, July 4, 2019 at 5:30 p.m.

G. Adjournment

Moved by: Andrew Siegart

Seconded by: Janet Findlay

The meeting of the Attainable Housing Corporation adjourned at 3:27 p.m. to meet again on July 4, 2019 Town Hall, Council Chambers or at the call of the Chair, Carried.