



THE BLUE MOUNTAINS
Attainable Housing Corporation

Agenda

The Blue Mountains Attainable Housing Corporation

Meeting Date: Thursday, April 1, 2021
Meeting Time: 2:30 p.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Executive Assistant Committees of Council

A. Call to Order

Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis, and Inuit Peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee, and Wendat-Wyandot-Wyandotte peoples.

Corporation Member Attendance

Approval of Agenda

Recommended (Moved by, Seconded by)

THAT the Agenda of April 1, 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 (March 4, 2021, March 16, 2021)

Recommended (Moved by, Seconded by)

THAT the Board meeting minutes of March 4, 2021 and the Special Board meeting minutes of March 16, 2021 be adopted as circulated, including any revisions to be made.

Previous Closed Session Minutes (March 16, 2021)

THAT the Closed Session Board meeting minutes of March 16, 2021 be adopted as previously circulated.

B. Staff Reports, Deputations, and Presentations

B.1 Deputations, if any

B.1.1 John Fox, B.Comm., LL.B., Partner, Ismail Ibrahim, P.Eng., M.B.A., J.D., Associate, and Noah Ciglen, Associate, Robins Appleby LLP Re: Governance in Housing Corporations

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.1 John Fox, B.Comm., LL.B., Partner, Ismail Ibrahim, P.Eng., M.B.A., J.D., Associate, and Noah Ciglen, Associate, Robins Appleby LLP Re: Governance in Housing Corporations for information purposes.

B.1.2 Suzanne Craig, Integrity Commissioner Re: Code of Conduct Training

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.2 Suzanne Craig, Integrity Commissioner Re: Code of Conduct Training for information purposes.

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

C.1 Budget Variance Report – Executive Director Sharon McCormick

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Item C.1 Budget Variance Report for information purposes.

C.2 Follow-up Resolution from The Blue Mountains Council

NOTE: Council provided the following resolution at the February 22, 2021 meeting:

THAT Council of the Town of The Blue Mountains receives February 9, 2021 deputation from Sharon McCormick, Executive Director, The Blue Mountains Attainable Housing Corporation (BMAHC);

AND THAT the BMAHC Board requests Council to direct the Town of The Blue Mountains' Chief Administrative Officer and relevant staff to initiate the municipally-initiated planning amendments to the Town Official Plan and Comprehensive Bylaw 2018-65 to facilitate a mixed use development at the Gateway Site for the following amendments:

- Building height of 4 storeys;
- Residential as permitted use on ground floor;
- Appropriate parking and building provisions to accommodate the proposed development;

AND THAT BMAHC acknowledges that the Town's commencement of the municipally-initiated planning amendments do not reflect Town Council's support of the amendments themselves which will be subject to a public process as required by the Planning Act;

AND THAT BMAHC acknowledges that final decisions on the municipally-initiated planning amendments will be determined by Town Council and/or the County of Grey at a later date in accordance with the Planning Act, CARRIED.

NOTE: Council provided the following resolutions at the March 22, 2021 meeting:

a) THAT Council receive Staff Report FAF.21.054 entitled "The Blue Mountains Attainable Housing Corporation Operating Loan Agreement Amendment";

AND THAT Council authorize the Mayor and Clerk to execute the amended Operating Loan Agreement between The Blue Mountains Attainable Housing Corporation (BMAHC) and The Corporation of the Town of The Blue Mountains subject to the approval by the Chief Administrative Officer, Director of Legal Services and Director of Finance & IT Services, CARRIED.

b) THAT Council of the Town of The Blue Mountains receives March 9, 2021 deputation from Sharon McCormick, Executive Director and Cary Eagleson, Treasurer, The Blue Mountains Attainable Housing Corporation;

AND THAT Council direct staff to provide a staff report in response to the requests contained in The Blue Mountains Attainable Housing Corporation deputation to the April 20, 2021 Committee of the Whole meeting, that includes recommendations and options for Council consideration,

AND THAT Council direct the CAO and Director of Finance & IT Services to work with the Executive Director of the BMAHC to prepare a staff report for inclusion on the March 22, 2021 Council Meeting for Council consideration regarding funds required by The Blue Mountains Attainable Housing Corporation in the immediate future, CARRIED.

D. Correspondence

Note: Correspondence items below referred by Council

- D.1 Hazel Milne, Resident**
Re: The Blue Mountains Attainable Housing Corporation Proposed Apartment Building
- D.2 Paul and Ira Tessier, Residents**
Re: The Blue Mountains Attainable Housing Corporation Proposal
- D.3 Terri Kimball, Resident**
Re: Proposed Housing Project on the Former Foodland Site
- D.4 Rick Tipping, Resident**
Re: Zoning Maximum Height (Attainable Housing)
- D.5 The Blue Mountain Ratepayers Association**
Re: The Blue Mountains Attainable Housing Corporation Planning Amendment
- D.6 Alex Maxwell, Resident**
Re: The Gateway Housing Project

Recommended (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation receives Correspondence Items D.1 to D.6 for information purposes.

E. New and Unfinished Business

- E.1 Additions to the Agenda**
- E.2 Items Identified for Discussion at the Next Meeting**
 - Board sub-committees
 - BMAHC Appointment to Town's EDAC Committee
 - Gateway Project Design Guidelines
 - Governance Review

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:

- 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. personal matters about an identifiable individual, including municipal or local board employees, and labour relations or employee negotiations, and with regard to the Executive Director performance evaluation.

The Board went into closed session at (TIME) p.m.

The Board rose from closed session at (TIME) p.m.

Closed Session Reporting Out Statement

G. Notice of Meeting Dates

May 6, 2021 at 2:30 p.m.
Town Hall, Council Chambers (Virtual)

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.