

May 4, 2022

Corrina Giles, Town Clerk
Town Hall, 32 Mill Street, Thornbury, ON

via email

Re: Potential Disposition of 171 King St. to Blue Mountain Attainable Housing Corporation
("BMAHC")

I write to express my support for "The Town of The Blue Mountains (is) considering selling or transferring Town-owned lands located at 171 King St. E. to the Blue Mountains Attainable Housing Corporation for nominal value."

I believe it is the best interests of the community of the Town of The Blue Mountains for Council to follow through on the resident's general support during the last election for the need attainable housing. It should be noted that attainable housing is not supported by other government levels, in particular Grey County, at this time.

Regards,

Bruce Taylor





May 30, 2022

Town of the Blue Mountains
32, Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0
Attention: Corina Giles, Town Clerk

Request for distribution to:
Alar Soever, Mayor
Peter Bordignon, Deputy Mayor
Town of the Blue Mountains Council
Shawn Everitt, CAO

**RE: Public Meeting – Potential Disposition of 171 King St. to the Blue Mountains
Attainable Housing Corporation (“BMAHC”)**

We thank you for the opportunity to comment on the potential disposition of town-owned lands in the context a Public Meeting. As we have previously communicated to Council and Staff, our Membership continues to experience acute labour shortages, fueled in large part by the significant barriers to housing within our community. Simply put, those who might otherwise wish to seize upon the variety of employment opportunities available in our community cannot afford to live here, whether to rent or purchase. As the leading business organization in the Town of the Blue Mountains, we continue to characterize this issue as a crisis, one that will require concrete action and significant investment at all levels of government. Locally, we believe the municipality can and should do more.

On behalf of our Membership and the Board of Directors, we therefore wish to formally communicate our strong support for the transfer of 171 King St. to the Blue Mountains Attainable Housing Corporation for the development of the Gateway Project. This important investment, we believe, will see a significant return in the form of economic growth, business vitality, diversity of population and resident satisfaction. In short, it will improve upon the delivery of goods and services that our residents require, while contributing to the thriving and sustainable future we all seek on the long term. We wish to contribute not only our collective voice in support of this important investment, but we will also stand as proud partners of the Town and the Attainable Housing Corporation in making sure that the Gateway Project and other local housing initiatives are a success. Among other possible actions the Chamber might take to contribute towards the success of the Gateway Project in particular, we will commit to promoting the establishment of referral and/or head lease agreements, both within and outside of our Membership.

- On behalf of our Membership, we thank you for the opportunity of adding our collective voice in favour of the transfer of the Gateway Project site to the Blue Mountains Attainable Housing Corporation. Again, we believe that this important investment will pay dividends into the future. The Chamber stands ready and willing



to assist Council, Town Staff, and the Attainable Housing Corporation as partners in ensuring the success of this project for the benefit of the entire community.

Yours truly,

[Redacted signature block]

From: [Corrina Giles](#)
To: [Kim Harris](#)
Cc: [Jennifer Bisley](#); [Krista Royal](#); [Kyra Dunlop](#); [council](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Debbie Young](#)
Subject: RE: Disposition of 171 King Street -BMAHC Public meeting -May 30 2022
Date: May 25, 2022 2:06:38 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon,

I acknowledge receipt of your comments as it relates to the May 30 [Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the May 30 Public Meeting and attached to a followup staff report regarding this matter.

Please note that the Public Meeting is open to the public in the Town Hall Council Chamber, is livestreamed on the Town's website (link below), and a recording of the meeting is posted to the website following the meeting.

[Council Meeting Live Stream](#)

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Kim Harris <[REDACTED]>

Sent: May 25, 2022 10:58 AM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: Jennifer Bisley <jbisley@thebluemountains.ca>

Subject: Disposition of 171 King Street -BMAHC Public meeting -May 30 2022

RE: Disposition of 171 King St. - BMAHC Public Meeting - May 30, 2022

Your Worship The Mayor and Members of Council,

This letter is to express my support for the disposition of the above-referenced property to the Blue Mountains Attainable Housing Corporation for a nominal fee.

My support is conditional, on the BMAHC retaining ownership of the lands, and enabling the development of an attainable housing project. Should the lands not be developed for that purpose within a reasonable time frame, then the property should be returned to the Town.

Respectfully submitted,

Kim Harris

[REDACTED]

[REDACTED]

Climate Action Now Network (TBM)

May 25, 2022

RE: Disposition of 171 King St. - BMAHC Public Meeting - May 30, 2022

Your Worship The Mayor and Members of Council,

This letter is to express our support for the disposition of the above-referenced property to the Blue Mountains Attainable Housing Corporation for a nominal fee.

Our support is conditional, on the BMAHC retaining ownership of the lands, and enabling the development of an attainable housing project. Should the lands not be developed for that purpose within a reasonable time frame, then the property should be returned to the Town.

Respectfully submitted,

CANN

(Climate Action Network Now)



Go Green for a Better Blue

From: [Corrina Giles](#)
To: [Hazel Milne](#)
Cc: [council](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Debbie Young](#); [Krista Royal](#); [Kyra Dunlop](#)
Subject: RE: PUBLIC COMMENT FOR MAY 30/2022 PUBLIC MEETING
Date: May 30, 2022 9:04:37 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning Mrs. Milne,

I acknowledge receipt of your comments as it relates to the May 30 [Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the May 30 Public Meeting and attached to a followup staff report regarding this matter.

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[Council Meeting Live Stream](#)

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Hazel Milne [REDACTED]
Sent: May 30, 2022 8:56 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: PUBLIC COMMENT FOR MAY 30/2022 PUBLIC MEETING

Corrina:

Please read the following during the Public Comments portion of today's Public Meeting about the disposition of 171 King Street East -- thanks.

Council,

I support healthy, sustainable, safe, accessible, affordable, attainable or any form of housing to support those that are disadvantaged due to the housing market in the Town of The Blue Mountains.

The BMAHC's chosen site at 171 King Street East, Thornbury, is none of

these. The site sits sandwiched between Thornbury's Sewage Plant and an industrial facility, BTI/Astec, with years of ongoing noise complaints, on the busiest road with no sidewalks, and no viable public transportation.

Mayor Soever was recently quoted in *Collingwood Today* as saying "This community will be a ghetto of wealthy retired people."

His misuse of the word ghetto is disturbing.

The BMAHC lead by Councillor Sampson and Mayor Soever, will be creating their own 'ghetto' but it won't be for the wealthy.

Please do not approve the transfer of the property to the BMAHC.

Hazel Milne, [REDACTED]

Donald Green, QC



April 25, 2022

Hon. Alar Soever
Mayor, The Blue Mountains
PO Box 310
Thornbury, ON N0H 2P0

cc: Peter Bordignon, Deputy Mayor, Councillors Bill Abbotts, Andrea Matrosovos, Paula Hope, Rob Sampson, Jim Uram; Shawn Everitt, Will Thomson, Blue Mountain Review

Dear Mr. Mayor;

I am writing on behalf of myself and other concerned citizens to express opposition to the affordable housing project for the Hwy 26 Foodland property as it is proposed.

First and foremost, we do not believe local government should be in the residential building business, nor should it establish any entity to do so. Projects of this scale belong under the aegis of provincial or federal governments. Local governments can and should control what happens with property through zoning, permitting and site plan agreements.

It is not the municipality's place to assume such a large financial risk; the private sector should assume the risk and, yes, the reward. Our reading of the proposal is that the lands are to be given to the developing entity for what is called a "nominal consideration." Further, current information indicates that the financial burden/impact is to be considered later. This should be the first consideration, not the last. Key factors regarding the financial aspect of entire project have not been clarified:

1. What is the source of the funds needed for the project?
2. Does this source meet all transparency and conflict of interest standards?
3. Who covers the risk of cost overruns, which are very likely in today's construction environment? Are Council and the Mayor willing to accept personal responsibility should the project exceed its budget?

While the intent is laudable, the cost is much too risky for the town to assume. As well, the number of proposed units does little to alleviate the local housing shortage, especially family housing. We also note a reference to "surplus lands." If a property acquired so recently is now surplus, perhaps it should never have been bought in the first place.

Our position is simple, put the land up for sale, zone it so private enterprise will buy it and develop it. It is prime commercial highway frontage. Use a site plan agreement to assist in


accomplishing objectives best for the town and its residents. If no one buys the land, that in itself says the proposal has no merit.

Notwithstanding the above and Council decides to proceed then please make any conveyance conditional on the following:

1. Financing being in place to build and cover overruns. At least that way the citizens are obligated for only \$1,700,000
2. Occupation. There must be stipulations on who can rent a unit. Must they work in TBM? Are they for families? What considerations for children, seniors and disabled?
3. Management. How will the ongoing issues of property management be addressed? Will rents be set to cover all expenses, including depreciation, vacancies, upkeep, etc.

Please reconsider moving forward with this plan. Let private enterprise do it in conjunction with provincial and federal government. There is too much risk for a community of this size to take on such a project.

Yours Very Truly,


Don Green QC

PS. We recently learned of a plan to implement a \$10.00 per-hour fee for groups booking tennis court time. Last summer, three groups - women's, men's and mixed - played at Bayview Park for two hours each once a week. Assuming 20 weeks of play at \$60 per week will generate \$1200, the cost to administer this ill-advised fee will be multiples of any return. The inconvenience to the organizers of collecting the Loonies or Toonies for each player's portion of fee is absurd.

While Mayor and Council are willing to give away \$1,700,000 for a questionable housing proposal with all its inherent risk, they feel obliged to collect \$1200 from residents for the use of existing facilities already paid for by ratepayers.

Does this in itself not tell how the proposed building should not go forward?

From: [Corrina Giles](#)
To: [REDACTED]
[REDACTED] [council](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Debbie Young](#)
Subject: RE: Support for attainable housing in TBM / THornbury
Date: May 26, 2022 3:47:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good afternoon Ms. Sutton,

I acknowledge receipt of your comments in response to the [Notice of Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the May 30, 2022 Public Meeting, and attached to a followup staff report regarding this matter.

Please note that the Public Meeting is open to the public in the Town Hall Council Chamber, is livestreamed on the Town's website (link below), and a recording of the meeting is posted to the website following the meeting.

[Council Meeting Live Stream](#)

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Lorraine Sutton [REDACTED]
Sent: May 25, 2022 4:35 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Re: Support for attainable housing in TBM / THornbury

Yes...thanks for that clarification.

Lorraine

On Wed, May 25, 2022 at 2:01 PM Corrina Giles <cgiles@thebluemountains.ca> wrote:

Good afternoon Lorraine,

I acknowledge receipt of your email below and ask that you please clarify if your comments below are in response to the May 30 Public Meeting regarding the potential disposition of land to The Blue Mountains Attainable Housing Corporation.

[Notice of Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#)

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Lorraine Sutton <[REDACTED]>

Sent: May 25, 2022 11:10 AM

To: BMAHC INFO <info@thebluemountainshousing.ca>

Cc: Corrina Giles <cgiles@thebluemountains.ca>; Alar Soever <alar@alarsoever.ca>; Rob Sampson <rsampson@thebluemountains.ca>

Subject: Support for attainable housing in TBM / THornbury

Hello Mayor Alar Soever and TBM Council,

YES! YES !YES!.....TBM needs the Gateway Project, as a first step towards more attainable housing in Thornbury.

Go Ahead, Get it built on the Hwy 26 site.

- Reduce parking and maintain green space..in the design
- Go as Solar as possible. Make sure the apartments have balconies at least 8 ft wide / deep.

Other steps that need to be considered

- a bylaw that forces a large tax on anyone flipping a house (must live in it or rent at an affordable house for at least 3 years)

- Require that Real estate agents have a fee to sell a house not a % (what conflict of interest)
- limit the size of single family dwellings ...to a max of 2,500 square feet and a single car garage.

Hope that offers support for the Project yet acknowledges that the issue is far from solved.

Best

Lorraine Sutton

From: [Corrina Giles](#)
To: [REDACTED]
[REDACTED] [council](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Debbie Young](#); [Krista Royal](#); [Kyra Dunlop](#)
Subject: FW: Attainable Housing
Date: May 27, 2022 8:41:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning Ms. Baron,

I acknowledge receipt of your comments in response to the [Notice of Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the May 30, 2022 Public Meeting, and attached to a followup staff report regarding this matter.

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Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Norine Baron [REDACTED]
Sent: May 25, 2022 3:02 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Attainable Housing

I DO support the disposition of the land for such housing to the Attainable Housing Corporation. I was asked to forward a copy of my letter to you.

NB

Good Day

I am a resident of Grey Highlands property but I spend most of my life in TBM. I have lived here for over 40 years and I know there have been attempts to provide affordable housing in TBM for all those years but the projects have been thwarted. The opposition is from landowners, developers and even councils throughout the years.

The Gateway Project is at least an attainable housing project. I understand that it will be available for

everyone - seniors, families, working adults. I support that. There are too many HUGE houses that house only a few people. Higher density, smaller square footages are the answers to the housing crisis.

I have been involved in housing issues via Beaver Valley Outreach for many years. I am currently involved in a potential project of Grace United Church to find some alternatives for housing.

Sincerely,
Norine Baron

May 18, 2022

Corrina Giles
Town Clerk
Town Hall, 32 Mill Street
Thornbury, ON

Re: Potential Disposition of 171 King St. to Blue Mountain Attainable Housing Corporation ("BMAHC")

I am writing to express my support for "The Town of The Blue Mountains (is) considering selling or transferring Town-owned lands located at 171 King St. E. to the Blue Mountains Attainable Housing Corporation for nominal value."

There is a chronic shortage of regular PSW staff at the Errinrunga long term care facility that I believe is partially due to the lack of affordable housing in the community. The facility must therefore rely on contract staff from outside the immediate area at a much higher cost. In addition, the high staff turnover rate is affecting the quality of care being provided to my mother and all of the other residents residing at this facility.

Best Regards,

Nancy Rheaume

A black rectangular redaction box covering the signature area.

From: [Corrina Giles](#)
To: [Sally Leppard](#)
Cc: [Kim Harris](#); [Paul Graham](#); [Krista Royal](#); [Kyra Dunlop](#); [council](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Debbie Young](#)
Subject: RE: Disposition of 171 King Street -BMAHC Public meeting -May 30 2022
Date: May 25, 2022 2:07:59 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Ms. Leppard and Mr. Graham,
I acknowledge receipt of your comments as it relates to the May 30 [Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the May 30 Public Meeting and attached to a followup staff report regarding this matter.

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Kind regards,

Corrina Giles, CMO

Town Clerk

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Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Sally Leppard <[\[REDACTED\]](#)>

Sent: May 25, 2022 10:46 AM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: [\[REDACTED\]](#)

Subject: Disposition of 171 King Street -BMAHC Public meeting -May 30 2022

Your Worship The Mayor and Members of Council

This letter is to express our support for the disposition of the above-referenced property to the Blue Mountains Attainable Housing Corporation for a nominal fee.

Our support is conditional, on the BMAHC retaining ownership of the lands, and enabling the development of an attainable housing project. Should the lands not be developed for that purpose within a reasonable time frame, then the property should be returned to the Town.

Respectfully submitted,

Sally Leppard and Paul Graham

[REDACTED]
[REDACTED]

Sent from my iPhone

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [council](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Will Thomson](#); [Debbie Young](#); [Krista Royal](#); [Kyra Dunlop](#)
Subject: RE: Webform submission from: Town Clerk
Date: May 25, 2022 2:24:41 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Ms. Alford,

I acknowledge receipt of your comments as it relates to the May 30 [Public Meeting Re: Potential Disposition of 171 King Street to Blue Mountain Attainable Housing Corporation](#)

and confirm I have forwarded the same to Council for their information and consideration.

Your comments will be included in the record of the May 30 Public Meeting and attached to a followup staff report regarding this matter.

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Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Website Committee <webcommittee@thebluemountains.ca>

Sent: May 20, 2022 4:02 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Subject: Webform submission from: Town Clerk

Submitted on Fri, 05/20/2022 - 16:01

Submitted by: Anonymous

Submitted values are:

Name:

Wilda Alford

Email:

[REDACTED]

Phone:

[REDACTED]

How can we help you?

Attainable housing badly needed in this area. I support the BMAHC.

I would like a copy of my submission sent to my email address.

Yes

Any accompanying files are attached.