



Agenda

The Blue Mountains Attainable Housing Corporation

Meeting Date: Thursday, August 6, 2020 REVISED
Meeting Time: 2:00 p.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Executive Assistant Committees of Council

A. Call to Order

Traditional Territory Acknowledgement

Corporation Member Attendance

Approval of Agenda

Recommended (Moved by, Seconded by)

THAT the Agenda of August 6, 2020 be adopted as circulated, including any additions.

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.

Previous Minutes

Recommended (Moved by, Seconded by)

THAT the Board meeting minutes of July 2, 2020 be adopted as circulated, including any revisions to be made.

B. Staff Reports, Deputations, and Presentations

B.1 Deputations, if any

None

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: Board meetings are taking place virtually 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.3 Staff Reports, if any

B.3.1 Award of Proposals for Development Financing and Management Services (2020-01)

Recommended (Moved by, Seconded by)

THAT the Attainable Housing Corporation receive Staff Report 2020-01, entitled “Award of Proposal for Development Financing and Management Services”;

AND THAT the Blue Mountains Attainable Housing Corporation award 2020-01-P-BMAHC Development Financing and Management Services to New Commons Development, being the highest scoring proponent following evaluation of the qualified submitted bids.

C. Matters for Discussion

C.1 Development Industry Incentives for Attainable Housing in the Proposed Community Improvement Plan – Director of Planning and Development Services Nathan Westendorp (verbal)

C.2 Gateway Project Pathway Update – Sharon McCormick

Evaluation Committee

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation directs the Executive Director to establish an Evaluation Team and Technical Advisers as presented for the procurement of a design builder on the Gateway site.

Relief from Development Charges and Residential Property Tax

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation directs the Executive Director to work with the CAO and Town staff to bring forward a Town Attainable Housing Relief Policy recommendation to Council and present the same to the County and School Boards.

C.3 Secondary Suite Grant Application SSAP-2020-01

Recommended (Moved by, Seconded by)

WHEREAS The Blue Mountains Attainable Housing Corporation received an application for a Secondary Suite Grant in July 2020, application no. SSAP-2020-01;

AND WHEREAS Application SSAP-2020-01 has been reviewed by the Board of Directors of The Blue Mountains Attainable Housing Corporation and the Board confirms funding is available;

AND WHEREAS The Blue Mountains Attainable Housing Corporation has determined that Application SSAP-2020-01 meets the criteria of the Secondary Suite Grant Program;

NOW THEREFORE, The Blue Mountains Attainable Housing Corporation approves SSAP-2020-01 and directs the Treasurer of The Blue Mountains Attainable Housing Corporation to provide the grant amount, a maximum of 10% or \$5,000 to the applicant subject to confirmation of appropriate approvals and processes, by the Town's Planning and Development Services Department.

C.4 Invoice Approval (verbal)

Note: invoices in accordance with contract and service agreements

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation approve P1 Consulting Invoice No. 19643 totaling \$1,226.05, UpanUp Invoice No. 4208 totaling \$615.85, and Baker Tilly invoice No. 199083 totaling \$4,712.10.

C.5 Consideration to Join Ontario Non-Profit Housing Association ("ONPHA")

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation approves a 1-year membership to the Ontario Non-Profit Housing Association to a total cost of \$500.

D. Correspondence

D.1 Cheryl and Geoffrey Forshaw, Joanne and Joe del Brocco, Marty and Honey Kane, Pat and Gary Graham, and Arlene Osborne, Residents
Re: Development Gateway Site, 171 King Street East, Thornbury

D.2 Robert Cockerill, Resident
Re: TBM Attainable Housing

D.3 Walter Schmidka, Resident
Re: TBM Attainable Housing

D.4 Giuseppe, Joanna, and Angela Del Brocco, Residents
Re TBM Attainable Housing

- D.5 Bruce Melhuishi, Owner, Sunset Grill**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.6 Cortney Lush, Owner, Crock-a-Doodle**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.7 Tracy Lindberg, Co-Owner, Jack and Maddy Toy Store**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.8 Michelle Ubell, Owner, Iwa Spa, Yoga, and Boutique**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.9 David Hodds, Owner, BeaverTails Blue Mountain**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.10 Michael Seguin, Resident**
Re: Support of Proposed Planning Process regarding the Attainable Housing Gateway Site, in response to the July 10, 2020 Media Release
 - D.11 Garry and Patricia Graham, Residents**
Re: Development Gateway Site, 171 King Street East, Thornbury
- NOTE: this correspondence was also included as a Public Comment during the Public Comment Period at the July 2, 2020 Board meeting.
- D.12 Malcolm McSorley, Owner, Pita Pit**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.13 Luciano DiMatteo, Owner, Wild Wing**
Re: Support for BMAHC Thornbury Site and Public Consultation
 - D.14 Maurice Byrne, Owner, MJ Byrnes Irish Pub**
Re: Support for BMAHC Thornbury Site and Public Consultation

E. New and Unfinished Business

- E.1 Additions to the Agenda**
- E.2 Items Identified for Discussion at the Next Meeting**

F. Closed Session

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. a request under the *Municipal Freedom of Information and Protection of Privacy Act*, if the council, board, commission or other body is the head of an institution for the purposes of that Act and with regard to a request received;

- 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

September 3, 2020
Town Hall, Council Chambers

H. Adjournment

Recommended (Moved by, Seconded by)

The meeting of the Attainable Housing Corporation adjourned at (time) p.m. to meet again at the call of the Chair.