



Minutes

The Blue Mountains Attainable Housing Corporation

Meeting Date: Tuesday, May 21, 2019
Meeting Time: 2:00 p.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Administrative Assistant – Clerks & Community Services

A. Call to Order

Councillor Rob Sampson called the meeting to order at 2:03 p.m.

Also in attendance were Directors Cary Eagleson, Janet Findlay, Patrick Gourlay, Mayor Alar Soever, ad hoc member Bruce Taylor, and Town staff Nathan Westendorp. Deputy Mayor Odette Bartnicki was also in attendance. Interim Chief Administrative Officer Shawn Everitt joined the meeting at 2:30 p.m.

Regrets were sent from Directors Andrew Siegart, Gavin Leitch, and Rheal Ranger.

Approval of Agenda

Moved by: Cary Eagleson

Seconded by: Patrick Gourlay

THAT the Agenda of May 21, 2019 be adopted as circulated, including any additions, Carried.

Declaration of Pecuniary Interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2018-20, 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

Moved by: Patrick Gourlay

Seconded by: Cary Eagleson

THAT the Regular Minutes of April 4, 2019, the Special General Minutes of April 4, 2019, April 9, 2019, and May 7, 2019 be adopted as circulated, including any revisions to be made, Carried.

Moved by: Patrick Gourlay

Seconded by: Cary Eagleson

THAT the Special General Minutes of April 9, 2019, and the Special General Minutes of May 7, 2019 be provided to the Council of the Town of The Blue Mountains at its next regularly scheduled Council Meeting, Carried.

Moved by: Patrick Gourlay

Seconded by: Cary Eagleson

THAT the Attainable Housing Corporation direct Town staff to provide all future public Regular, Special, and Annual meeting minutes to Council of the Town of The Blue Mountains once approved by the Attainable Housing Corporation Board of Directors, Carried.

B. Staff Reports, Deputations, Correspondence

B.1 Deputations, if any

None

B.2 Staff Reports

B.2.1 Attainable Housing Corporation Meeting Structure, FAF.19.064

Moved by: Alar Soever

Seconded by: Janet Findlay

THAT the Attainable Housing Corporation receive Staff Report FAF.19.064, entitled “Attainable Housing Corporation Meeting Structure”;

AND THAT the Attainable Housing Corporation selects Option 2 as substantively outlined in report FAF.19.064, being:

THAT The Blue Mountains Attainable Housing Corporation be treated as a separate legal entity [wholly owned and controlled by the Town], confirming the Corporation:

- a. Acknowledges the *Municipal Act, 2001* and the Town’s Procedural By-law do not apply to Corporation proceedings;
- b. will amend the Corporation’s by-laws, policies, and procedures which establish the rules respecting the calling and conduct of its meetings to include aspects of the Town’s Procedural By-law, including:
 - i. rules around open and closed session meetings;
 - ii. locations, meeting times and notice;
 - iii. special, regular, and annual meetings of the Corporation;
 - iv. role of the Board of Directors;
 - v. conduct of Directors;
 - vi. order of business;
 - vii. deputations and public comment periods, etc.;
 - viii. will provide notice of meetings to Directors of the Attainable Housing Corporation and members of the public, Carried.

B.3 Correspondence, if any

B.3.1 Ministry of Municipal Affairs & Housing

Re: More Homes, More Choice: Ontario's Housing Supply Action Plan

Note: this item was deferred from the May 7, 2019 Special General Meeting and referred to the Attainable Housing Corporation at the May 13, 2019 Council Meeting.

Director of Planning and Development Services Nathan Westendorp provided an overview of the correspondence as it relates to proposed changes brought by Bill 108. Nathan noted the intent of the legislation is to streamline approvals and will also bring changes to the *Planning Act* and other legislation including the *Municipal Act* and the *Development Charges Act*. Bill 108 proposes limits on Inclusionary Zoning ("IZ") where currently, a municipality can build IZ into its Official Plan. Nathan confirmed Bill 108 proposes amendments to timelines for planning applications (210 days to 120 days proposed), zoning by-law amendments (150 days to 90 days proposed), plans of subdivision and condominium (180 days to 120 days proposed). Nathan noted Bill 108 considers the removal of the 3rd Party Appeals for Plan of Subdivision decisions and proposes reverting to a previous LPAT Appeals hearing process.

Nathan advised Bill 108 introduces a Community Benefits Charge ("CBC") to assist municipalities in addressing costs for growth-related services. CBCs would be available to municipalities through the passing of a by-law. Nathan confirmed CBCs cannot be collected on items recovered through Development Charges. Mayor Soever questioned if CBCs could be utilized for costs such as an Employee Housing Charge (which is currently used by Whistler Housing Authority). Nathan advised he is unsure of the qualifying criteria of the CBC but confirmed attainable housing is a possible target.

Moved by: Janet Findlay

Seconded by: Alar Soever

THAT the Attainable Housing Corporation receive Correspondence Item B.3.1 Ministry of Municipal Affairs and Housing Re: More Homes, More Choice: Ontario's Housing Supply Action Plan and directs Town staff to draft a letter to Ministry of Municipal Affairs and Housing with copy to Town Council encouraging the province to utilize tools such as the Community Benefits Charge to facilitate development of attainable housing, Carried.

C. New & Unfinished Business

C.1 Meeting Schedule Moving Forward

Moved by: Alar Soever

Seconded by: Patrick Gourlay

THAT the Attainable Housing Corporation agree to hold regular monthly meetings on the First Thursday of the month with meetings during even-numbered months occurring at 2:00 p.m. and meetings during odd-numbered months occurring at 5:30 p.m.;

AND THAT the Attainable Housing Corporation By-law No. 1 being a by-law relating generally to the conduct of the affairs of The Blue Mountains Attainable Housing Corporation be updated to reflect the same, Carried.

C.2 Next Steps: Director Appointments

The Board of Directors noted a previous resolution increased the Board of Directors by two (2), from seven (7) Directors to nine (9) Directors. With the review of By-law No. 1 being a by-law relating generally to the conduct of the affairs of The Blue Mountains Attainable Housing Corporation, this update should be made.

Moved by: Patrick Gourlay

Seconded by: Alar Soever

THAT the Attainable Housing Corporation initiate a call for appointment for Board Directors and request that the appointment advertisement, as revised, be made publicly available through the Attainable Housing Corporation's website and the Town's website, Carried.

C.3 DRAFT Attainable Housing Corporation Purchasing Policy

Moved by: Patrick Gourlay

Seconded by: Alar Soever

THAT the Attainable Housing Corporation provide direction to Town staff to post the DRAFT Attainable Housing Corporation Purchasing Policy to the Attainable Housing Corporation website to receive comments from members of the public and Town staff utilizing the Public Meeting Process;

AND THAT the Attainable Housing Corporation direct Town staff to hold a Public Meeting at the regularly scheduled Attainable Housing Corporation meeting following the 21-day notification period so comments can be provided by Town staff and members of the public for consideration by the Attainable Housing Corporation Board of Directors, Carried.

C.4 Inclusionary Zoning Discussion – Janet Findlay

Nathan recommended the BMAHC pause in the exploration of IZ as a tool for attainable housing until Planning staff can review IZ in relation to implementation regulations of Bill 108. Nathan noted implementing IZ is not a quick process; it requires changes to the Town's Official Plan. A decision on Bill 108 limits Town staff's ability to move IZ forward at this time.

C.5 Database Development – Short & Long-Term Rental Stock

Councillor Sampson noted the Attainable Housing Corporation has had several inquiries regarding a database of short and long-term rental stock. The group discussed the intent of this database is not a revenue source for the Corporation, but simply a method to connect renters with rental properties. Patrick noted he will take this matter to legal counsel for consideration and follow-up with the Board at a later date.

D. Communications & Marketing

D.1 Update on StrategyCorp Activities

Administrative Assistant Sarah Merrifield confirmed she will post Weekly StrategyCorp updates to the Attainable Housing Corporation website.

D.2 Economic Development Advisory Committee Update – Cary Eagleson

Cary advised he is keeping the Economic Development Advisory Committee apprised of Corporation matters.

D.3 Ease of Use Discussion - @thebluemountains.ca Email Addresses – Sarah Merrifield

Administrative Assistant Sarah Merrifield noted Corporation members must check their @thebluemountains.ca email addresses regularly to ensure they are up-to-date on meeting dates, documents for review, etc. Sarah confirmed she will not be using private email addresses to contact the Board of Directors moving forward. It is imperative that Attainable Housing Corporation matters be stored on Town servers and an important part of this is email communications.

E. Finance

E.1 Financial Position Overview- Cary Eagleson

Cary noted there is approximately \$240,000 in the BMAHC Account and advised \$50,000 that was previously in a GIC has been put to cash.

F. Down Payment Assistance & Secondary Suite Applications

F.1 Application DPAP-2019-01

Moved by: Cary Eagleson

Seconded by: Alar Soever

WHEREAS the Blue Mountains Attainable Housing Corporation received an application for down payment assistance in March 2019 (Application Number DPAP-2019-01) totaling \$19,000;

AND WHEREAS Application DPAP-2019-01, has been reviewed by the Board of Directors of the Blue Mountains Attainable Housing Corporation;

AND WHEREAS, the Blue Mountains Attainable Housing Corporation has determined that Application DPAP-2019-01 meets the criteria of the Down Payment Assistance Program to receive up to 5% of the purchase price of a home in the Town of The Blue Mountains to a maximum amount of \$20,000;

NOW THEREFORE, the Blue Mountains Attainable Housing Corporation approves DPAP-2019-01 and directs the Treasurer of the Blue Mountains Attainable Housing Corporation to provide the amount of \$19,000 to the applicant forthwith, Carried.

F.2 Strategy for DPAP and SSA Moving Forward

This discussion has been deferred to a future Attainable Housing Corporation meeting.

G. Adjournment

Moved by: Alar Soever

Seconded by: Cary Eagleson

The meeting of the Attainable Housing Corporation adjourned at 3:22 p.m. to meet again June 6, 2019 at Town Hall, Council Chambers or at the call of the Chair.