



Board Report

The Blue Mountains Attainable Housing
Corporation Special Board Meeting

Meeting Date: March 16, 2021
Meeting Time: 8:30 a.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

The Blue Mountains Attainable Housing Corporation Recommendations

NOTE: The following are recommendations from The Blue Mountains Attainable Housing Corporation to be considered for adoption by Council

- [Receive Minutes \(March 16, 2021\)](#)

Recommended (Move, second)

THAT Council of the Town of The Blue Mountains receives The Blue Mountains Attainable Housing Corporation Special Board Meeting Minutes dated March 16, 2021, as attached, for information purposes.



Minutes – Special Board Meeting

The Blue Mountains Attainable Housing Corporation

Meeting Date: Tuesday, March 16, 2021
Meeting Time: 8:30 a.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Executive Assistant Committees of Council

A. Call to Order

Councillor Rob Sampson called the meeting to order at 8:33 a.m. with Board members Cary Eagleson, Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, and Andrew Siegwart present. Mayor Alar Soever joined the meeting at 8:35 a.m. following the call to order. Also present was Executive Director Sharon McCormick.

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

Mayor Soever joined the meeting at 8:35 a.m.

Moved by: Alar Soever

Seconded by: Andrew Siegwart

THAT the Agenda of March 16, 2021 be adopted as circulated, including any additions, Carried.

Yay (9): Cary Eagleson, Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Andrew Siegwart, Mayor Soever, Councillor Sampson

The motion is Carried (9 to 0)

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

B. Public Comment Period

B.1 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.1.1 Cheryl and Geoffrey Forshaw, 75 Arthur Street East

Mr. and Mrs. Forshaw provided their comments regarding the proposed Gateway Site, as follows: "As a resident and homeowner on 75 Arthur St., East, our property will be directly impacted by this new construction. We are in full support of both sustainable & attainable housing in Thornbury, and recognize the need. This is not a NIMBY cry either, although, I don't think any homeowner in single residences is totally happy with a several story apartment block suddenly being built right next door!!

That being said, I will again, raise my areas of concern, as follows:

- Height and density of the proposed structure(s). I now understand the proposal may be for a 3 storey building facing Hwy.26, rising to 4 storey, backing onto the Beaver River Trail. That is still over the tree tops, and invasive of privacy to those homes on Arthur Street East, at the far east, dead end. TBM owns other properties it can use for this form development. Spreading out to other lots could mean, no higher than a 3 storey buildings(s), and thus fewer units in each. Not all (nor a large portion of all required units) must be located in this one project!

- Parking will be a concern, and particularly with the density being considered. In all the artist's impressions, there was inadequate parking. The Task Force seem to suggest that any spillover could be onto the nearby residential streets. Again, Arthur St., E., at the far east end, falls victim. There is further consideration to winter and snow removal/street parking By-laws. It is inappropriate to just assume parking for this development should be absorbed and incorporated into local nearby streets!

- Tree removal is under threat, particularly the mature woods that is situated at the end of Arthur St , E , and the walking path of the Beaver River Trail. This woodland is a buffer between the trail and the property for Gateway development. Surely, it is right, and appropriate, to keep this woodland of mature trees intact? To endeavor to keep as many trees as possible, is simply a cover statement, which allows for some, many, or all of trees to be removed. The woodland, for environmental, ergonomic, and wildlife habitat reasons, must be preserved!

I sincerely hope that these concerns will be considered, and taken seriously, in the Gateway project's design and development".

With regard to the public comment received, Councillor Sampson there was concern expressed that Arthur Street area residents were not receiving updates from the Gateway Design Task Force. Executive Director Sharon McCormick confirmed she would raise this issue at the next Task Force meeting, and Councillor Sampson requested that an Arthur Street Neighborhood Forum be held to ensure all residents in the Arthur Street East area have consistent information regarding the proposed Gateway Site project. Board member Andrew Siegwart noted he did not recall any recommendation or preference to have parking on adjacent streets which Sharon echoed. Sharon further confirmed she provided this point of clarity via social media and noted the Corporation's Facebook page could be an additional driver for project information. Board member Cary Eagleson noted that the current projections for parking spaces needed at the site may be higher than what the site will actually require. Board member Gavin Leitch noted with respect to the issue of privacy and building height, these are good comments to receive from the community, because they can be factored into the design features of the development. It was emphasized that the current parking requirements are based on the Town's By-law; once design submissions are provided, the Board will have a better sense of parking needs. Board member Janet Findlay advised that under the current Town By-law, 2.25 parking spaces are required for a 3 bedroom unit, 1.75 parking spaces are required for a 2 bedroom unit, and 1.25 parking spaces are required for a 1 bedroom unit.

C. Matters for Discussion

C.1 Gateway Site Conceptual Building Model – Option 5 and 6 – Executive Director Sharon McCormick

Executive Director Sharon McCormick advised the Board that Option 5 as presented provides a follow-up to the Gateway Design Task Force suggestion with a 12m setback and staggering of two (2) buildings while retaining the same amount of commercial space. It also includes a step-up between 3 and 4 storeys with a total of 90 units. Option 6 as presented includes the same footprint in a 3 storey rendering with 68 units.

Cary noted his surprise that the east wing doesn't extend further along to the rear of the property as he had anticipated, but noted it will be a large corner focal point. Sharon confirmed that the corner portion of the building would have design elements incorporated to make it more visually appealing. As a comparator, Mayor Soever pointed out that Breaker Technology Inc.'s building profile is one that is short at the street frontage and large at the back. Mayor Soever further enquired whether the westerly building could be rotated ninety degrees to appear shorter along King Street and run deeper into the lot. Sharon advised that Planning and Development Services would be able to advise on any front-facing building requirements. Andrew added that pulling buildings back from King Street impacts the existing Arthur Street East neighbourhood more, and buffering should be prioritized for existing neighbourhoods rather than the established Highway 26 thoroughfare. Mayor Soever noted his agreement that buildings should front the highway the importance that the built form of the buildings speak to the fact that it is a residential, urban neighbourhood. Mayor Soever further noted buildings directly adjacent to the highway assists with traffic calming.

Councillor Sampson enquired as to what stage the financials will be provided to the public. Sharon cautioned that in order to not prejudice the second stage of the Request for Proposal process, the numbers should not be released until after submissions are received. Mayor Soever noted the Board should consider what financial information could be released; the Board has committed that the project will be self-financing, with the exception of some bridge funding that will be repaid. Mayor Soever noted that the taxpayers are owed this information and further noted the Board must be fiscally responsible while providing the needed housing. Andrew noted that the sooner the Board gets direction for the development, the sooner conversations can be initiated with the stakeholders. Gavin Leitch noted a foundation of trust with the public, and clear and effective communication is needed.

Moved by: Andrew Siegwart

Seconded by: Cary Eagleson

AND THAT the Corporation receives the Gateway Site's Conceptual Building Model Option 5 and 6 and acknowledges that the financial options for these concepts will be provided in Closed Session.

Yay (9): Cary Eagleson, Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Andrew Siegwart, Mayor Soever, Councillor Sampson

The motion is Carried (9 to 0)

D. Closed Session

Moved by: Alar Soever

Seconded by: Gavin Leitch

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.

Yay (9): Cary Eagleson, Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Andrew Siegwart, Mayor Soever, Councillor Sampson

The motion is Carried (9 to 0)

The Board went into closed session at 9:11 a.m.

The Board rose from closed session at 10:51 a.m. with all Board members having returned save Andrew Siegwart.

Closed Session Reporting Out Statement

Councillor Sampson reported out of closed session that the Board gave the Executive Director direction as it relates to financing and the financial strategy for the Gateway Site. Councillor Sampson further noted the Board gave direction to him as Chair as it relates to the Executive Director performance evaluation.

E. Notice of Meeting Dates

April 1, 2021 at 2:30 p.m.
Town Hall, Council Chambers (Virtual)

F. Adjournment

Moved by: Patrick Gourlay

Seconded by: Carolyn Letourneau

The meeting of the Attainable Housing Corporation adjourned at 10:55 a.m. to meet again at the call of the Chair.

Yay (8): Cary Eagleson, Janet Findlay, Patrick Gourlay, Gavin Leitch, Carolyn Letourneau, Michael Schaefer, Mayor Soever, Councillor Sampson

Absent (1): Andrew Siegwart

The motion is Carried (8 to 0, 1 absent)