



# Staff Report

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## Legal Services

**Report To:** Committee of the Whole Meeting  
**Meeting Date:** March 1, 2022  
**Report Number:** FAF.22.047  
**Title:** Follow Up to Public Meeting for the Potential Disposition of Portions of 125 Peel Street  
**Prepared by:** Will Thomson, Director of Legal Services

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### A. Recommendations

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THAT Council receive Staff Report FAF.22.047, entitled "Follow Up to Public Meeting for the Potential Disposition of Portions of 125 Peel Street";

AND THAT Council direct Staff to return directly to Council on March 28, 2022 with a report to consider options to dispose of 125 Peel Street.

### B. Overview

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This report provides a follow up to the February 7, 2022 Public Meeting regarding the potential disposition of portions of the 125 Peel Street property.

### C. Background

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At the January 31, 2022 Council meeting, Council approved the recommendations from [Staff Report FAF.22.016](#) that included the recommendation to proceed to a Public Meeting to consider the potential disposition of portions of 125 Peel Street property.

The Public Meeting was scheduled for February 7, 2022 and notice was provided in accordance with the Town's Provision of Notice and Manner of Giving Notice to the Public Policy, [POL.COR.07.03](#) with notice being posted on the Town website on January 17, 2022 and advertised in the Collingwood Connection on January 20, 2022.

### D. Analysis

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Town staff provided a brief presentation at the February 7, 2022 Public Meeting which outlined the purpose of considering the potential disposition of 125 Peel Street being linked to the development of a Community Campus of Care on Town owned property.

The Town has initiated a competitive Request for Proposal (RFP) process to select a successful bidder to be responsible for the development and management of the Community Campus of

Care. It is anticipated that the successful RFP proponent will be invited to negotiate and purchase a portion of 125 Peel St. Staff intend to bring forward a report directly to Council on March 28, 2022 which will set out options and a detailed plan to facilitate such potential disposition.

Town staff have secured the services of P1 Consulting Inc. to provide Fairness Advisor Services for the RFP process. P1 Consulting Inc. will oversee the RFP process to ensure full transparency and that appropriate measures are in place through the Community Campus of Care selection and award process including the potential disposition of land.

The below is a summary of the relevant/ applicable public comments received by the Town.

**Public Comments:**

Question	Response
The Community Campus of Care is similar to the 2021 proposal?	The Campus of Care model is a model that is being used successfully in other areas and the Town suggests that the Campus of Care model would provide the most successful long-term model to allow more of our residents to age within our community.
The Property is located outside of the primary settlement area and why was this not considered an appropriate option for an alternate Attainable Housing project location?	Staff have recommended the 125 Peel Street property as an appropriate location for Attainable Housing, while also acknowledging the property is outside of the primary settlement area and its use will be a critical component of the Ministerial Zoning Order (MZO) to allow for the development to be completed outside of the Primary Settlement Area. To confirm and respond directly to the enquiry via public comment, staff have not been requested to consider the alternate location for an Attainable Housing Project to 125 Peel Street.
Will the successful developer be responsible for all costs relating to opening the Official Plan, site development assessment, approvals and site servicing including services to the site?	Council has previously provided approval to complete a number of studies on the 125 Peel Street property to be as development ready as possible if Council moves forward with a Community Campus of Care project. Staff included a significant Project Sheet within the 2022 Budget identifying \$11,500,000. This project was based on a staff driven estimate that identified \$11,000,000 to service the property. To date, the specific servicing strategy has not been determined, however, it is the intention that servicing be designed and constructed to service the entire site for the long-

Question	Response
	term future buildout of the property and future extension of settlement areas.
Will the town maintain the current height limit standard?	It is critically important to note the intention to make application for a Ministerial Zoning Order (MZO) and to include the ability for proponents to make submissions to the Request for Proposal (RFP) that <b>may</b> exceed the Town’s Official Plan three (3) storey maximum.
Has the Town approached the County as the obvious partner? If not, why?	The Town has not approached Grey County regarding this project. The Ministry of Long-Term Care has two streams of long-term care bed allocation. Grey County long-term care beds are not allocated through the same stream as the beds that have been provisionally allocated to the Town.
Has the data been collected or considered as to needs of the Community Campus of Care?	Outside of the ongoing review of our community demographics and collaboration with our community stakeholders there is a general understanding that a significant need exists to increase the range and stock of housing options within the Town.
How does Council justify a property severance? Without a successful partner or partners and without the benefit of a preliminary design, this action is premature, without merit and extremely suspect.	Council will be considering the merits of this project and its fulsome process along with the comments received by members of Council through the public meeting process and will provide direction to staff at that time.

## 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**

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A high priority and commitment have been placed on the importance of the Town championing the stewardship of the land to ensure that any potential development of the 125 Peel property is viewed as the standard to which all development within the Town will be required to meet.

## **G. Financial Impacts**

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Consideration of the potential disposition of portions of the 125 Peel Street property, including the hosting of the February 7, 2022 Public Meeting, has required staff time to provide resources to complete the Public Meeting process.

The Community Campus of Care project has been identified as a significant opportunity for the community and is a key priority for Council and staff.

## **H. In Consultation With**

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Senior Management Team

## **I. Public Engagement**

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The topic of this Staff Report has been subject to a Public Meeting which took place on Monday, February 7, 2022. Those who provided comments at the Public Meeting including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report.

Comments regarding this report should be submitted to Will Thomson, Director of Legal Services ([directorlegal@thebluemountains.ca](mailto:directorlegal@thebluemountains.ca)) or Shawn Everitt, CAO ([cao@thebluemountains.ca](mailto:cao@thebluemountains.ca)).

## **J. Attached**

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None

Respectfully submitted,

Will Thomson, Director of Legal Services

For more information, please contact:  
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519-599-3131 extension 258

### Report Approval Details

Document Title:	FAF.22.047 Follow Up to Public Meeting for the Potential Disposition of Portions of 125 Peel Street.docx
Attachments:	
Final Approval Date:	Feb 22, 2022

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

**Will Thomson - Feb 22, 2022 - 3:12 PM**