



Staff Report

Planning & Development Services – Planning Division

Report To: Council Meeting
Meeting Date: December 12, 2022
Report Number: PDS.22.140 (revised)
Title: 125 Peel Street – Campus of Care Municipal Request to Minister of Municipal Affairs and Housing for Community Infrastructure and Housing Accelerator (CIHA) Order
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PDS.22.140, entitled “125 Peel Street – Campus of Care Municipal Affairs and Housing for Community Infrastructure and Housing Accelerator (CIHA) Order”;

AND THAT Council of the Town of The Blue Mountains reaffirms its support for development of a Community Campus of Care on a portion of the property municipally known as 125 Peel St., Thornbury;

AND THAT Council hereby supports a Community Infrastructure and Housing Accelerator (CIHA) Order to facilitate expedited zoning approvals required for the Campus of Care project;

AND THAT Council hereby seeks an exemption for other necessary planning related approvals including Site Plan Approval, Plan of Subdivision and/or Plan of Condominium from the Provincial Policy Statement, the County of Grey Official Plan, and Town of The Blue Mountains Official Plan.

AND THAT Council hereby directs staff to forward the Draft CIHA Order to the Ministry of Municipal Affairs and Housing to pursue an CIHA application that permits the development of a Community Campus of Care including the following components;

1. Long Term Care facility for at least 160 beds with a maximum height of six (6) storeys
2. Labour Force housing with a maximum height of six (6) storeys
3. Retirement Home with a maximum of six (6) storeys
4. A variety of housing forms and unit types that include demonstrated innovation in the delivery of attainable housing supply
5. Enhanced naturalized stream corridor
6. Setbacks and road widenings as may be required by the Ministry of Transportation, County of Grey and Town of The Blue Mountains

7. Onsite and connected to community active transportation facilities
8. Day care facilities

B. Overview

The purpose of this report is to receive a resolution from Council regarding the Campus of Care project at 125 Peel Street. Council resolution is required as part of the application to the Province for expedited zoning approvals through the Ministry of Municipal Affairs and Housing Community Infrastructure and Housing (CIHA) Accelerator Tool.

C. Background

In March 2022, the Town considered a number of resolutions to ensure the Campus of Care project is operating by 2026. One of those resolutions passed by Council directed Town Staff to work with the Ministry of Municipal Affairs and Housing to pursue a Minister's Zoning Order (MZO) to facilitate the accelerated planning approvals that are required for the development of the Campus of Care project. Town Staff with support from the Ministry of Municipal Affairs and Housing developed a MZO that included a list of key elements as directed by Council. That MZO was finalized and forwarded to the Province for approval in April 2022.

Since that time, the Province has removed the ability to issue MZO's and replaced them with a new tool called the Community Infrastructure and Housing Accelerator (CIHA) tool. The purpose and effect of a CIHA order is similar to a MZO. A CIHA order is granted by the Minister of Municipal Affairs and Housing who has the authority to make orders to respond to municipal requests for expedited zoning approvals. A CIHA order is considered under the CIHA guidelines as released by the Ministry.

D. Analysis

A community infrastructure and housing accelerator order can be used to regulate the use of land and the location, use, height, size and spacing of buildings and structures to permit certain types of development. The Ministry targets priority developments related to health, long-term care, housing, education, recreation, transportation, and a number of other employment and mixed use developments. Town is required to provide public notice, undertake consultation and ensure the order (once made) is made available to the public.

The Town has provided notice of the Campus of Care project since the project launched in January of 2022. A dedicated website, on-going press releases, and open Council sessions has raised awareness of the project and has allowed the Town to receive comments. In response to the new CIHA guidelines, a new notice of a CIHA application to the Ministry was circulated on November 25, 2022. Notice was provided in accordance with our development circulation list including internal departments, outside agencies and indigenous communities. The purpose of this notice was to seek any additional feedback on the request for CIHA order. It is noted that comments received through the MZO process have been retained and are considered under the new CIHA order. At the time of writing this report, the Town has not received any new comments from this most recent consultation process.

Next, Council by resolution must identify the lands to which the requested order would apply and specify the requested relief from the zoning by-law, and if exemptions are required for other planning-related approvals from having to conform to provincial plans and/or municipal Official Plans. In this case, the resolution does require a statement that exemptions are requested for other required planning approvals related to Site Plan Approval. In this instance, should the CIHA order be issued, Site Plan Approval remains an approval requirement after more detailed design work is completed. This Site Plan Approval will be developed from the CIHA order which may in some instances not conform to the local Official Plan.

Once the Council resolution is finalized and received, Town Staff can provide the Ministry with all the requisite information within 15 days. The Ministry will complete their review and may request additional information such as further studies, reports or consultation. The Minister also has the sole authority to issue an order and impose conditions as necessary. The Minister's decision to issue or not issue an order cannot be appealed.

Importantly, staff have sought to ensure that where feasible, the process to submitting the application to the Ministry is transparent and extends beyond the minimum requirements set forth by the Province. The dedicated website, breadth of agency circulation and studies that are either in draft format or completed are examples of this commitment.

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

An Environmental Impact Study and Phase II Environmental Site Assessment are underway to review environmental impacts and to provide recommendations for environmental protection areas and other matters related to the development of this site.

G. Financial Impacts

There may be indirect financial costs incurred if the CIHA order is not issued due to delays associated with facilitating development through the typical process of amending the Official Plan and Zoning By-law. Such delays may impact the feasibility of the proposed development on the property.

H. In Consultation With

Adam Smith, Director of Planning and Development Services

I. Public Engagement

The topic of this Staff Report will be the subject of an open session with Council on December 12, 2022. Written comments are requested to be sent to planning@thebluemountains.ca. verbal comments can also be provided by way of deputation or during the public comment period. Any comments regarding this report should be submitted to Planning Services at planning@thebluemountains.ca

J. Attached

1. Draft CIHA Order
2. Public Notice – Community Campus of Care

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
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Report Approval Details

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| Document Title: | PDS.22.140 125 Peel Street - Campus of Care Municipal Request to Minister of Municipal Affairs and Housing .docx |
| Attachments: | - PDS.22.140 Attachment 1.pdf - PDS.22.140 Attachment 2.pdf |
| Final Approval Date: | Dec 5, 2022 |

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

Adam Smith - Dec 4, 2022 - 2:54 PM

No Signature found

Shawn Everitt - Dec 5, 2022 - 11:59 AM

Report Approval Details

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| Document Title: | PDS.22.140 125 Peel Street - Campus of Care Municipal Request to Minister of Municipal Affairs and Housing .docx |
| Attachments: | - PDS.22.140 Attachment 2.pdf - PDS.22.140 Attachment 1 - CIHA Order.pdf |
| Final Approval Date: | Dec 8, 2022 |

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

Adam Smith - Dec 8, 2022 - 8:48 AM