
A G E N D A

Waterfront Project Steering Committee Friday, June 20, 2014 Council Chambers 11:00 a.m.

1. Open Meeting
2. Declarations of Pecuniary Interest
3. Review of Minutes – June 6, 2014 (attached)
4. Action Plan Preparation
Director of Planning and Building Services to provide a verbal report.
5. Environmental Update
Town Engineer to provide a verbal report.
6. Master Plan Implementation
W. Crown to provide a verbal report on the status of the MCR and OPA
7. Find the Developer
8. Find the User
9. Financial
Director of Finance/Treasurer to provide a verbal report on financing the purchase.
10. Other Items
11. Adjournment and Next Meeting

Next Meeting: July 4, 2014 – Council Chambers (at the call of the Chair)

Minutes of the Waterfront Project Steering Committee Meeting held Friday, June 6, 2014, at 11:00 a.m. in the Council Chambers of the Municipal Office.

Present:

Councillor J. Charlebois
Councillor G. Canning
Councillor Z. Pendlebury
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:

Mayor G. McKay
C. Tripp, Chief Administrative Officer

1. Open Meeting

W. Crown opened the meeting and advised that due to the absence of Mayor McKay an alternate chair would need to be selected.

Councillor Pendlebury nominated Council Canning as Acting Chair. Councillor Charlebois seconded the nomination. Councillor Canning accepted the nomination and the nominations were closed. Motion to appoint Councillor Canning as Acting Chair was approved.

Councillor Canning assumed the Chair.

2. Declaration of Pecuniary Interest

There were none declared.

3. Review of Minutes

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

4. CLOSED MEETING PORTION

Update on Environmental Site Assessment Peer Review

- Staff Verbal Report

At the request of the Chair, the Closed Meeting was deferred to the end of the agenda.

5. Draft Request for Expressions of Interest (RFEOI)

J. Galloway reviewed the additional amendments to the RFEOI, making particular reference to the Green Municipal Fund which confirms the Town's commitment to working with the private sector partner to access competitively low interest rates. Reference was also made to Page 6 of the RFEOI document which highlights the criteria that will be used in the evaluation of applications, and the short list process.

6. Master Plan Implementation

W. Crown advised that a comprehensive review and study of the Waterfront Master Plan is underway. A public meeting was held in April at which time specific comments that were received from the ADM Milling Co. regarding the impact of any proposed land use changes. Staff met with ADM Milling Co. representatives regarding the matter and, subsequently, received from them additional formal comments. A report regarding the comments provided by ADM Milling Co. representatives, together with the comments received from the public through the consultation process will be forwarded to the July Planning and Development Committee meeting. The report will also detail how the Town intends to proceed.

In response to a question raised by Councillor Charlebois, W. Crown noted that the ADM Milling Co. has been advised that they will be contacted when the OPA and MCR are back on a Committee agenda so that a representative may be present at the meeting.

W. Crown noted that the ADM Milling Co. appears committed to the community and wants to ensure anything that occurs will not have a negative impact on the company.

7. Communication with the Public

The Committee reviewed the new Midland Bay Landing logo which will be used in brochures and correspondence specific to the property. An updated brochure depicting the new logo was also reviewed. The Town has commenced using the new logo on a website page specifically dedicated to Midland Bay Landing. This new webpage will contain all related information and documents applicable to the project. A Facebook and Twitter page are also being created. The webpage is intended to be the main vehicle for the project and is anticipated to provide one-stop shopping.

Councillor Canning suggested that the "M" in the logo be slanted to give the impression of sails. The Committee concurred with the recommendation.

8. **Find the Developer**

W. Crown advised that until the due diligence exercise has been completed and an acquisition decision made by Council, the Town has not been actively looking for a developer.

9. **Find the User**

There is nothing new to add at this time.

10. **Financial**

W. Crown advised that the Town is aware of potential funding through the FCM's Green Municipal Fund that may assist with brownfield remediation. The Planning Department has compiled some information regarding the Fund that both W. Crown and M. Villeneuve have reviewed. W. Crown advised that he is looking for direction from the Committee to proceed with an application to recoup some of the costs associated with the peer review and study costs.

A verbal motion moved by Z. Pendlebury, seconded by J. Charlebois, was presented:

That staff be directed to proceed with the preparation and submission of an application for funding under the Green Municipal Fund in respect of all study and related costs associated with the remediation of the Unimin Lands.

The motion was carried.

In response to a question raised by Councillor Pendlebury, W. Crown advised that the Green Municipal Fund enables the submission of multiple applications to assist with the cost of property studies.

M. Villeneuve advised that there was nothing new to report regarding costs to date.

11. **Other Items**

Councillor Canning extended an invitation to those in the audience to comment.

Mr. B. Penny made reference to the concerns raised by the ADM Milling Co. and highlighted the success of a similar development on Vancouver's Granville Island where noise did not detract from the mixed use development.

Mr. Penny further commented on a presentation made at the recent OSUM Conference which highlighted an integrated project development model where architects, developers and municipalities worked together on developments. Mr. Penny stressed the importance of ongoing collaboration and consultation with all parties involved.

J. Galloway noted that Town staff have been working in an integrated manner and intend to deliver the project in the same way.

12. **Closed Meeting (continued)**

Moved by J. Charlebois
Seconded by Z. Pendlebury

That the Waterfront Project Steering Committee adjourn to a closed session; and further that this portion of the meeting be closed to the public pursuant to section 239 of the Municipal Act, 2001, subsection (2), as indicated ;

- Proposed or pending acquisition or disposition of land;
- Advice that is subject to solicitor-client privilege.

CARRIED.

The Director of Planning and Building Services provided an update on additional site work being undertaken by Stantec Consulting Ltd. and the related findings.

Moved by J. Charlebois
Seconded by Z. Pendlebury

That this Closed Meeting of the Waterfront Project Steering Committee adjourn at 11:42 p.m.

CARRIED.

13. **Adjournment and Next Meeting**

- Next meeting: At the Call of the Chair

As there was no further business, on a motion by Councillor Pendlebury the meeting was adjourned at 11:43 a.m.

K. Desroches

Karen Desroches
Deputy Clerk/Senior Executive Assistant