

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2015-8**

Report of the Planning and Development Committee meeting held at 7:00 p.m. on Wednesday, August 12, 2015 in the Community Hall of the North Simcoe Sports and Recreation Centre.

Present: Chair, Councillor G. Canning
Vice Chair Councillor G. MacDonald
Mayor G. McKay
Deputy Mayor M. Ross
Councillor J. Main
Councillor C. Oschefski
Councillor S. Strathearn
Councillor J. Contin
Councillor P. File

Also Present: Director of Planning and Building Services, W. Crown
Chief Administrative Officer, C. Tripp
Senior Planner, Jill Lewis
Executive Assistant, S. Edgar
Planning Student, L. Quin

1. CALL TO ORDER

The Chair called the meeting to Order at 7:00 p.m.

The Chair read the introductory remarks respecting safety matters and respectful communication policies.

2. DECLARATIONS OF PECUNIARY INTEREST

There were none declared.

3. PUBLIC MEETING

The Chair adjourned the regular Planning and Development Committee Meeting to Open a Public Meeting pursuant to the *Planning Act* and pursuant to the Town of Midland By-law 2011-3 to consider a proposed Amendment to the Town's Official Plan and Zoning By-law.

The Chair explained the purpose of the Public Meeting and outlined the procedures that would be followed. The Chair also advised that in accordance with the *Planning Act*, if a person does not make an oral submission at the Public Meeting in respect of the planning applications or make written submissions before the By-law is passed or an approval given, they may not be entitled to appeal the decision to the Ontario Municipal Board, and they may not be added as a party to a hearing on an appeal to the OMB unless, in the opinion of the Board, there are reasonable grounds to do so.

**A) Official Plan Amendment OPA-02-15
Zoning By-law Amendment ZBA-03-15
Chigamik-Waypoint Downtown Health Centre
287 Bayshore Drive**

Present: D. Jeffery – Chigamik
C. Lambie - Waypoint
150 Midland Residents

The Chair requested confirmation of notification of the Public Meeting including any correspondence received to which the Director of Planning and Building Services confirmed that the Notice of Public Meeting for the proposed Official Plan Amendment and Zoning By-law Amendment was mailed out on Friday, July 17, 2015 to ratepayers whose properties would be affected by the Amendments as well as to the required agencies. The Notice was posted on the Town's website and on the Town's Notice Monitor at the Municipal Office. The Notice was also advertised in the Midland Mirror on Thursday, July 23, 2015. There was also an Open House held on Wednesday, June 24, 2015 from 3:00 to 6:00 pm in the Council Chambers of the Municipal Office. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts.

The following correspondence was received via email:

July 14, 2015 – Carole Nichols on behalf of Rachell McTague
July 20, 2015 – Tom Stewart – Ward 1 Resident
July 20, 2015 – Marui Huittinen
July 28, 2015 – Anne Desroches
August 5 and 6, 2015 – Edwin and Willemien Brummelhuis – 204 Manly Street
August 7, 2015 – Dorothy and John Dundas – 391 Hugel Avenue

At the request of the Chair, the Director of Planning and Building Services provided a brief overview of the proposed change in land use and the Official Plan and Zoning By-law Amendment Applications.

David Jeffery, Executive Director of Chigamik Community Health Centre provided a Power Point presentation regarding the proposed Downtown Health Centre. He advised that their goal is to support a healthy Community and outlined the positive aspects of such an initiative.

Carol Lambie, CEO of Waypoint Centre for Mental Health provided an overview of the services that will be provided at the proposed Downtown Health Centre and the need for these services within the Community. Ms. Lambie provided a summary of why this particular location was preferred and chosen. The building will meet best practices in planning design.

Bill Lett, Lett Architects also provided a PowerPoint presentation which included a site plan of the proposed Health Centre. The building will be accessible and will also have an intensive green roof and will have active pedestrian connections. The mature forests can be maintained and augmented to add to the buffering. It is anticipated that the architecture will achieve LEED standards.

Committee member questioned how the two Proponents came together; questioned if it is going to be a methadone clinic; and if they had considered new sites as part of their site selection process.

C. Lambie advised that Chigamik had been looking for a permanent home since their inception. Waypoint Outpatient services at GBGH was also looking to relocate to a permanent location. Chigamik and Waypoint had been going through a capital cost with the Ministry.

D. Jeffery advised that the opportunity with Waypoint was a favourable option. Chigamik requires more space to allow the shared services to be provided to their clients. The Rent they are currently paying could finance the balance between the capital and operating costs of the new Centre.

D. Jeffery confirmed that there would no methadone dispensary at the Centre. In fact no narcotics would be dispensed on-site. Services would include primary care and allied care.

C. Lambie noted that although they had looked at other sites, it was this site that was preferred as it met the needs for the Project.

The Chair then asked for comments from the Public.

Comments

Henry McTague, 676 King Street – concerned about the potential loss of parkland and sated that the proponents should look at other sites and that Council should not dispose of Parkland.

Wanda Keough, 190 Russell Street - advised that the only reason she purchased her property was because there was a park across the street and therefore does not support the disposal of parkland for the Centre. She also suggested that Edgehill Park should be more accessible and the Town should consider improvements to it.

Patrick Murray, 163 Lindsay Street - questioned why the MPUC building did not meet the criteria of the proponents.

Jim Murray, 241 Frank Street - does not want to see the loss of parkland and provided a history of the Edgehill Park area and Playfair Estate. He would like to see the park continue to be used as Park and therefore did not support the Applications.

Carole Nichols, 632 Yonge Street – noted that she had provided written questions to Committee on behalf of Rachell McTague prior to the meeting and stated that she did not support the development of the Parkland.

Rebecca Barnes Staples, 331 Third Street - stated that the proposed Centre and Site Plan will improve access to the park and a health hub in a central location would be of benefit to many people in this Town.

Karen MacMillan, 612 Wayne Crescent - supports the project as health care is very important to the Community. The Proposal is only a small portion of parkland and will greatly improve the site.

Don Copping, 63 Maria Street, Penetanguishene - advised that the programs available at Chigamik are numerous and benefit the Community. Wait times for services is much less than at a doctor's office. He noted that Chigamik needs to expand in order to provide services to the next 1000 patients. Ministry funding requires that their location be kept in Midland.

Greg Garrett, 22 Peel Street, Penetanguishene - noted that the Community has lost many local services over the years. Chigamik and Waypoint provide critical services to local residents and the location and joint venture of the Services would be beneficial to residents.

Willemien Brummelhuis, 204 Manly Street – provided written comments to Committee and expressed her concern about the loss of the parkland. A petition has been circulating and she advised that there are more than 1500 signatures on the petition.

Julien Laramie, 840 Cedar Pointe Road, Tiny – stated that he is a mental health and addiction counsellor at Chigamik and is in favour of the Centre and the proposed location. It is a priority to have access to the services provided by Chigamik.

Shelley Pilon, 789 Bay Street – noted that she used to live across from Edgehill Park and has also used the services of Chigamik-Waypoint however, she does support the loss of parkland.

Rachell McTague, 175 Manly Street – advised that she does support the services provided by Chigamik and Waypoint but does not want to lose the parkland and provided numerous reasons why she did not support these applications.

Joel McTague, 175 Manly Street, 3rd grader – noted that he does not want a building in the Park as many people use it and is concerned about the animals who also inhabit the Parkland. For these reasons he does not support the proposal.

Joel McTague, 175 Manly Street - agrees that the services by Chigamik and Waypoint are required however, he does not support the use of parkland for the building. He also questioned why the MPUC did not meet the criteria.

Stacey Gignac, 200 Russell Street - has used the park for many years and does not support development on the site. The Park does need improvements such as picnic tables and washrooms.

Nancy Gilmour, 525 Yonge Street - questioned how the proponents came to decide to build on this site.

CAO Tripp advised that the Representatives from Chigamik and Waypoint came to the Municipality to assist them in finding land. A list of potential sites was provided and a Motion was passed by Council to consider this Site for the proposal.

Edwin Brummelhuis, 204 Manly Street – questioned why the Midland Bay Landing Site was not considered.

CAO Tripp noted that the timing did not work for the proponents, given the remedial work that needs to be done on the property prior to development. A Record of Site Condition would take approximately 18 months which was beyond the timing for Chigamik and Waypoint.

Cory Dalton, 228 Lindsay Street - questioned why Council offered the parkland to Chigamik and Waypoint and what their criteria were.

Mr. Lett advised that the funding model under Ministry of Long Term and Care provides funding where there is a donation of land.

Katlin Downing, 314 Midland Avenue – Chigamik provides free equitable programs to everyone in the Community and supports the development of the Parkland for this purpose.

Jeff Dunn, 327 Christine Drive – questioned who is responsible for the Site Selection for Chigamik-Waypoint.

CAO Tripp advised that the proponents chose the site as it met their criteria. As such, they requested that the property be considered by Council.

Yvonne Tietz, 229 Bay Street - questioned if there would be an expansion of this Health Centre in the future and stated that she would like to see the Parkland reserved for park purposes only.

Bev Day, 84 Woodland Drive - does not support the proposal and expressed concern that the stakes that have been placed on the property indicated that Council has in fact made their decision.

Bill Meridis, 762 Portage Park Lane - questioned if there were any negative impacts outlined in the Study such as traffic. In his opinion, crime has increased in the downtown core and felt this Centre would only add to these problems.

Steve Gilchrist, Director of Organization and Election Readiness at the Ontario PC Party – advised that he did not support the Applications and cautioned Council regarding their consideration and possible decision to dispose of parkland.

Judy Contin, 699 Aberdeen Blvd - questioned if there was adequate parking on site and advised that she did not support disposing of parkland. She also referred to the parkland Study contained in the KPMG Study and suggested that the proponents invest in other sites and not in the children's future environment such as parkland.

Lorna Murray, 241 Frank Street - stated that the Parkland belongs to the residents and should not be developed.

Tammy Stadt, 255 Donalds Street – advised that she has been involved with Chigamik for over 20 years and stated that the proposed Health Centre will be of great benefit to the Community. Currently the Park is not accessible and with the new Project, improvements would be made to the Park to make it accessible. This would increase the walkability and accessibility for the residents. The new Health Centre will provide a healing environment and she expressed concern that if the Capital Project did not move forward, capital funds would be lost therefore resulting in a loss of essential services for the Community.

Brian George, 533 Irwin Street – advised that he is employed at Chigamik and sees the benefits of their services to the Community and therefore supports the proposal.

Chantal Newburn, 25 Hanmer Street, Barrie - noted that the proponents have done their due diligence and she supports the Health Centre as it would be beneficial and would foster a sense of Community and well-being.

The Chair then asked Committee if they required clarification on the comments received.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Amendments and the results of the public consultation later tonight in the Regular Meeting of the Planning and Development Committee.

Being that there were no more questions, on a Motion by Councillor MacDonald and Seconded by Councillor Oschefski the Chair declared the Public Meeting portion of the meeting closed and that the Amendments and results of the Public Meeting be directed to the regular Planning and Development Committee of Council for consideration and recommendation to Council.

3. ITEMS FOR REVIEW/DISCUSSION

A) Official Plan Amendment OPA-02-15 Zoning By-law Amendment ZBA-03-15 Chigamik-Waypoint Downtown Health Centre 287 Bayshore Drive

The Committee had before it for consideration Staff Report PL-2015-47 dated August 12, 2015 with respect to Official Plan Amendment OPA-02-15 and Zoning By-law Amendment ZBA-03-15 for the lands at 287 Bayshore Drive and the results of the Public Consultation.

Committee had considerable discussion regarding the next steps and planning process moving forward.

Recommendation

The Committee recommends the following:

1. That the results of the Open House and the Statutory Public Meeting with respect to the Chigamik-Waypoint Downtown Health Centre (File OPA-02-15 and ZBA-03-15) be referred to Staff for further report on the proposed development and applications and the results of the public consultation process.

**B) Official Plan Amendment OPA-01-15
Zoning By-law Amendment ZBA-01-15
Town Operations Centre – 1099 MacDonald Road**

Committee had before it for consideration Staff Report PL-2015-43 dated August 12, 2015 with respect to Official Plan Amendment OPA-01-15 and Zoning By-law Amendment ZBA-01-15 for the lands at 1099 MacDonald Road.

Committee had considerable discussion with respect a number of aspects of the applications, such as timing of the Public Meeting.

Recommendation

The Committee recommends the following:

1. That the Planning and Building Services Department be directed to prepare a draft Official Plan Amendment and draft Zoning By-law Amendment in accordance with Staff Report PL-2015-43, to be considered at the Statutory Public Meeting and that Notice of the Public Meeting be provided in accordance with the regulations pursuant to the *Planning Act*.

C) Downtown Master Plan and Community Improvement Plan

Committee had before it for consideration Staff Report PL-2015-53 dated July 30, 2015 with respect to the Downtown Master Plan and Community Improvement Plan for the Town of Midland.

Committee had considerable discussion regarding the Downtown Master Plan and Community Improvement Plan and the wording contained in the Recommendation.

Recommendation

Committee recommends as follows:

1. **That the DOWNTOWN MASTER PLAN AND COMMUNITY IMPROVEMENT PLAN dated June 2015 by Urban Strategies Inc., as recommended by the Downtown Master Plan Steering Committee, be hereby approved.**
2. **That prior to undertaking any works as set out in the DOWNTOWN MASTER PLAN AND COMMUNITY IMPROVEMENT PLAN Staff are hereby directed to prepare a report(s) for Council in respect of the implementation of the**

DOWNTOWN MASTER PLAN AND COMMUNITY IMPROVEMENT PLAN including and addressing the following matters:

- a) Community Improvement Plan and design guidelines implementation
- b) Bayshore Drive re-alignment Project process requirements and timing
- c) King Street Revitalization Project
- d) Parking Strategy Project
- e) New Waterfront Park & Waterfront Park Expansion
- f) New Market Square
- g) New Pedestrian Crossings on King Street
- h) King-Yonge Intersection Improvements
- i) Midland Avenue Streetscape Enhancements
- j) Cross-street Streetscape Enhancements
- k) Potential Educational Institution
- l) First Street Infill Development
- m) First Street Streetscape Enhancements
- n) Special Event Programming
- o) BIA Boundary Expansion
- p) Improved Signage and Wayfinding

7. ADJOURNMENT

On a Motion by Councillor Strathearn the meeting was adjourned at 10:50 p.m.



Wesley R. Crown, BES, MCIP, RPP
Director of Planning and Building Services
A/Clerk