



THE BLUE MOUNTAINS  
Attainable Housing Corporation

# Agenda

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The Blue Mountains Attainable Housing Corporation

**Meeting Date:** Thursday, January 21, 2021  
**Meeting Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers  
**Prepared by** Sarah Merrifield, Executive Assistant Committees of Council

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## A. Call to Order

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**Traditional Territory Acknowledgement**

**Corporation Member Attendance**

**Approval of Agenda**

**Recommended** (Moved by, Seconded by)

THAT the Agenda of January 21, 2021 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 (December 3, 2020)**

**Recommended** (Moved by, Seconded by)

THAT the Board meeting minutes of December 3, 2020 be adopted as circulated, including any revisions to be made.

## B. Staff Reports, Deputations, and Presentations

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**B.1 Deputations, if any**

**B.1.1 Eldon Theodore, Partner, MHBC Planning, Urban Design & Landscape Architecture**  
**Re: Massing Model for 4th Development Concept on Gateway Site**

**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**

None

**C. Matters for Discussion**

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**C.1 Noise Study Portion of D2 Assessment**

**Recommended** (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives the Noise Study associated with the D2 Assessment for the Gateway Site and requests the Executive Director to include the report in the planning application.

**C.2 Land Transfer for Gateway Site – Executive Director Sharon McCormick (verbal)**

**Recommended** (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation directs the Executive Director to negotiate with the Town of The Blue Mountains and develop an agreement for the transfer of the Gateway Site at 171 King St East, Thornbury to BMAHC for attainable housing development for the Board’s approval;

AND THAT The Blue Mountains Attainable Housing Corporation approves expenditure of legal fees to prepare the agreement and land transfer to an upset limit of \$8,000.

**C.3 Governance Review – Board Director Gavin Leitch**

NOTE: the memorandum associated with this item will be released on Tuesday, January 19, 2021.

**C.4 2021 Budget – Sharon McCormick**

**Recommended** (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation approves the 2021 BMAHC Operating Budget for discussion purposes.

**C.5 Monthly Financial Statements and Summary of Spending – Sharon McCormick**

**Approved expenditures**

New Commons Development \$3500 (paid by CMHC Seed Funding)  
Robins Appleby \$7000  
Creative Process \$4900  
P1 Consulting \$945  
Upanup \$450

**Fee estimates for approved commitments**

Legal \$5000 Gateway land transfer  
Audit \$5500-6500  
Urban design \$4500 project design guidelines, \$4000 concept 4 massing model

**Recommended** (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Item C.5 Monthly Financial Statements and Summary of Spending for information purposes.

**C.6 Appointment of Board member to the Town of The Blue Mountains Economic Development Advisory Committee**

**Recommended** (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation acknowledges the resignation of Cary Eagleson from the Town of The Blue Mountains Economic Development Advisory Committee effective November 19, 2020;

AND THAT The Blue Mountains Attainable Housing acknowledge that when Cary Eagleson was initially appointed on March 15, 2019, the Board also appointed alternates, being: Board members Janet Findlay and Patrick Gourlay;

NOW THEREFORE The Blue Mountains Attainable Housing Corporation appoints (1 Board member) to the Town’s Economic Development Advisory Committee for the balance of the 2018 to 2022 Term of Council and confirms (name Board member(s) will act as alternates.

**D. Correspondence**

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**D.1 Alex Maxwell, Resident**

**Re: Attainable Housing and Future Building in The Blue Mountains**

NOTE: This item referred by Council at the December 14, 2020 meeting

For Board information

**D.2 Toivo Holsmer, Resident**

**Re: The Blue Mountains Attainable Housing Corporation, Non-resident Directors and The Gateway Project**

NOTE: This item referred by Council at the November 30, 2020 meeting through the following resolution:

THAT Council of the Town of The Blue Mountains receives the November 19, 2020 correspondence from Toivo Holsmer regarding The Blue Mountains Attainable Housing Corporation, Non-resident Directors and The Gateway Project;

AND THAT Council endorses The Blue Mountains Attainable Housing Corporation By-laws as it relates to Board Appointments;

AND THAT Council refers the correspondence to The Blue Mountains Attainable Housing Corporation for response, CARRIED.

For Board information

**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**

- Schedule I Clerks Support – Memorandum of Understanding
- Board sub-committees
- Code of Conduct Training
- Gateway Project Design Guidelines
- Executive Director Annual Performance Evaluation
- CMHC Agreement

**F. Closed Session**

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**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 trade secret or scientific, technical, commercial or financial information that belongs to the board and has monetary value or potential monetary value and with regard to the financial strategy for the Gateway Site;

ii. advice that is subject to solicitor-client privilege, including communications necessary for that purpose and with regard to a request received;

iii. a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the board and with regard to contract negotiations;

vi. a proposed or pending acquisition or disposition of land by the board and with regard to potential land acquisition.

**Closed Session Reporting Out Statement**

**G. Notice of Meeting Dates**

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February 4, 2021 at 2:30 p.m.  
Town Hall, Council Chambers (Virtual)

**H. Adjournment**

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**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.