



Staff Report

Administration – Chief Administrative Officer

Report To: Committee of the Whole Meeting
Meeting Date: May 10, 2022
Report Number: FAF.22.096
Title: 125 Peel Street Campus of Care Update 1
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.22.096, entitled “125 Peel Street Campus of Care Update 1” for information purposes.

B. Overview

This report provides a summary update of the progress that has been made on the proposed 125 Peel Street Campus of Care Project. The report also outlines an anticipated timeline extension of two (2) months to consider the award of a successful proponent for the Campus of Care.

C. Background

This report is being brought forward for Council as an update to the progress made throughout the 1st quarter of 2022 on the proposed Campus of Care Project.

Council has considered a number of staff reports that deal with a number of the key aspects of the proposed Campus of Care Project that is being proposed on the 125 Peel Street property.

Report/Presentation	COW Meeting Date	Council/Approved Date
FAF.21.040 Purchase of 125 Peel Street	n/a	February 22, 2021
FAF.21.171 Approval of Funds to Complete Property Studies on 125 Peel Street	n/a	September 20, 2021
Council Approved RFP for Development Management Consultant	n/a	December 13, 2021
RFP Issued for Development Management Consultant	n/a	December 16, 2021

Report/Presentation	COW Meeting Date	Council/Approved Date
FAF.22.016 Disposition of Portions of 125 Peel Street	n/a	January 17, 2022
Provincial Announcement and Allocation of Long Term Care Beds - Press Release Issued	n/a	January 28, 2022
Public Meeting for Potential Disposition of Portions of 125 Peel Street (Video Link)	n/a	February 7, 2022
FAF.22.047 Follow up to Public Meeting for the Potential Disposition of Portions of 125 Peel Street	March 1, 2022	March 14, 2022
SHS Consulting “Visioning” for the Development of a Community Campus of Care Pilot Project - SHS Presentation	n/a	March 2, 2022
SHS Consulting Follow Up from the Special Meeting of Council on March 2, 2022 SHS Presentation	n/a	March 14, 2022
Day Two (2) review of the Development of a Community Campus of Care Pilot Project		March 15, 2022
CSOPS.22.034 Community Campus of Care – Single Source Engineering Services	n/a	March 14, 2022
FAF.22.069 125 Peel Street Declare Lands Surplus and a process to sell the Lands	March 29, 2022	April 11, 2022
FAF.22.084 Options for 125 Peel Street Community Campus of Care Task Force Structure	n/a	April 12, 2022
FAF.22.096 Campus of Care Update Report #1	n/a	May 10, 2022

Key Elements of the Community Campus of Care Set by Council

Element	Description	Mandatory by Province	Mandatory by Town	Preferred
A	Long-Term Care Facility – maximum of 160 beds and a maximum height of 6 storeys	X	X	
B	Attainable Labour Force Housing – minimum of 160 units with a maximum height of 6 storeys	X	X	
C	Day Care Space – minimum of 80 spaces		X	
D	Retirement Home	X	X	
E	Variety of Housing Forms – unit types, ownership alternatives (including rental, land lease, fee simple and co-housing/shared living) that include demonstrated innovation in the delivery of both attainable and market housing supply, including accessible units	X	X	
F	10 Contiguous Acres of Developable Land on the Site Reserved for Future Municipal Facilities and Retained in Town Ownership			X
G	Enhanced Naturalized Stream Corridor		X	
H	Setbacks and Road Widenings as may be Required by the Ministry of Transportation, Grey County, and Town		X	
I	Onsite and Connected to Community Active Transportation Facilities		X	
J	High Quality Urban Design in Accordance with the Town’s Community Design Guidelines			X
K	Cohesive Architectural Theme that Compliments the Build Form within the Thornbury Community		X	

Element	Description	Mandatory by Province	Mandatory by Town	Preferred
L	Environmental Sustainability – including Green Building Components, such as Net-Zero Building		X	
M	Activity Hub – both indoor and outdoor, including items such as a community garden, convenience store, café		X	
N	Public Outreach		X	
O	Elements of Design for Dementia Care		X	
P	Features of WELL Building Standard for Human Well-Being			X
Q	Conformity to Official Plan			X

Staff and Council are aware of the recent messaging through some of the Provincial Election campaigns which suggest a potential change in the ownership models for Long-Term Care. Town staff will continue to monitor the status of the ownership models and potential structures that may be considered in the future and may modify the approach for timelines and release dates for the Request for Quotation and Request for Proposal processes.

D. Analysis

The Campus of Care Task Force, including representatives of SHS Consulting Inc and Councillor Matrosovs, has met four (4) times since the report was approved by Council on April 12, 2022 endorsing the Task Force Structure.

The Task Force has focused on the drafting of the Ministerial Zoning Order (MZO) request and the development and drafting of the Request for Quotation.

The drafting of the MZO was completed by the Town’s Manager of Community Planning, Trevor Houghton, and was reviewed by the Town’s Planning Team. The MZO request was submitted to the Ministry of Municipal Affairs and Housing on April 29, 2022 and is reflective of the land uses for the Council endorsed and approved elements of the Campus of Care project being proposed for 125 Peel Street. Staff are currently undertaking the development of a FAQ document that will be easy to understand and clearly outline the specific asks being made through the MZO and where Official Plan and Zoning elements have been identified as needing allowances or variance from the Town and or County requirements.

The following table provides a list of staff identified tasks for the preliminary stages of the proposed Campus of Care project.

Task	Status	Projected Time
Consideration of land being declared surplus for the Campus of Care Project	Completed	-
Formal confirmation of the Ministry's provisional allocation of 160 Long-Term Care Beds	Completed	-
Drafting of Ministerial Zoning Order (MZO)	Completed	-
Property Surveying to establish specific property lines and boundaries	Completed	-
Appraisal (2022) completed for 125 Peel Street property	Completed	-
Submission of MZO to Ministry of Municipal Affairs and Housing	Completed	April 29, 2022
Drafting of RFQ	In Progress	May 2022
Circulation of RFQ	Under Development	June 2022
Ministry of Long-Term Care Review of RFQ Submissions	Not Started	July - August 2022
Property Studies <ul style="list-style-type: none"> • Archeological Assessment (Stage 1 and 2) • Environmental Site Assessment (Phase 1 and Phase 2 if required) • Natural Hazard and Environmental Impact Statement • Hydro-Geological and Geotechnical Assessment 	Underway Underway Underway Underway	Summer of 2022 Summer of 2022 Fall of 2022 Fall of 2022
Drafting RFP	Not Started	June 2022
Circulation of RFP	Not started	August 2022

Task	Status	Projected Time
Award to successful bidder	Not Started	2022

Servicing of 125 Peel Street

During the March 2, 2022 Special Meeting of Council meeting, staff requested Council approval for single source procurement of engineering and contract administration to accelerate infrastructure and servicing for the 125 Peel Street Campus of Care project and to be strategic to ensure future servicing of the Secondary Planning Area be considered during this work. At that time, Council directed staff to provide a report directly to the March 14, 2022 Council meeting to provide additional information outlining the need for the requested single source procurement. The subsequent follow up report [CSOPS.22.034](#) identified a recommendation to bring on board a contract staff person in-house to project manage the engineering rather than follow through with the original request for single sourcing the engineering works.

Town staff brought forward reports to the May 3, 2022 Special Committee of the Whole Meeting that outlined the servicing requirements, potential constraints, and the required strategic planning and implementation course of action required to be able to achieve the required servicing of the west end of the Town including the significant servicing allocation challenges of the 125 Peel Street property.

Original Timeline Comparison

Request for Quotations

Original Town Timeline was provided in March 2022 and is incorporated in the outline below. In consultation with SHS Consulting Inc, it is anticipated at this time that the scheduling set in March 2022 for the Request for Quotation (RFQ) process has been pushed by one and a half (1 1/2) months.

Request for Proposals

With the benefit of reviewing other projects that have been undertaken by other municipalities, the timeline of the Request for Proposal (RFP) process has been extended to allow for appropriate submission preparation time, staff evaluation time of submissions, and appropriate time with Council to consider submission and to make well informed and thoughtful consideration and approval process and to allow for the community to continue to be well informed through this process.

The timing of the RFP, its circulation, and final award has been pushed by out by two (2) months. Therefore, it is important to note that it is possible that the final award to a successful bidder may be made by the 2022 – 2026 Term of Council. Efforts will continue to be made to have the award to a successful proponent moved ahead as consistently as possible with the original timeframe that is outlined below. However, staff want to advise Council and the public

that providing an adequate amount of time for qualified bidders to put together fulsome and well positioned proposals is critically important.

Original Time Frame of Key Actions

- **March 2022 to June 2022**
 - Request for Prequalification (RFQ)
 - Receive/review RFQ submissions (**April 30 this pushed to July**)
 - Create list of qualified proponents (**May 31 this pushed to July August**)
- **June 2022 to September 2022 (The award has been pushed to November 2022)**
 - Issue RFP (June this has been pushed to late August)
 - Receive bids (July this has been pushed to Early October)
 - Public consultation of bids (August has been pushed to October)
 - Award – Council (Sept has been pushed to November)
- **September 2022 to December 2022**
 - Negotiations for land conveyance (**September has been extended to November**)
 - **Financing)**
 - Long Term Care Development Agreement (**November has been extended to December**)
 - Design Development
- **2023**
 - Site Plan approval
 - Building permit
 - Begin construction

The review and consideration of implementing the required future servicing to the 125 Peel Street property has been initiated by staff. Staff are in the process of hiring a Project Manager to oversee the servicing and providing a development ready property for the Campus of Care project along with a range of other potential elements. Establishing a potential Multi-Use Recreational/Cultural/Community Hub Facility on the remaining land on the property and consideration of the long-term future build out into the Secondary Planning Area will also be key considerations in the Town's Strategic Planning of these works.

Staff are committed to ensuring that the Town's 125 Peel Street Campus of Care project webpage be reviewed and updated on a weekly basis so that the public are able to monitor the project status.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

The Town shall ensure that innovation and creativity in the area of sustainability be key priorities in the review of Campus of Care design submissions and scored appropriately to ensure these elements are incorporated into the project.

G. Financial Impacts

A breakdown of the various property studies is provided in the table below:

Study	Cost	PO Number
Contingency for the Constraints Analysis with Cambium Inc.	\$500.00	PO 1851
Stage 1-2 Archaeological Analysis with Archaeological Services Inc	\$12,960.75	PO 1856
208054 Highway 26 Survey with Rodney G. Reynolds	\$310.00	PO 1890
Development Management Consultant with SHS Inc	\$36,000.00	PO 1902
Fairness Advisor with P1 Consulting Inc	\$17,726.25	PO 1908
Cambium Inc Pre-Development Consulting	\$61,650.00	PO 1909
TOTAL	\$129,147.00	-

Addition expenses incurred to be RFQ/RFP ready are listed below:

Property Appraisal (2022) Cost: \$1,500

Property Surveying Cost: \$13,492.00

As of April 26, 2022, the total committed cost to date \$144,139.00.

The total hours of staff time allocated to 125 Peel Street Campus of Care project as of April 17, 2022 pay period is 285.25 hours.

H. In Consultation With

Councillor Matrosovs

SHS Consulting Inc

Senior Management Team

I. Public Engagement

Comments regarding this report should be submitted to Councillor Matrosovs, Council Representative on the 125 Peel Street Community Camus of Care Task Force, amatrosovs@thebluemountains.ca or Shawn Everitt, Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

1. Ministry of Long-Term Care Confirmation of 160 Beds
2. Submitted Version of the Ministerial Zoning Order

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
cao@thebluemountains.ca
519-599-3131 extension 234

Report Approval Details

Document Title:	FAF.22.096 125 Peel Street Campus of Care Update 1.docx
Attachments:	- Attachment-1-Ministry-of-Long-Term-Care-Confirmation-of-160-Beds.pdf - Attachment-2-Submitted-Version-of-the-Ministerial-Zoning-Order.pdf
Final Approval Date:	May 5, 2022

This report and all of its attachments were approved and signed as outlined below:

Shawn Everitt - May 5, 2022 - 11:44 AM

Ministry of Long-Term Care

Assistant Deputy Minister
Long-Term Care Capital Development

8th Floor, 438 University Ave.
Toronto ON M5G 2K8
Tel.: 416 327-7461
Fax: 416 327-7603

Ministère des Soins de longue durée

Sous-ministre adjoint
Optimisation des immobilisations dans le secteur
des soins de longue durée

438, avenue de University, 8e étage
Toronto ON M5G 2K8
Tél.: 416 327-7461
Télééc.: 416 327-7603



April 1, 2022

337-2022-85

Mr. Shawn Everitt
Chief Administrative Officer
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury ON N0H 2P0

Dear Mr. Everitt:

Re: Long-Term Care Development Project – Project in Town of Blue Mountains (PROJ 1121)

I am writing to provide details regarding the applicable conditions, requirements, and next steps, further to the letter from the Honourable Paul Calandra, Minister of Long-Term Care (the “Minister”), regarding the Ministry of Long-Term Care (the “ministry”)’s provisional allocation of 160 new long-term care beds as requested by the Town of The Blue Mountains (the “Applicant”) as part of the Project in The Town of The Blue Mountain (the “Project”).

As a next step, the ministry will be in touch with you to discuss expectations and to identify conditions and requirements to advance your project. The ministry will review the progress of your project at the six-month mark to determine viability to move ahead.

Please note that this letter and the Minister’s letter do not constitute an approval of your application, or a commitment to provide funding of any kind for the Project. Furthermore, this letter, the Minister’s letter, and any correspondence from the ministry that does not explicitly indicate otherwise, do not constitute the issuance of a licence or approval for operating LTC beds, an undertaking to issue such a licence or approval, or the approval of any transfer of a licence (including a licence transfer to change the location of any long-term care beds) under the *Long-Term Care Homes Act, 2007* or successor legislation.

Please sign below indicating (as authorized representative on behalf of the applicant/proposed Applicant) that you have read and understand the terms of this provisional allocation and return a scanned copy to your designated project manager, Hasmik Beglaryan at Hasmik.Beglaryan@ontario.ca within ten (10) business days of the date of this letter. If a duly authorized sign-back is not received by the ministry within that time, this provisional allocation may be withdrawn.

Mr. Shawn Everitt

The ministry will be in contact with you in the coming weeks to discuss next steps in greater detail. If you should have any questions, please contact your designated project manager, Hasmik Beglaryan at (437) 388-8024 or Hasmik.Beglaryan@ontario.ca.

Sincerely,



Brian Pollard
Assistant Deputy Minister

- c. Bill Hatanaka, Board Chair, Ontario Health
Matthew Anderson, President and Chief Executive Officer, Ontario Health
Susan deRyk, Chief Regional Officer (Central & West Regions), Ontario Health
Wendy Ren, Director, Capital Program Management Branch
Hindy Ross, Director, Capital Planning Branch

Mr. Shawn Everitt

Acknowledged and agreed to this ____ day of _____, 20__.

On behalf of: Town of The Blue Mountains

Signed in the presence of	[insert name of Applicant]
	Signature of Authorized Signing Officer (I/we have authority to bind the Applicant) Print Name
Witness	Title
Date	Date

Signed in the presence of	[insert name of Substitute Applicant]
	Signature of Authorized Signing Officer (I/we have authority to bind the Substitute Applicant) Print Name
Witness	Title
Date	Date

ONTARIO REGULATION XXX/22

made under the

PLANNING ACT

Made: XXXXXX, 2022

Filed: XXXXXX, 2022

Published on e-Laws: XXXXXX, 2022

Printed in *The Ontario Gazette*: XXXXXXXX, 2022

ZONING ORDER - TOWN OF THE BLUE MOUNTAINS, COUNTY OF GREY

Definition

1. In this Order,

“Zoning By-Law” means the Town of The Blue Mountains Zoning By-law 2018-65.

“Enhanced naturalized stream corridor” means modifications to the existing stream corridor that results in net gain of corridor functions and provision of additional tree plantings as appropriate.

Application

2. This Order applies to lands in the Town of The Blue Mountains, County of Grey in the Province of Ontario, being the lands on a map numbered XXX filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Hazard Zone

3. (1) This section applies to lands located in the area shown as the Hazard Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) uses permitted within the Hazard Zone (H) in table 8.1 of the Zoning By-law; and
- (b) an enhanced naturalized stream corridor.

(3) The zoning requirements for the Hazard Zone (H) set out in table 8.2 of the Zoning By-law are the zoning requirements for the permitted uses under subsection (2).

Community Campus of Care Zone

4. (1) This section applies to lands located in the area shown as the Community Campus of Care Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) uses permitted within the Residential One Zone (R1) in table 6.1 of the Zoning By-law;
- (b) uses permitted within the Residential Two Zone (R2) in table 6.1 of the Zoning By-law;
- (c) uses permitted within the Residential Three Zone (R3) in table 6.1 of the Zoning By-law;
- (d) uses permitted within the Institutional Zone (I) in table 8.1 of the Zoning By-law;
- (e) business office;
- (f) commercial fitness centre;
- (g) commercial school;
- (h) dry cleaning depot;
- (i) laundromat;
- (j) medical office;
- (k) parking area;
- (l) personal service shop;
- (m) retail store that retails local convenience goods;
- (n) retail store that retails pharmacy related goods, and
- (o) outdoor recreation use.

(3) The zoning requirements for the Residential One Zone (R1-3) set out in table 6.2.1 of the Zoning By-law are the zoning requirements for the uses permitted under clause (2) (a), except,

- (a) One accessory apartment unit is permitted in a detached dwelling, and one accessory apartment unit is permitted within a detached accessory building to a detached dwelling;
- (b) Sections 4.15, 4.27 and 5.1.8 (a) to (d) of the Zoning By-law do not apply;

- (c) That model homes and a temporary sales office shall be permitted without a Draft Plan of Subdivision or Condominium;
- (d) No building or structure shall be located any closer than 12.5 metres from the existing right-of-way of Peel Street South;
- (e) A 3.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts Highway 26, County Road 113, and Peel Street South;
- (f) A 4.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts 139 Peel Street South and 208048 Highway 26; and
- (g) A minimum 1.5 parking spaces are required per detached dwelling unit.

(4) The zoning requirements for the Residential Two Zone (R2) and the Residential Three Zone (R3) set out in table 6.2.2 of the Zoning By-law are the zoning requirements for the uses permitted under clause (2) (b) and clause (2) (c), except,

- (a) One accessory apartment unit is permitted in a semi-detached, duplex or townhouse dwelling, and one accessory apartment unit is permitted within a detached accessory building to a semi-detached or duplex dwelling;
- (b) The maximum building height for a retirement home is 6 storeys or 25 metres.
- (c) The maximum building height for an apartment building or multiple dwelling containing employee housing is 6 storeys or 25 metres.
- (d) Sections 4.15, 4.27 and 5.1.8 (a) to (d) of the Zoning By-law do not apply;
- (e) That model homes and a temporary sales office shall be permitted without a Draft Plan of Subdivision or Condominium;
- (f) No building or structure shall be located any closer than 12.5 metres from the existing right-of-way of Peel Street South;
- (g) A 3.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts Highway 26, County Road 113, and Peel Street South;
- (h) A 4.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts 139 Peel Street South and 208048 Highway 26; and
- (i) The minimum required parking spaces are as follows:
 - i. 1.5 parking spaces per semi-detached, rowhouse, and townhouse dwelling unit.
 - ii. 0.8 parking spaces per studio/bachelor or 1-bedroom apartment or multiple dwelling unit.
 - iii. 1 parking space per 2-bedroom or larger apartment or multiple dwelling unit.
 - iv. An additional 0.25 parking spaces per apartment or multiple dwelling unit for visitor parking.
 - v. 0.7 bicycle parking spaces per apartment or multiple dwelling unit to a total maximum of 15 bicycle parking spaces.

(5) The zoning requirements for the Institutional Zone (I) set out in table 8.2 of the Zoning By-law are the zoning requirements for the uses permitted under clause (2) (d) and clause (2) (o), except,

- (a) The maximum building height for a long term care facility is 6 storeys or 25 metres.
- (b) Sections 4.15, 4.27 and 5.1.8 (a) to (d) of the Zoning By-law do not apply;
- (c) That model homes and a temporary sales office shall be permitted without a Draft Plan of Subdivision or Condominium;
- (d) No building or structure shall be located any closer than 12.5 metres from the existing right-of-way of Peel Street South;
- (e) A 3.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts Highway 26, County Road 113, and Peel Street South;
- (f) A 4.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts 139 Peel Street South and 208048 Highway 26; and
- (g) The minimum required parking spaces are as follows:
 - i. 1.5 parking spaces per every 4 long term care facility beds.
 - ii. Minimum 1 loading space per long term care facility or community centre.

(6) The zoning requirements for the Village Commercial Zone (C1) set out in table 7.2 of the Zoning By-law are the zoning requirements for the uses permitted under clauses (2) (e) to (n), except,

- (a) Sections 4.15, 4.27, and 5.1.8 (a) to (d) of the Zoning By-law do not apply;
- (b) That model homes and a temporary sales office shall be permitted without a Draft Plan of Subdivision or Condominium;
- (c) No building or structure shall be located any closer than 12.5 metres from the existing right-of-way of Peel Street South;
- (d) A 3.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts Highway 26, County Road 113, and Peel Street South;
- (e) A 4.0 metre-wide landscaping strip is required adjacent to the full length of a lot line that abuts 139 Peel Street South and 208048 Highway 26; and
- (f) A minimum 1 parking space is required per 33m² of business office, commercial fitness centre, commercial school, dry cleaning depot, laundromat, medical office, personal service shop, or retail store.

Terms of use

7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed By-law

8. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of The Blue Mountains.

Commencement

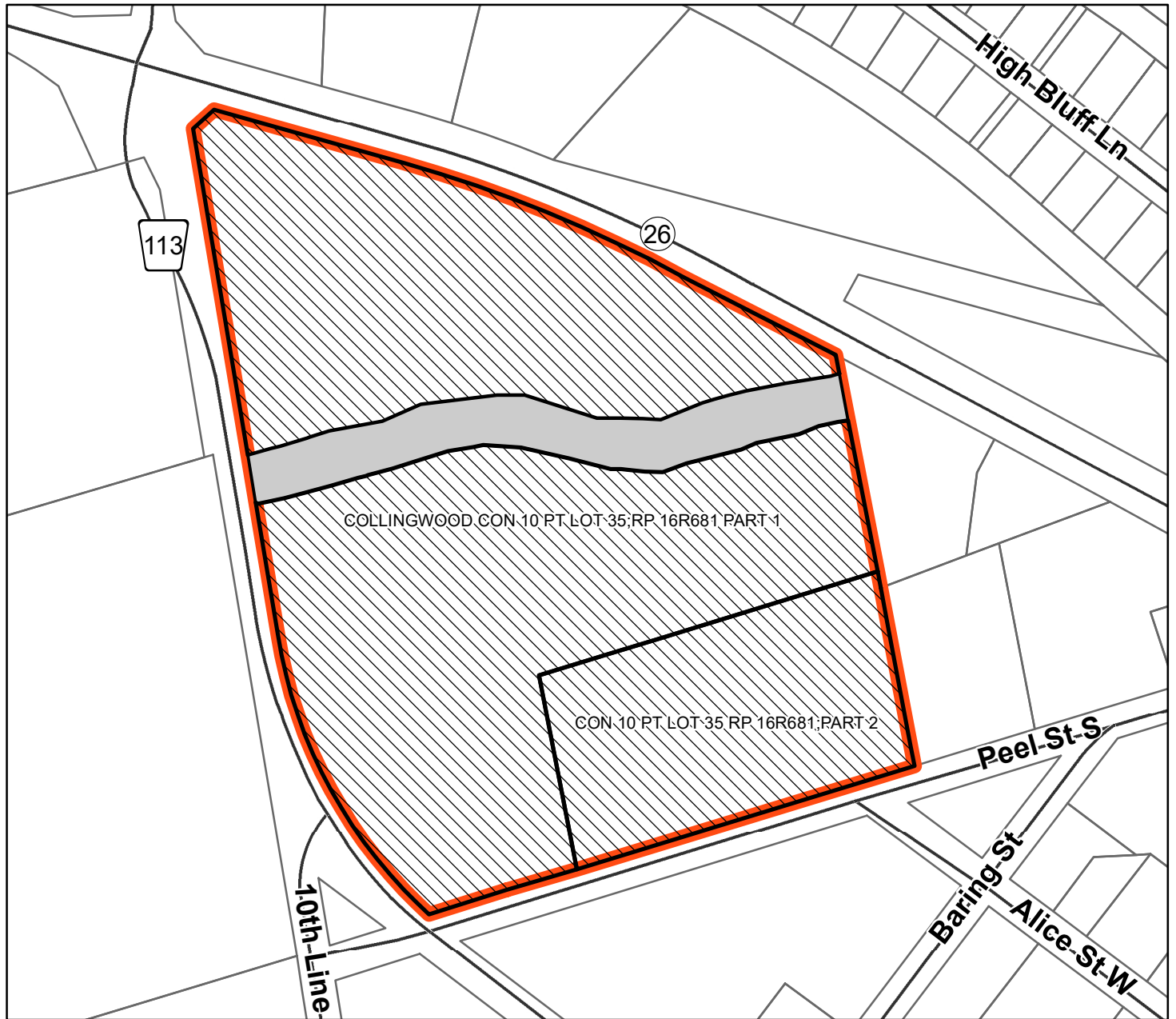
9. **This Regulation comes into force on the day it is filed.**

Made by:

STEVE CLARK
Minister of Municipal Affairs and Housing

Date made: **XXXXXXXXXX**, 2022

Legal Description:
COLLINGWOOD CON 10 PT LOT 35;RP 16R681 PART 1
CON 10 PT LOT 35 RP 16R681;PART 2



Legend

- Subject Lands
- Community Campus of Care Zone
- Hazard Zone
- Road Network
- Assessment Parcels