



**B.1.1 Presentation: StrategyCorp**

**Re: Attainable Housing Corporation Chief Executive Officer DRAFT Job Description**

Chair Rob Sampson noted StrategyCorp was not attending the September 5, 2019 meeting and proceeded to review the Attainable Housing Corporation Chief Executive Officer DRAFT Job Description with the Board. The group discussed that the position should be contract, and reference to “City” throughout the position description should be removed. Further emphasis on financing skills, and experience leveraging fees and coordinating with varied levels of government and funding agencies should be included.

Moved by: Gavin Leitch

Seconded by: Patrick Gourlay

THAT the Attainable Housing Corporation directs StrategyCorp to modify the draft Executive Director position to include additional emphasis on financing expertise, and update the position from full-time permanent, to contract;

AND THAT the Attainable Housing Corporation requests StrategyCorp to provide the revised position description by September 16, 2019 for final presentation and approval at a future Special Meeting of the Attainable Housing Corporation, Carried.

**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 Josie Harper, 162 Settlers Way**

Ms. Harper noted Heritage Park was created in 1986/1987 by developers under the name “Peaks North” and conveyed 5% of the total land for parkland development in lieu of cash per the Official Plan (“OP”). The OP remains unchanged and states that, prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that lands will be appropriately serviced with infrastructure, parkland and open space, as required. Ms. Harper thanked the Town for its support of Heritage Park when swings, climbing equipment, a basketball court, and a back stop were installed. Ms. Harper further noted the park is maintained by the Town and serviced with washroom facilities and picnic tables. Ms. Harper noted these assets within the park are for the benefit of the community and are well used. Ms. Harper advised of the community’s concern that Heritage Park is on the list of possible sites for development, despite the July 2019 Preliminary Property Options for Attainable Housing report which stated direction to staff to develop criteria for site selection, including access to transportation, existing uses, minimum size requirements, impact on existing neighbourhoods, and removal of parkland/open space from consideration. Ms. Harper further noted that minimum parcel size to accommodate multi-unit development is 1.0 hectares, and there was instruction to avoid parkland and open spaces. The designation area for Heritage Park is .683 hectares, well below the 1 hectare minimum, and is classified as parkland and open

space. Ms. Harper noted while the community acknowledges the need for housing, one of the most important issues in the Town is the rapid disappearance of green space. Ms. Harper commented that parkland should never be considered for development when there are more suitable options.

### **B.2.2 Heather McNaughton, 123 Settlers Way**

Ms. McNaughton noted she is a full time resident and owner at 123 Settlers Way. Ms. McNaughton further advised she is against developing housing on any parkland in the Town, especially at Heritage Park which is currently on the list of potential sites for attainable housing. Ms. McNaughton commented that development of park land does not conform to the OP or the Ontario Provincial Policy Statement. Section D, part 6 of the Town's OP has a stated objective to establish and maintain a system of public open space and parkland. Ms. McNaughton confirmed Heritage Park provides the community, which is comprised of over 600 properties, the only neighbourhood park, except for a very small parkette off Crossan Court. The OP also states Council shall encourage provision of public parkland to achieve a minimum ration of 1.2 hectares of local parkland per 1,000 residents. Ms. McNaughton noted she estimates the park to be approximately 1.2 hectares and based on 3 people per household, the population density to parkland ratio as it currently exists exceeds the OP guidelines. Ms. McNaughton further commented that the OP states 80-85% of new development should be in the Thornbury/Clarksburg areas; there are already over 500 units planned for the Craigleith area between Parkbridge, Home Farm, and others. Ms. McNaughton noted these are outside the growth area the Town envisions so using Heritage Park for further new housing does not conform to the Town's OP. Ms. McNaughton noted Provincial Policy Statement states active and healthy communities should be promoted by planning and providing for natural settings for recreation including parkland. Ms. McNaughton stated using parkland for housing is not consistent with the Provincial Policy Statement.

### **B.2.3 Gavin Laws, 169 Settlers Way**

Mr. Laws spoke regarding attainable housing at Heritage Park and advised his concern that Heritage Park does not meet the criteria established by Council relating to selection of potential attainable housing sites. Mr. Laws further noted it does not make sense to get rid of an already established park for the purposes of development. Mr. Laws noted that Council passed a resolution not to consider parkland for attainable housing and further advised that parkland is an important part of social and physical education. Mr. Laws noted the Town could consider enhancing Heritage Park as it is well-used. Mr. Laws requested the Attainable Housing Corporation to leave Heritage Park for parkland.

#### **B.2.4 Sarah-Jane Laws, 169 Settlers Way**

Ms. Laws noted that the classification of Heritage Park as “underutilized” is concerning to the community. Ms. Laws commented that if Town staff, Council and the Attainable Housing Board attended the park, it would be clear how well-used it is. Ms. Laws requested the data showing Heritage Park as “underutilized”. Ms. Laws emphasized many people use the park, it is a happy place, and the community’s hub.

#### **B.2.5 Josh Gluster, Local Resident**

Mr. Gluster noted Heritage Park is his favourite place where he plays soccer, baseball, and basketball. Mr. Gluster commented there are better sites for attainable housing, for example, the old Foodland lot. Mr. Gluster requested that the baseball diamond should stay and commented he has been using the park since he was an infant.

#### **B.2.6 Sheila McKea, 118 Settlers Way**

Ms. McKea noted she has lived in the community for 10 years, and uses Heritage Park almost every day. Ms. McKea commented the community is a great place to live and she would not want the community to be ruined by removing Heritage Park.

#### **B.2.7 Christine, 162 Settlers Way**

Christine noted she recently purchased her first home in The Blue Mountains, and selected her current home based on the natural features. She noted she does not want to have Heritage Park torn apart.

Chair Rob Sampson thanked all members of the public for their attendance at the Attainable Housing Corporation meeting, and for speaking at the meeting. Rob noted the sites are being assessed through the Request for Information process. Members of the public noted Heritage Park should never be considered. Rob commented the comments received will go back to StrategyCorp and to Council, and StrategyCorp will compile the feedback and report back. Rob noted Council will receive the minutes of the Attainable Housing Corporation meeting.

**B.3 Staff Reports, if any**

**B.3.1 Follow-up to Public Meeting to Consider a Blue Mountains Attainable Housing Corporation Purchasing Policy, FAF.19.134**

Moved by: Gavin Leitch

Seconded by: Alar Soever

THAT The Blue Mountains Attainable Housing Corporation receive Staff Report FAF.19.134, entitled “The Blue Mountains Attainable Housing Corporation DRAFT Purchasing Policy - Follow-up from Public Meeting”;

AND THAT The Blue Mountains Attainable Housing Corporation acknowledge receipt of Public Meeting comments arising from the August 1, 2019 Public Meeting;

AND THAT The Blue Mountains Attainable Housing Corporation approve use of the Town of The Blue Mountains Purchasing of Goods and Services Policy, POL.COR.07.05 as amended from time-to-time for all Corporation-related procurement activities;

AND THAT The Blue Mountains Attainable Housing Corporation request Town staff to provide notice to The Blue Mountains Attainable Housing Corporation when proposing updates to the Town of The Blue Mountains Purchasing of Goods and Services Policy, POL.COR.07.05 for information purposes, and to provide an opportunity to comment on matters that may affect the Corporation’s purchasing activities, Carried.

**B.3.2 Request for Proposals options for Attainable Housing Corporation to retain Fairness Advisor and Financial Advisor Services, FAF.19.185**

Moved by: Gavin Leitch

Seconded by: Alar Soever

THAT the Attainable Housing Corporation receive Staff Report FAF.19.185, entitled “Request for Proposals options for Attainable Housing Corporation to retain Fairness Advisor and Financial Advisor Services”;

AND THAT the Attainable Housing Corporation endorse Option 1 to issue a Request for Proposal for retaining the services of a Fairness Advisor;

AND THAT the Attainable Housing Corporation endorse Option 3 to issue a Request for Proposal for retaining the services of a Financial Advisor;

AND THAT the Attainable Housing Corporation receive the Draft Job Description for Executive Director for the Attainable Housing Corporation, subject to identified revisions;

AND THAT the Attainable Housing Corporation endorse Option 5 for the potential hiring of an Executive Director for the Blue Mountains Attainable Housing Corporation, Carried.

## **C. Matters for Discussion**

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

Chair Rob Sampson noted there have been seven (7) plan takers for Request for Information (“RFI”) 2019-61-P-AHC and the RFI has been extended until October 11, 2019. Rob noted one (1) parcel was not identified in the RFI that may be identified later.

### **C.2 Invoices for Payment: Metroland Media**

Moved by: Gavin Leitch

Seconded by: Patrick Gourlay

THAT The Blue Mountains Attainable Housing Corporation approves Treasurer of The Blue Mountains Attainable Housing Corporation to proceed with payment of Metroland Media invoice no BAD0436451 totaling \$65 excluding HST and invoice no. BAD0436866 totaling \$250 excluding HST, Carried.

### **C.3 Ontario Home Builders Association (“OHBA”)2019 Annual Conference Discussion**

Link to OHBA Conference Program: <https://conference.ohba.ca/conference-program/>

Chair Rob Sampson advised the OHBA is holding its annual conference at Blue Mountain Resorts, September 22 – 24, 2019. Rob noted he and Mayor Soever have been invited to attend several events on Sunday September 22, and Monday September 23. Rob advised Board members can attend, if interested, while ensuring a quorum of the Attainable Housing Corporation is not present.

## **D. Correspondence, if any**

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### **D.1 Susan Lee, Resident**

**Re: Proposed Site for Attainable Housing at Heritage Park**

### **D.2 Gavin Law, Resident**

**Re: Kandahar/Heritage Park Proposed Site for Attainable Housing**

Moved by: Gavin Leitch

Seconded by: Alar Soever

THAT the Attainable Housing Corporation receives for information correspondence item D.1 Susan Lee, Resident Re Proposed Site for Attainable Housing at Heritage Park, and item D.2 Gavin Law, Resident Re: Kandahar/Heritage Park Proposed Site for Attainable Housing and provides the same to StrategyCorp for inclusion in the Request for Information comments received, Carried.

### **D.3 Bruce Taylor**

**Re: Grants for Basement Secondary Suites**

Moved by: Patrick Gourlay

Seconded by: Gavin Leitch

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.

## **E. New and Unfinished Business**

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### **E.1 Additions to the Agenda**

### **E.2 Items Identified for Discussion at the Next Meeting**

- Follow-up regarding TC Energy Letter – Mayor Soever

## **F. Notice of Meeting Dates**

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October 3, 2019  
Town Hall, Council Chambers

## **G. Adjournment**

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Moved by: Gavin Leitch

Seconded by: Janet Findlay

The meeting of the Attainable Housing Corporation adjourned at 6:54 p.m. to meet again at the call of the Chair, Carried.