



# AGENDA

## Board Meeting

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**Meeting Date:** Wednesday, May 1, 2024  
**Meeting Time:** 10:00AM  
**Location:** Town Hall, Council Chambers  
32 Mill Street, Thornbury ON, N0H 2P0  
**Prepared by** Carrie Fairley, Secretary

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### A. Call to Order

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#### A.1 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 Anishinabek, Haudenosaunee, and Wendat-Wyandot-Wyandotte peoples.

#### A.2 Attendance

#### A.3 Approval of Agenda

**Recommended** (Moved by, Seconded by)

THAT the Agenda of May 1, 2024, be adopted as circulated including any amendments.

#### A.4 Declaration of Pecuniary Interest and general nature thereof

In accordance with the *Municipal Conflict of Interest Act*, The Blue Mountains Attainable Housing Corporation board members must file a written statement of the interest and its general nature with the Secretary for inclusion on the Registry.

#### A.5 Previous Minutes

**Recommended** (Moved by, Seconded by)

THAT the Board Meeting Minutes of April 12, 2024, be adopted as circulated including any revisions to be made.

### B. Staff Reports, Deputations, and Presentations

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#### B.1 Deputations/Presentations

##### B.1.1 Shawn Everitt, Chair

Re: History of House Sales and Funding of CIP through Maximum Square Footage Builds Concept

**B.2 Public Comment Period**

**B.3 Staff Reports**

None

**C. Matters for Discussion**

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**C.1.1 Adam Smith, Director of Planning and Development Services and Shawn Postma, Manager of Planning (Verbal)**

Re: Overview of Official Plan

**C.1.2 Follow-up from Previous Meeting – Suggested Leads for these items:**

- Conduit with Habitat for Humanity for developers – Town
- Champions for attainable housing to Council – BMAHC
- Identify covenants to protect from increased re-sale – Town
- Identify tools available to ensure affordable rental stays affordable – Town
- Suggested By-law amendments needed to allow all types of homes – Town
- Possibility of maximum square footage for new builds – Town

**D. Correspondence**

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**D.1.1 Richard Lamperstorfer dated April 22, 2024**

**E. New and Unfinished Business**

**F. Notice of Meeting Dates**

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May 10, 2024 – 10:00 a.m.

May 28, 2024 – 10:00 a.m.

June 6, 2024 – 2:00 p.m.

**G. Adjournment**

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*Recommended* (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation does now adjourn at (time) p.m. to meet again on May 10, 2024, or at the call of the Chair.



April 12, 2024

# The Blue Mountains Building Information

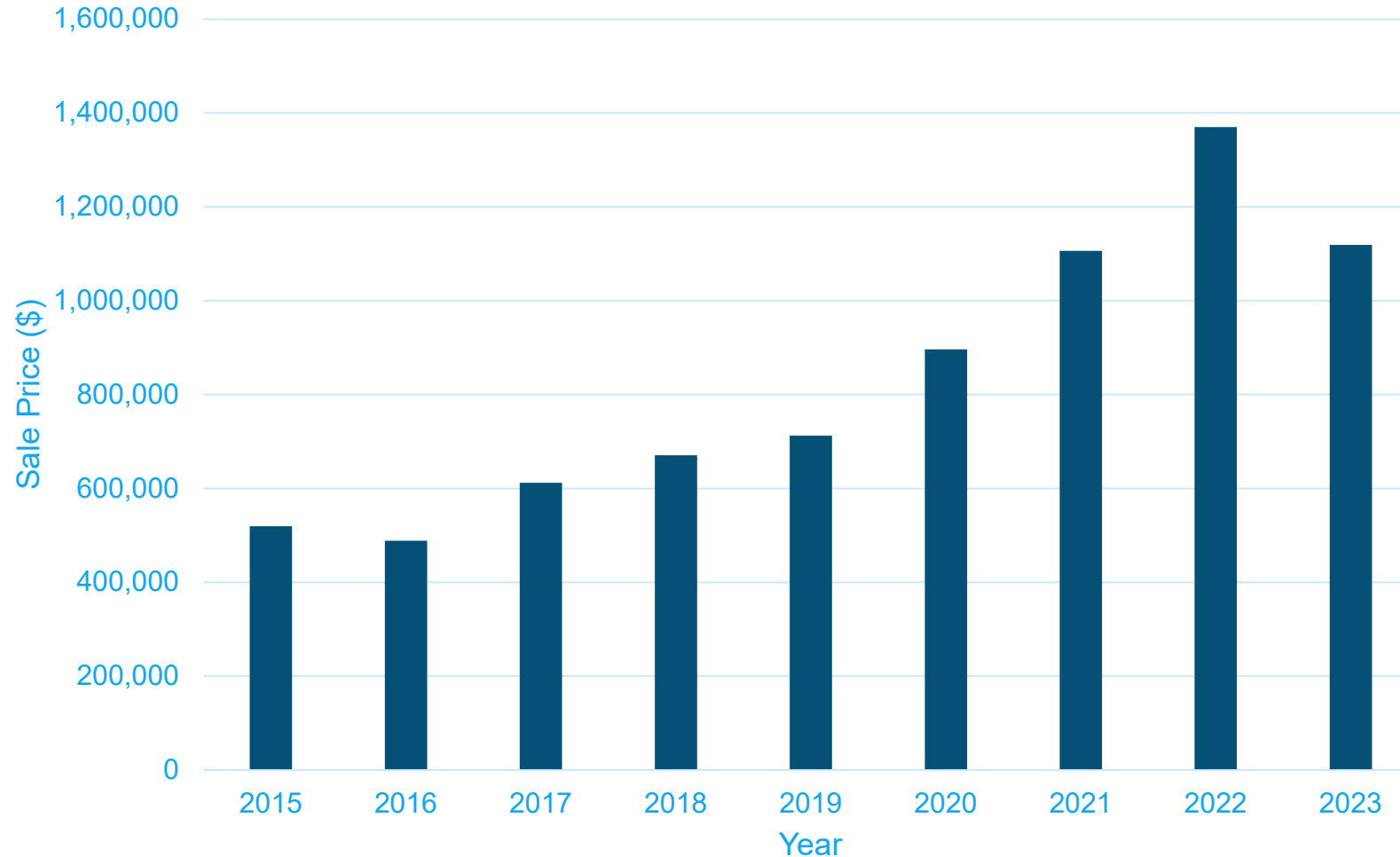
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The background is a stylized, layered illustration of a mountain range and a body of water. The mountains are depicted in various shades of blue, with the foreground mountains being a darker blue and the background ones being lighter. The water in the foreground is a medium blue. The overall composition is minimalist and modern.

# 9 Years of Home Sales in The Blue Mountains

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# Average House Sale Price in The Blue Mountains



Source "The Blue Mountains Real Estate Market Report

# Number of House Sales Per Price Point

Price	2015	2016	2017	2018	2019	2020	2021	2022	2023
\$100k - \$299k	52	61	50	63	46	42	-	-	-
Under \$300k	-	-	-	-	-	-	24	12	8
\$300k - \$499k	47	61	61	83	89	94	70	29	31
\$500k - \$799k	29	43	58	105	121	136	116	45	62
\$800k - \$999k	14	12	18	41	34	78	80	38	36
\$1M - \$1.999M	11	9	29	-	-	-	-	-	-
\$1M - \$1.499M	-	-	-	33	39	87	118	84	65
\$1.5M - \$1.999M	-	-	-	12	17	42	53	38	29
\$2M+	3	3	3	9	8	27	53	57	25
<b>Average Sales</b>	<b>\$519,362</b>	<b>\$488,699</b>	<b>\$611,972</b>	<b>\$670,558</b>	<b>\$712,547</b>	<b>\$896,149</b>	<b>\$1,106,234</b>	<b>\$1,370,175</b>	<b>\$1,118,951</b>

# Funding the Town's Community Improvement Plan Through Special Levy for Building Permits

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# Innovation and Champions of Change

(disclaimer that Council has not considered or been consulted on this concept)

## Increasing the stock and types of living accommodations:

- Establish an effective policy to set a maximum single residential dwelling size (ex. 1,500 square feet);
- If a property owner builds a house larger than the maximum size limit, they would be required to pay an additional fee on the square footage above the limit;
- The additional square footage proceeds would go directly into the Town's Community Improvement Plan to fund future Attainable Housing



# What a 1,500ft<sup>2</sup> Home Can Look Like



# Maximum Dwelling Size Concept

- Adding an additional building permit fee for dwellings above the maximum threshold could provide sustainable funding to the Community Improvement Plan
- Using a maximum of 1,500 ft<sup>2</sup> for a single residential dwelling new build
- The 5-year average of new dwelling builds in The Blue Mountains is 3,110 ft<sup>2</sup>
  - **\$50** per additional 100 ft<sup>2</sup> = \$0.50 per ft<sup>2</sup>
    - 1,600 additional ft<sup>2</sup> = \$800 for a 3,100 ft<sup>2</sup> dwelling
    - **\$800 funding to build an additional 1,600 ft<sup>2</sup>**
  - **\$100** per additional 100 ft<sup>2</sup> = \$1.00 per ft<sup>2</sup>
    - 1,600 additional ft<sup>2</sup> = \$1,600 for a 3,100 ft<sup>2</sup> dwelling
    - **\$1,600 funding to build an additional 1,600 ft<sup>2</sup>**

# Maximum Dwelling Size Concept

- **\$500** per additional 100 ft<sup>2</sup> = \$5.00 per ft<sup>2</sup>
  - 1,600 additional ft<sup>2</sup> = \$8,000 for a 3,100 ft<sup>2</sup> dwelling
  - **\$8,000 funding to build an additional 1,600 ft<sup>2</sup>**
- **\$1,000** per additional 100 ft<sup>2</sup> = \$10.00 per ft<sup>2</sup>
  - 1,600 additional ft<sup>2</sup> = \$16,000 for a 3,100 ft<sup>2</sup> dwelling
  - **\$16,000 funding to build an additional 1,600 ft<sup>2</sup>**
- **2,500** per additional 100 ft<sup>2</sup> = \$25.00 per ft<sup>2</sup>
  - 1,600 additional ft<sup>2</sup> = \$40,000 for a 3,100 ft<sup>2</sup> dwelling
  - **\$40,000 funding to build an additional 1,600 ft<sup>2</sup>**

# Maximum Dwelling Size Concept

- **\$5,000** per additional 100 ft<sup>2</sup> = \$50.00 per ft<sup>2</sup>
  - 1,600 additional ft<sup>2</sup> = \$80,000 for a 3,100 ft<sup>2</sup> dwelling
  - **\$80,000 funding to build an additional 1,600 ft<sup>2</sup>**
- **\$7,500** per additional 100 ft<sup>2</sup> = \$75.00 per ft<sup>2</sup>
  - 1,600 additional ft<sup>2</sup> = \$120,000 for a 3,100 ft<sup>2</sup> dwelling
  - **\$120,000 funding to build an additional 1,600 ft<sup>2</sup>**
- **\$10,000** per additional 100 ft<sup>2</sup> = \$100.00 per ft<sup>2</sup>
  - 1,600 additional ft<sup>2</sup> = \$160,000 for a 3,100 ft<sup>2</sup> dwelling
  - **\$160,000 funding to build an additional 1,600 ft<sup>2</sup>**

# Maximum Dwelling Size Concept

- This concept does not address the market issues
- It may incentivize the construction of smaller dwellings, but this does not always lead to lower housing prices in a free-market environment
- Could provide significant and sustainable funding to the Community Improvement Plan for enhanced Attainable Housing Programs

# Questions and Comments

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**From:** [REDACTED]  
**To:** [Carrie Fairley](#)  
**Cc:** [Carter Triana](#)  
**Subject:** Re: for TBM Attainable Housing Board May 1, 2024 my "Public Comment"  
**Date:** April 22, 2024 12:27:06 PM  
**Attachments:** [image.png](#)

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clarification, addition, link and copy & paste of TBM proposed pipe location, in red.

'Detached house heights were reduced in the 2016 TBM Official Plan, from 10.5 metre to 9.5 metre & space between houses reduced by ? metres'  
easier read as...spacing between housing and/or side yard lot line increased, so not 'reduced by'

recommend Smaller Lot Frontages in Thornbury existing lot divisions and/or subdivisions,  
as that would lower cost per unit of detached houses and/rental land value component.

link,

[thebluemountains.ca/planning-building-construction/current-projects/municipal-infrastructure-projects/125-peel-street](https://thebluemountains.ca/planning-building-construction/current-projects/municipal-infrastructure-projects/125-peel-street)

## Map of Project Area



(note: map in the SW section captures ~30 acre previous three owner Secondary Plan Group south-west of Alfred St W, and pipe option in red, reaching Alfred Street West)

thanks,  
Richard Lamperstorfer

On Mon, Apr 22, 2024 at 10:48 AM richard lamp <[REDACTED]> wrote:

Hi Carrie,  
This is my correspondence for the subject meeting/date.

### THREE-STOREY Detached Houses as Attainable?

In 2018 I designed a three-storey (modular) detached house for my "D" zoned Thornbury West 13 acres.  
--proceeded with that modular 14 foot wide, 0.4 metre taller, to Committee of Adjustment (w TBM Planning Dept approval) and COA rejected.  
--I followed with an LPAT/OMB-type) challenge.  
--won, now expired.

So, how can a three-storey (on a ravine lot) within the settlement boundary lines of Thornbury be attainable?

First, I own the lot.

The house was specifically for a moment in time, (2 unrelated moms main/accessible, couple 2nd floor, brother 3rd, 'other' rental walk-out basement)

yet retaining flexibility. most efficient re heating/cooling having no gas.

Flexibility of family, kids, other, and designed from the outset for possible future conversion to Plex up to four-, or, can become half of semi or part of row in future.

So, where we are at:

Detached house heights were reduced in the 2016 TBM Official Plan, from 10.5 metre to 9.5 metre & space between houses reduced by ? metres.

Campus of Care "jumped" over Thornbury West "D" zone including housing/density with an MZO morphed into a CIHA. The private Secondary Plan plan 'group of three' owners, representing approx 30 acres between Tomahawk and BVCC, has been shelved. dissolved.

BMAHC has failed. No follow through with a Zoning Amendment to Grey County to TBM three-storey height limit, other, as was intended on purchase, by SMT and perhaps CAO,

My email request for an MZO or CIHA for housing, housing complementary to Campus of Care project was likely never received by Council, since my gmail was blocked (recently discovered on my July 2023 Planning single-lot Consent Severance Application. withdrawn April 2024, not a problem.)

Bac to the focus, housing.

Any housing with walkability is good housing, as that alone makes homes attainable being less 'car-centric', more environment friendly.  
cars cost money.

My observations of costs after Covid:

--four to six-storey apartments costs today, are higher narrow frontage townhouses, some with lower level suites. Some approved 4 meters wide in Barrie.

--ground use type homes are favoured by most Canadians, including families seeking lifestyle, schools, shopping, library, recreation, parks.

Please, no more ageist, over 55 communities in Thornbury, children restrictive, having lowest property tax base, therefore Town receipts.

Further opinion, up to 6-storey wedding-cake-style apartment buildings on the Hwy 26 will receive the least resident, residents' group pushback, sure,

BUT, they'll also be the least healthy for the occupants re noise, fumes, footplates, walking risk, desire, health.

AND, receive lower property tax than townhouses, period!

so, better update OP to 5-storey max, straight sided, be more waterproof, larger footplates, daylight, re cost, layout, flexibility. shadows for climate change.

Summary:

townhouses over apartments,

three-storey detached houses over three-storey apartment buildings, for final cost, Town property tax benefit, both having equal density,

townhouse costing less to build, easier to replace after life-cycle.

density equals walkability, along with long-term lowest maintenance costs to Town, but doesn't necessarily need to include apartment buildings, or over three storeys.

Finally, if/when, bringing water/sewage pipes over to Campus of Care, extend the pipes to Alfred Street West, size the pipe for Future Development Zone,

Thank you,  
Richard Lamperstorfer

notes:

-my contiguous 13 acre "D" lands fronting Beaver Street South, Napier Street West town road allowance, Alfred Street West, -small triangular lot fronting 10th Line, Beaver Street South, Napier St W town road allowance