
A G E N D A

Waterfront Project Steering Committee Friday, July 4, 2014 Council Chambers 11:00 a.m.

1. Open Meeting
2. Declarations of Pecuniary Interest
3. Review of Minutes – June 20, 2014 (attached)
4. Unimin Lands Acquisition - Celebration
Report dated June 25, 2014, from the Director of Planning and Building Serv.
5. Review of Terms of Reference – Citizen Appointments to Committee
CAO C. Tripp to speak to the above.
6. Action Plan Preparation
Director of Planning and Building Services to provide a verbal report.
7. Master Plan Implementation
W. Crown to provide a verbal report on the status of the MCR and OPA.
8. Find the Developer
9. Find the User
10. Other Items
11. Adjournment and Next Meeting

Next Meeting: July 18, 2014 – Council Chambers (at the call of the Chair)

Minutes of the Waterfront Project Steering Committee Meeting held Friday, June 20, 2014, at 11:00 a.m. in the Council Chambers of the Municipal Office.

Present: Councillor J. Charlebois
Councillor G. Canning
Councillor Z. Pendlebury
Mayor G. McKay
W. Crown, Deputy CAO/Director of Planning and Building Services
J. Galloway, Town Engineer
M. Villeneuve, Director of Finance/Treasurer
K. Desroches, Deputy Clerk/Senior Executive Assistant

Regrets: C. Tripp, Chief Administrative Officer

1. Open Meeting

Mayor McKay opened the meeting at 11:03 a.m.

2. Declaration of Pecuniary Interest

There were none declared.

3. Review of Minutes

The Committee reviewed and received as information the Minutes from the June 9, 2014, meeting.

4. Action Plan Preparation

W. Crown spoke to Council's decision at a June 12, 2014, Special Meeting to proceed with the purchase of the Unimin lands. The anticipated closing date is July 15, 2014; however, could be sooner subject to the title results.

W. Crown advised that, upon transfer of the lands to the Town, Council direction on the following items would be required:

- establishment of an action plan detailing the progression of next steps to be undertaken at specific intervals going forward, i.e., for the next two weeks, next two month, etc.
- financing requirements
- negotiations with the current lease
- a celebration?
- renaming of the lands to Midland Bay Landing and the installation of signage dedicating the lands
- risk assessment and site remediation as set out by Stantec Consulting Ltd.
- installation of signage restricting access to reduce the potential for harm to anyone using the property
- call for Requests for Expressions of Interest – when to launch

Following discussion, staff was directed to prepare a report regarding a possible celebration promoting the Town as the new property owner, together with options for signage designating the land as Midland Bay Landing, for consideration by Council at a future meeting. Staff was further directed to prepare a report providing an Action Plan for consideration by Council at a future meeting.

5. Environmental Update

J. Galloway advised that results have been received from Stantec Consulting Ltd. confirming the soil is suitable for disposition at a landfill. The County of Simcoe is doing their own due diligence to determine where they can receive it.

W. Crown noted the Town has received authorization from Stantec Consulting Ltd. to make their supplemental report available to the public. Due to the size of the document, a hard copy will be made available at the Municipal Office for public view. Unimin has also agreed to make public the Pinchin Report after closing.

In response to a question raised by Mayor McKay, W. Crown advised that he would contact Stantec Consulting Ltd. to obtain information that provides a clear status on the site characterization that could be made broadly available to the public.

W. Crown noted that the Town will be looking to obtain remediation cost cap insurance at the request of Stantec Consulting Ltd.

6. Master Plan Implementation

The Planning and Building Services Department continues to work with the Planning Partnership on the MCR and OPA. A report regarding the results of the Public Consultation on the MCR and OPA will be forwarded to the July 2, 2014, Planning and Development Committee meeting.

W. Crown noted that staff met with ADM Milling Co. representatives on May 6, 2014, in Toronto and, subsequently, received a follow up letter from them on June 4, 2014. Some of the concerns raised by the ADM Milling Co. include land use compatibility, noise and the impact of Midland Bay Landing on their operations. A report regarding the comments provided by ADM Milling Co. representatives, together with comments received from the public through the consultation process will be forwarded to the July Planning and Development Committee meeting. The Planning Partnership will have a representative present to answer questions.

7. Find the Developer

The Committee engaged in discussion regarding the Request for Expressions of Interest document (RFEOI) and when best to begin the call process. Discussion also ensued regarding site remediation and whether the Town should undertake this work in advance of the launch of the RFEOI or leave it to potential developers. It was concluded that the final version of the RFEOI document would be presented at a Special Meeting to be held July 2, 2014, at which time Council could consider site remediation work options.

J. Galloway commented on the list presented at the May 6, 2014, meeting that details how the Town plans to advertise the RFEOI to solicit the interest of potential developers. J. Galloway further noted that it would be through the review and short listing process that legitimate negotiations with potential developers would commence, at which time Council input would be required. This would likely not occur until after the election of the new Council. J. Galloway noted that this information would be included in the report to be forwarded to the July 2, 2014, Special Meeting of Council.

8. Find the User

Mayor McKay advised that developers have indicated that employment opportunities will determine the speed at which development of the land occurs. Mayor McKay emphasized the need to promote, encourage and attract users that will provide good quality jobs.

9. Financial

M. Villeneuve advised that the closing date for the purchase and sale of the property could occur anytime from June 30 to July 15, 2014.

M. Villeneuve suggested that the Town consider temporarily self-financing the purchase for a short to medium term. The Town has projects that have been delayed which provides some financial flexibility in the short to medium term. The Town would borrow from its reserves at an interest rate equal to what the Town earns on deposit which is prime less 1.6% and so current interest would be interest at 1.4% creating some temporary savings.

Additionally, given that the Municipal Act only allows municipalities to borrow externally under the interest only payment scenario for a maximum of 5 years, this option provides additional time before principal repayment is needed to occur.

M. Villeneuve advised that a line of credit is available should the need ever arise as a result of timing of cash flow. Any such use would be short term only and is not currently anticipated. What Council decides in the future, and the timing of when budgeted projects come to fruition will determine whether and when the Town will require external financing.

M. Villeneuve answered a question regarding the Public Works Depot project that is delayed and indicated that the two projects are mutually exclusive, and that the Depot was not being delayed as a result of temporarily financing internally. This delay has simply provided the additional flexibility to the Town.

10. Other Items

Mayor McKay extended an invitation to anyone in the audience to comment.

Mr. B. Penny commented on the lack of community representation on the Committee and made reference to the Town's website what states that the Committee is comprised of Council members, staff and members of the public.

K. Desroches confirmed that the Committee's Terms of Reference state "the Committee shall consist of four members of Council...staff and members of the public attending in an advisory capacity".

Mayor McKay suggested that the appointment of a community representative be placed on an upcoming Council agenda for discussion.

11. Adjournment and Next Meeting

- Next meeting: July 4, 2014 at 11:00 a.m.

As there was no further business, on a motion by Councillor Pendlebury the meeting was adjourned at 12:13 a.m.

K. Desroches

Karen Desroches
Deputy Clerk/Senior Executive Assistant



STAFF REPORT

FUNCTION: Waterfront Project Steering Committee

CHAIR: Mayor G. McKay

DATE: June 25, 2014

SUBJECT: Unimin Lands Acquisition - Celebration

RECOMMENDATION:

That Council approves the holding of a Unimin Lands Acquisition Celebration event, on a date to be determined by Council, in accordance with Staff Report PL-2014-47.

BACKGROUND:

Council passed By-law 2014-44 to amend the Agreement and Purchase and Sale and purchase the Unimin Canada Lands on the shore of Georgian Bay, comprising 14.56 hectares of land, 1.61 hectares of water lot, and 1,005.8 metres of shoreline on Midland Bay of Georgian Bay. The deal closes July 15, 2014.

At the Waterfront Project Steering Committee meeting of June 20, 2014 discussion occurred around the need for an "Action Plan" outlining the steps to be taken in the days, weeks and months following the sale closing and the Town taking ownership of the property. Issues including site security, environmental approvals including the risk assessment process, etc. Committee requested and directed staff to prepare a report setting out the Action Plan for Committee and Council consideration.

Committee also discussed the need for a "celebration" event to mark the Town's purchase of this significant waterfront property and waterfront opportunity. Committee requested a separate report from staff on the matter.

ANALYSIS:

The purchase of the Unimin lands is scheduled to close on July 15th. The following sets out the basic framework for a celebration event to be scheduled following closing and on a date to be determined by Council.

- Unimin Park to be renamed and signed as “Midland Bay Landing Park”. A preliminary design, based on the new Wayfinding sign standard, is attached to this report as Attachment #1. The renaming of the park would be consistent with Council decision to brand the development and area as “Midland Bay Landing”.
- The community would be invited to attend the sign unveiling and welcoming celebration with remarks provided by the Mayor and others as appropriate.
- Refreshments to be provided following the presentations. Tea/Coffee/Water and a celebration cake could be provided.

SUSTAINABILITY:

The subject matter of this report is not addressed in the Sustainability Plan.

CONCLUSIONS:

The acquisition of the Unimin lands and the development of the proposed vibrant mixed use waterfront community on the shores of Georgian Bay is a significant opportunity for the Town. The Midland Bay Landings project will provide continuous public ownership of the over 1 kilometre of shoreline on Georgian Bay and incredible public access along the shoreline and public space in an integrated public open space plan for the community. This is truly an event to celebrate.

FINANCIAL IMPACT:

The new park sign is quoted at \$3,200. Refreshments could cost up to \$1,000. Total costs for the celebration event are estimated at \$4,200 to \$5,000 and would be assigned to the Waterfront Project account.

Prepared by: W. Crown, Director of Planning and Building Services

Reviewed by: Carolyn Tripp, CAO

Attachment

P:\D00 Development and Planning- General\Unimin Waterfront Planning Study\Staff Report PL-2014-47 re Unimin Lands Acquisition - Celebration.doc



Midland Bay Landing Park

288 Bayshore Dr.

Note: This is draft only and additional information respecting park services, emergency call #, etc , may be added prior to production and installation.

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2013-81

A By-law to provide the Adoption of the Terms of Reference
For the Waterfront Project Steering Committee

WHEREAS the Master Plan for the Waterfront Project provides Implementation recommendations;

WHEREAS Council established the Waterfront Project Steering Committee on the 12th day of August, 2013 to implement the recommendations;

WHEREAS the Waterfront Project Steering Committee is desirous of establishing a Terms of Reference;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:

1. That Schedule "A" attached hereto and forming part of this By-law be adopted as the Terms of Reference of the Waterfront Project Steering Committee
2. That this By-law shall come into force and effect on the final passage thereof.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF NOVEMBER, 2013.

THE CORPORATION OF THE TOWN OF MIDLAND

MAYOR

CLERK

SCHEDULE "A" TO BY-LAW 2013-81

WATERFRONT PROJECT STEERING COMMITTEE

TERMS OF REFERENCE

MANDATE

The Waterfront Project Steering Committee shall advise and assist the Town of Midland in the development of the Waterfront Project. The Committee is to consider and provide recommendations to Council on the implementation of Master Plan Recommendations for the Waterfront Project. In addition, the Committee is to work with outside agencies, levels of the government and the development community regarding the implementation of the community vision for the property. The Committee will provide regular updates to Council.

COMMITTEE COMPOSITION

The Committee shall consist of four Members of Council, Chief Administrative Officer, Director of Planning and Building Services with staff and members of the public attending in an advisory capacity.

APPOINTMENTS

The first Committee Members shall be appointed by Council, for a term to coincide with the term of Council.

MEETING SCHEDULE

The Waterfront Project Steering Committee shall meet bi-weekly on the Friday, with additional meetings to be called by the Chair as required for review of particular matters or issues.

DEFINITIONS

"the Town" refers to The Corporation of the Town of Midland and may include the Town's Committees, Agencies, Boards and Commissions.

"the Waterfront Project" refers to the lands subject to an Agreement of Purchase and Sale between the Unimin Corporation and the Town of Midland.

DUTIES

The Committee shall report directly to Council and shall be responsible for the following:

- a) participate in the initial review and implementation of the Master Plan;
- b) report on any updates and/or changes to the Master Plan;
- d) monitor the land procurement process and report on the status;
- e) ensure continued public involvement and release of information;
- f) monitor and review the financial implications of the project; and
- f) work with the development community, levels of government and outside agencies to cultivate relationships and start a dialogue for partnerships, outside investment and opportunities.

STAFF SUPPORT

- a) Secretary/Resource Person; and
- b) Other Municipal Staff as required

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