



THE BLUE MOUNTAINS
Attainable Housing Corporation

Minutes

The Blue Mountains Attainable Housing Corporation

Meeting Date: Thursday, June 3, 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

Councillor Sampson called the meeting to order at 2:32 p.m. with Board members Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, and Mayor Soever present. Executive Director Sharon McCormick was also present.

Regrets were sent by Board members Cary Eagleson and Andrew Siegart.

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

Moved by: Mayor Soever

Seconded by: Gavin Leitch

THAT the Agenda of June 3, 2021 be adopted as circulated, including any additions.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

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.

None

Previous Minutes (May 6, 2021, May 12, 2021, May 26, 2021)

Moved by: Janet Findlay

Seconded by: Carolyn Letourneau

THAT the Board meeting minutes of May 6, 2021, the Special Members meeting minutes of May 12, 2021, and the Special Board meeting minutes of May 26, 2021 be adopted as circulated, including any revisions to be made.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

Previous Closed Session Minutes (May 6, 2021)

Moved by: Gavin Leitch

Seconded by: Michael Schaefer

THAT the Closed Session Board meeting minutes of May 6, 2021 be adopted as previously circulated.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

B. Staff Reports, Deputations, and Presentations

B.1 Deputations, if any

B.1.1 Ismail Ibrahim, Lawyer, and Amelia Briggs Morris, Robins Appleby

Re: Application of *Housing Services Act*, *Residential Tenancies Act*, and Human Rights

Executive Director Sharon McCormick provided introductions for Ismail Ibrahim, Lawyer, and Amelia Briggs Morris, of Robins Appleby. Sharon noted the purpose of the presentation was conduct a legal review of the Corporation’s eligibility policy with respect to the application of housing related legislation namely, the Housing Services Act, Residential Tenancies Act, and Human Rights Code as had been identified by Board member Gavin Leitch as requiring further review.

Sharon confirmed that the criteria were established according to the targets set out in the BMAHC Business Plan which would have the greatest economic and social benefit to the town. As details of the programs are needed to be developed, identifying and considering any legal risks is now needed to weigh against the benefits in order to create the program procedures such as application and waitlist processes. .

Ismail Ibrahim and Amelia Briggs Morris reviewed the memorandum and the eligibility policy’s application to the aforementioned Acts.

Ismail and Amelia noted that the *Housing Services Act* does not yet apply to the Corporation because it does not operate any housing projects. Once the housing projects are operational, the Corporation will be considered a landlord and will be subject to the rights and obligations of landlords outlined therein.

There is some risk that the Corporation's program could be challenged under the *Human Rights Code* based on grounds of disability and/or age. The Corporation could consider broadening its "exceptions" to the program's eligibility criteria to address potential issues.

Councillor Sampson thanked Ismail and Amelia for the presentation.

Moved by: Gavin Leitch

Seconded by: Mayor Soever

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.1 Ismail Ibrahim, Lawyer, and Amelia Briggs Morris, Robins Appleby Re Application of Housing Services Act, Residential Tenancies Act, and Human Rights for information and requests the Executive Director to provide suggested revisions to the Eligibility Policy for the Board's consideration, and develop the detailed policies and procedures.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

**B.1.2 Michelle Hunter, Program Manager for Rural Ontario Medical Program ("ROMP")
Re: Attainable Housing and Healthcare**

Councillor Sampson welcomed Michelle Hunter, Program Manager for Rural Ontario Medical Program ("ROMP") to provide a presentation regarding Attainable Housing and Healthcare. Michelle noted the upcoming Research and Innovation Day is being held June 16, 2021 with a theme of COVID Recovery. Michelle noted that ROMP works to support medical education and other healthcare professionals' training and works on a continuum of a career from high school to preceptorship/late careerist. Michelle noted that after a rural background, the next strongest factor associated with entering rural practice is undergraduate and postgraduate clinical experience in a rural setting.

Michelle noted that housing/homelessness is one of the indicators that provides a 50% impact on someone's life and also plays a role in determining if someone will become sick. Better primary care continuity is associated with lower mortality risk.

Strengthening primary care is the most inclusive, effective and efficient approach to enhance people's physical and mental health. Michelle noted that Primary Care includes family physicians, nurse practitioners, and family health teams. In terms of Primary Care Service Plans, Safety and Well Being Plans, data collection, health workforce development and relocating are also important factors in enhancing access to primary care.

Michelle provided an overview of the Healthcare Impact of South Georgian Bay Region and noted that attainable housing is a challenge for retaining and attracting physicians

in the area. Michelle noted the need to review the data and establish the housing need, communicate the needs, and address the social determinants of health (employment and working conditions, education and literacy, etc.). For future healthcare professionals, it is necessary to determine models of investment for municipalities with consideration for integration with the community.

Michelle referenced the report "Finding the Missing Middle" report and noted several projects to review including: Doctors Prescribing Housing, Blue Zones, Value of Design for Health, among others. Michelle also commented on some of the high-tech health centre opportunities that are available for learners.

Michelle noted the Canada Summer Jobs opportunities that allowed 14 students and 9 supervisor positions at Collingwood General and Marine Hospital in summer 2020.

Councillor Sampson noted that a housing model is important for the social health of the community and the medical professionals needed in the community are looking for housing as well, which is an important factor in attraction and retention. Michelle agreed and noted that there are 100 unique individuals who come to the area each year and require temporary housing. If housing cannot be achieved, the placements have to be cancelled. Michelle emphasized the need to determine a long-term solution to the housing needs.

Board member Patrick Gourlay enquired whether the housing models used by other communities are readily available. Michelle confirmed that a survey would need to be developed to determine how placement areas are handling/managing physician housing. Michelle added that the Province of Ontario provides \$800/month for these housing needs, which is not enough.

Councillor Sampson thanked Michelle for her presentation.

Moved by: Carolyn Letourneau

Seconded by: Patrick Gourlay

THAT The Blue Mountains Attainable Housing Corporation receives Item B.1.2 Michelle Hunter, Program Manager for ROMP Re: Attainable Housing and Healthcare for information.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

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.

None

B.3 Staff Reports, if any

None

C. Matters for Discussion

C.1 Gateway Site Design Guideline Task Force Update – Executive Director Sharon McCormick (verbal)

Executive Director Sharon McCormick reported on the April 2021 Design Guidelines Task Force meeting and advised the Board that the main topics of discussion were the 1 versus 2 buildings for the Gateway Site and the issue of massing and scale of the building. Sharon noted the Task Force was receptive and were happy to see the social factor priority, being the proportion of attainable housing units, as a strong factor in the decision to go with 1 building. Sharon further noted that Task Force member Steve Diamond reached out to an architect to provide examples of various ways to articulate the building to minimize perception of massing. Sharon confirmed the Task Force is undertaking a detailed review of the draft site design guidelines that once approved by the Board will be incorporated into the conceptual site plan for the planning amendment application as well as be provided in the RFP for the design builder to apply in their design submissions. The Task Force will also be proposing to the Board a set of key principles based on the site design guidelines to be considering for embedding in the Gateway Site’s Official Plan Amendment.

C.2 Secondary Suite Grant Program – Sharon McCormick (verbal)

Moved by: Gavin Leitch

Seconded by: Michael Schaefer

THAT with respect to the Corporation’s secondary suite program, The Blue Mountains Attainable Housing Corporation requests the Executive Director to transfer the BMAHC Secondary Suite Grant Program to the Town to be implemented through the Town’s existing Community Improvement Plan program.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

C.3 Financial and Budget Variance Reports – Sharon McCormick

Moved by: Mayor Soever

Seconded by: Gavin Leitch

THAT The Blue Mountains Attainable Housing Corporation receives Item C.2 Financial and Budget Variance Report for information purposes.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

D. Correspondence

None

E. New and Unfinished Business

E.1 Additions to the Agenda

E.2 Items Identified for Discussion at the Next Meeting

- Creation of Board sub-committees
- Membership Structure Sub-committee Update

F. Closed Session

Moved by: Michael Schaefer

Seconded by: Carolyn Letourneau

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, 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 respect to a Request for Proposal.
- ii. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and with respect to a complaint received;
- iii. 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 respect to the financial strategy for the Gateway Site.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)

The Board went into closed session at 3:51 p.m.

The Board rose from closed session at 4:53 p.m.

Closed Session Reporting Out Statement

Councillor Sampson reported out of closed session that the Board gave the Executive Director some direction as it relates to a Request for Proposal. The Board also gave the Executive Director some direction and heard a report as it relates to a complaint received. The Board also gave the Executive Director some direction and heard a report as it relates to the financial strategy for the Gateway Site.

G. Notice of Meeting Dates

July 8, 2021 at 2:30 p.m. – Regular Board Meeting
Town Hall, Council Chambers (Virtual)

H. Adjournment

Councillor Sampson requested all Board members and any members of the public who are watching the meeting video to ensure they complete an Internet Speed Test Challenge: <https://www.thebluemountains.ca/speed-test.cfm>.

Moved by: Patrick Gourlay

Seconded by: Gavin Leitch

THAT The Blue Mountains Attainable Housing Corporation does now adjourn at 4:56 p.m. to meet again at the call of the Chair.

Yay (7): Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (2): Cary Eagleson, Andrew Siegart

The motion is Carried (7 to 0, 2 absent)