

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

Monday, August 27, 2012
(9:08 a.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Acting Deputy Clerk gave the roll call and the following Committee members were present:

Mayor Grossi

Regional Councillor Wheeler (left during Closed Session)

Councillor Craig

Councillor Davison

Councillor Szollosy

Councillor Smockum

Councillor Hackenbrook (left during closed Session)

3. COMMUNITY SERVICE ANNOUNCEMENTS:

The Committee Members were made aware of a number of community events taking place.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following addendum items were introduced:

5. APPROVAL OF AGENDA:

Moved by Councillor Hackenbrook

Seconded by Councillor Craig

RESOLUTION NO. CW-2012-0193

THAT THE AGENDA BE APPROVED AS PRESENTED.

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Craig

RESOLUTION NO. CW-2012-0194

THAT CONSIDERATION OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON JUNE 18, 2012, BE DEFERRED TO THE SEPTEMBER 17TH COMMITTEE OF THE WHOLE MEETING PENDING THE INCLUSION OF THE MISSING LAST PAGE OF THE JUNE 18TH MINUTES ON THE SEPTEMBER 17TH AGENDA.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

Page 29, Item No. 15.2.6, Resolution No. CW-2012-0191; Council inquired if any action has been taken with regard to the request by Jim Hadwen to curb the vehicle speed on Victoria Street in Udora. The Director of Operations and Engineering advised that his department is investigating the issue and will be reporting back to Council following the receipt of a response by a commenting agency.

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

- 9.1 Item No. 12.1, presentation by Watchorn Architect Inc. concerning the extension of draft Plan Approval, draft Plan of Subdivision 19T-90033, Urban Design Report and Architectural Design Guidelines
- 9.2 Item No. 15.1, various matters for routine
- 9.3 Item No. 15.2, various matters for disposition
- 9.4 Item No. 17.1.1, Report No. PB-2012-0068 entitled 'Extension of Draft Plan Approval', Draft Plan of Subdivision 19T-90033, Urban Design Report & Architectural Design Guidelines, 711371 Ontario Corp. (Oxford Homes)
- 9.5 Item No. 17.1.3, Report No. PB-2012-0070 entitled 'Potential Appeal Against the Committee of Adjustment's Approval regarding a change of term for Minor Variance application P411124, Catherine Seiden'
- 9.6 Item No. 17.2.2, Report No. OED-2012-0049 entitled 'Christina Homes Ltd. – Reduction of Site Plan Application Fees – Sales Office Facility'

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:

- 9.7 Item No. 17.3.1, Report No. CAO-2012-0015 entitled 'Application Submitted by 2064322 Ontario Ltd. to amend the current local Commercial (C3) Zone to permit the use of a refreshment cart on the lands described as Lot 13, Plan 177, and Part 2, Plan 65R-28514
- 9.8 Item No. 22.1.1, Visioning Discussion under Other Business
- 9.9 Item No. 22.1.2, Report No. CAO-2012-0016 entitled 'Engineering Services Review' under Other Business
- 9.10 Item No. 22.1.3, Report No. OED-2012-0039 entitled 'Former Sutton Public School–Site Condition Assessment' and Report No. RC2012-0010 entitled 'Former Sutton Public School – Project Feasibility Study Contract'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Craig

Seconded by Councillor Szollosy

That the following recommendations respecting the matters listed as 'Items Not Requiring Separate Discussion' be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

17.1 Report from the Planning and Building Department:

- 17.1.2 Proposed Deeming By-laws
Blocks 208 and 209, Plan 65M-3421 (Town Surplus Lands)
Old Homestead Road and Highcastle Avenue

Report No. PB-2012-0069

RESOLUTION NO. CW-2012-0195

- A. THAT REPORT NO. PB-2012-0069 BE RECEIVED.
- B. THAT APPROVAL BE GRANTED TO DEEM LOT 1 AND BLOCK 208, PLAN 65M-3421, NOT TO BE A LOT AND A BLOCK ON A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) AND IN ACCORDANCE WITH SECTION 50(4) OF THE PLANNING ACT, R.S.O. 1990.
- C. THAT APPROVAL BE GRANTED TO DEEM LOT 145 AND BLOCK 209, PLAN 65M-3421, NOT TO BE A LOT AND A BLOCK ON A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) AND IN ACCORDANCE WITH SECTION 50(4) OF THE PLANNING ACT, R.S.O. 1990.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

17.2 Report from the Operations and Engineering Department:

- 17.2.1 Draft Plans of Subdivision 19T-95082 (as-revised)
And 19T-95084 (as-revised)
2151028 Ontario Limited
(T/A Christina Homes, C/O Joe Moniz)
Part Lots 18 and 19, Concession 9
- Pre-Servicing Agreement
 - Dedication of 0.3 Metre Reserve

Report No. OED-2012-0043

RESOLUTION NO. CW-2012-0196

1. THAT REPORT OED-2012-0043 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE A PRE-SERVICING AGREEMENT BETWEEN 2151028 ONTARIO LIMITED, AS OWNER, AND THE TOWN OF GEORGINA
3. THAT A BY-LAW BE PASSED DEDICATING BLOCKS 105 AND 108, PLAN 65M-4268 AS PUBLIC HIGHWAY AND FORMING PART OF WYNDHAM CIRCLE.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

Mayor Grossi moved forward and dealt with Item No. 17.2.2 at this time.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Reports from the Operations and Engineering Department:

- 17.2.2 Christina Homes Ltd. – Reduction of Site Plan Application Fees -
Sales Office Facility

Report No. OED-2012-0049

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0197

1. THAT REPORT NO. OED-2012-0049 BE RECEIVED FOR INFORMATION.
2. THAT THE MAYOR AND COUNCIL DENY THE REQUEST MADE BY MICHAEL SMITH PLANNING CONSULTANTS ON BEHALF OF CHRISTINA HOMES LTD. TO REDUCE OR WAIVE THE SITE PLAN APPLICATION FEE FOR THE PURPOSE OF A SALES OFFICE SITE IN SUTTON.

Carried.....

Mayor Grossi moved forward and dealt with Item Nos. 12.1 and 17.1.1 on conjunction with one another.

12. PRESENTATIONS:

- 12.1 Watchorn Architect Inc., applicant's Architect, making a power point presentation concerning the Extension of Draft Plan Approval-Draft Plan of Subdivision 19T-90033 – Urban Design Report & Architectural Design Guidelines.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

- 17.1.1 Extension of Draft Plan Approval
Draft Plan of Subdivision 19T-90033
Urban Design Report & Architectural Design Guidelines
711371 Ontario Corp. (Oxford Homes)
Agent: Michael Smith Planning Consultants

Report No. PB-2012-0068

Max Legace representing Watchorn Architect Inc. made a power point presentation, indicating that they have been in business for over thirty years. Some of the projects they have been involved in include the Simcoe Landing Subdivision and Eastbourne Estates in Georgina. He indicated that design guidelines deal with many different aspects including landscape principles and architecture.

Mr. Legace explained that the design objectives for the community include having regard for the character of the existing community, the creation of interesting and varied streetscapes and providing good quality housing construction. The design guidelines

12. PRESENTATIONS cont'd:

discuss urban design principles, landscape principles, architectural design requirements and the design review and approval process. The architecture will be inspired from traditional precedents, will present varied roof forms and architectural details and elements, provide enduring materials with warm earth-tone colours, will minimize the presence of garages and will reflect the market's needs.

Mr. Legace explained that the prominent locations including gateway lots, corner lots, elbow street and cul-de-sacs, lots flanking onto open space and 't'-intersection houses within the community will require a greater level of detailing and attention to make a good impression. The process includes an orientation meeting with the builder, a conceptual design presentation meeting with draft concepts for review, followed by preliminary submissions of the building design, exterior building material and colours and site plan review. The final approvals would include exterior building materials and colour schedule, building working drawings, the master sheet of elevations and the final site plans. Site inspections will take place to ensure they are building in compliance with the drawings.

Harold Lenters, Director of Planning and Building, stated that one of the draft conditions is the preparation of urban and architectural design guidelines for Council's approval and staff is here today to obtain Council's approval to clear the conditions. He indicated that the proponent is making excellent progress towards clearing all the conditions of draft plan approval and registering the plan. He noted that the proponent has prepaid the development agreement with the Region of York and needs to register the plan in order to benefit from the agreement. Staff is pleased that this project is moving forward as it was approved several years ago through the Ontario Municipal Board.

Mr. Legace stated that each home will have a two-car garage and each driveway will be able to accommodate two vehicles, so parking should not be an issue. The townhouse units will have single-car garages and one-vehicle driveways for each unit.

Mr. Lenters stated that he does not believe King Street is to be opened up as the balance of the lands in this area has been identified as an environmental protection area. There will be only one entrance into this subdivision at this point in time.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0198

THAT THE DEPUTATION MADE BY MAX LEGACE OF WATCHORN ARCHITECT INC. DETAILING THE URBAN DESIGN REPORT AND ARCHITECTURAL DESIGN GUIDELINES FOR 711371 ONTARIO CORP. (OXFORD HOMES), PART LOT 3, CONCESSION 7 (G). BE RECEIVED.

A. THAT REPORT PB-2012-0068 BE RECEIVED.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

- B. THAT PURSUANT TO SECTION 51(33) OF THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, AN EXTENSION TO THE APPROVAL OF DRAFT PLAN OF SUBDIVISION 19T-90033 BE GRANTED TO OCTOBER 6, 2013.
- C. THAT PURSUANT TO SECTION 51(44) OF THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, THE LAPSING PROVISION CONTAINED IN THE CONDITIONS OF DRAFT PLAN APPROVAL BE AMENDED TO READ "PURSUANT TO THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, APPROVAL OF THIS PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY OCTOBER 6, 2013, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL."
- D. THAT PURSUANT TO SECTION 51(44) OF THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, COUNCIL APPROVE THE REVISED CONDITIONS OF DRAFT PLAN APPROVAL APPLIED TO DRAFT PLAN OF SUBDIVISION 19T-90033, ATTACHED AS SCHEDULE '4' TO REPORT PB-2012-0068.
- E. THAT PURSUANT TO SECTION 51(47) OF THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, WRITTEN NOTICE SHALL NOT BE GIVEN AS THE CHANGE TO THE CONDITIONS OF DRAFT PLAN APPROVAL, AS NOTED IN D. ABOVE, ARE CONSIDERED TO BE MINOR.
- F THAT PLANNING STAFF FORWARD THE REVISED CONDITIONS OF DRAFT PLAN APPROVAL TO THE APPLICANT, THEIR AGENT, THE YORK REGION DIRECTOR OF THE COMMUNITY PLANNING BRANCH OF THE TRANSPORTATION AND COMMUNITY PLANNING DEPARTMENT, AND TO ALL OTHER AGENCIES WHICH HAVE IMPOSED THEIR RESPECTIVE CONDITIONS OF APPROVAL; AND,
- G. THAT COUNCIL APPROVE THE URBAN DESIGN REPORT & ARCHITECTURAL DESIGN GUIDELINES PREPARED BY THE MBTW GROUP & WATCHORN ARCHITECT INC. ENTITLED "URBAN DESIGN, OPEN SPACE & ARCHITECTURAL DESIGN GUIDELINES" DATED AUGUST 2012, IN ORDER TO SATISFY DRAFT CONDITION NOS. 24 & 25 OF THE DRAFT PLAN OF SUBDIVISION 19T-90033.

Carried.....

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:14. PUBLIC MEETINGS:

None.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.3 Report from the Chief Administrative Officer:

- 17.3.1 Application Submitted by 2064322 Ontario Ltd. To Amend the Current Local Commercial (C3) Zone to Permit the Use of a Refreshment Cart on the Lands Described as Lot 13, Plan 177 and Part 2, Plan 65R-28514

Report No. CAO-2012-0015

Winanne Grant, Chief Administrative Officer, explained that it was not clear whether Council's intent at the August 20th Council meeting was to not move forward at all with the application, to refuse the application as presented, or to consider an amended application as proposed by the agent.

Councillor Craig did not participate in this discussion or vote as he was not in attendance at the August 20th Council meeting where this issue was originally discussed and voted upon.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2012-0199

THAT REPORT NO. CAO-2012-0015 ENTITLED 'APPLICATION SUBMITTED BY 2064322 ONTARIO LTD. TO AMEND THE CURRENT LOCAL COMMERCIAL (C3) ZONE TO PERMIT THE USE OF A REFRESHMENT CART ON THE LANDS DESCRIBED AS LOT 13, PLAN 177 AND PART 2, PLAN 65R-28514' BE RECEIVED, THEREBY CONFIRMING COUNCIL'S INTENT AT THE AUGUST 20TH COUNCIL MEETING TO REFUSE THE APPLICATION.

Carried.....

16. PETITIONS:

None.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

17.1 Reports from the Planning and Building Department:

- 17.1.3 Potential Appeal Against the Committee of Adjustment's Approval Regarding a Change of Term for Minor Variance Application P411124 - Catherine Seiden
Lot 6, Reg. Plan 208; 110 Lake Drive East
Agent: Gunnell Engineering Ltd.

Report No. PB-2012-0070

Moved by Councillor Szollosy

Seconded by Councillor Craig

That the Rules of Procedure be waived in order to permit Howard Seiden to address the Committee members regarding Report No. PB-2012-0070.

Carried.....

Harold Lenters, Director of Planning and Building, explained that in cases where the Committee of Adjustment takes a different opinion than staff, a report is brought to Council setting out both the planning staff position and the Committee's position. Staff is looking for direction from Council to determine if it wishes to overturn the Committee of Adjustment's decision.

Mr. Lenters stated that the Secretary-Treasurer for the Committee of Adjustment attends all Committee of Adjustment meetings while planning staff submits thorough reports instead of attending the meetings due to the cost factor involved.

Tolek Makarewicz, Junior Planner, explained that in July of 2011 the property owners submitted an application to permit an eight metre high boat house. Staff supported the proposal subject to certain terms to restrict the size of the boathouse. When the application was submitted, staff was unaware of the owner's intention for installing washing facilities in the structure. At the Committee of Adjustment meeting, the agent for the applicant brought forth a proposal that included a sink on the first floor of the boat house, but staff was not supportive of a sink.

Mr. Makarewicz stated that the inclusion of a toilet was requested after the meeting, and staff was not supportive of this either. Staff wrote a report that did not support the additions but the Committee of Adjustment did support the additions. He noted that the 2011 decision was still valid at the time the change was requested.

Mr. Makarewicz stated that the Lake Simcoe Region Conservation Authority does not support the installation of either a sink or a toilet in the structure as the Authority does not want the structure to be habitable by permitting a two-piece bathroom.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Mr. Lenters explained that there have been situations in the past where Council has overturned a Committee of Adjustment decision, usually dealing with an issue with broader implications from a planning perspective such as a change of an important policy or the setting of a precedent. Most issues dealt with by the Committee of Adjustment are minor in nature. In the past, staff has permitted increases in the height of boathouses with 2nd storey liveable space, noting that when it is sold or passed on to the next generation, the use is changed. It is the combination of the height variance and the installation of a sink as it has the potential to be converted into habitable living space in the future which is not supported on municipal sewer service.

Mr. Lenters stated that there were some historical situations in which structures on the lake front may have been serviced, but he is unsure whether or not any new properties have been connected to municipal services.

Howard Seiden, spouse of the applicant, stated that in order to clarify the situation, the members of the Committee voted four in favour and two against the application. He noted that he believes that Mr. Rogers, an absent member, would have voted in favour as he put forward the original motion to approve the sink. He stated that installing a sink in the boathouse structure made sense as it would provide available water for clean up, cleaning fish, etc. He spoke with the Lake Simcoe Region Conservation Authority and was advised that they have approved sinks in this type of structure in the past and has no concerns with them. Staff's concern seems to be with a future property owner's potential to break a law, but indicated that any structure can be turned into an unlawful business or can contain unlawful items at any time and therefore believes that a structure should not be refused on the assumption of a future use by a future owner.

Mr. Seiden stated that they are simply asking for permission to install a toilet and a laundry room sink inside the boathouse structure. They have no intention of converting the boathouse into a habitable living space as they already have 10,000 square feet of living space in their main residence. The Committee of Adjustment members agreed with the application. They cannot fulfil the condition of the Committee of Adjustment decision if Council does not approve this proposal and if the decision lapses due to this unfulfilled condition, they cannot build the boathouse as requested.

Mr. Seiden stated that he requested the Junior Planner to attend the Committee of Adjustment meeting because he was aware of their intentions. He stated that if this is approved and a future owner converts the boathouse into a dwelling unit, the Town has By-law enforcement staff to deal with the situation. They are not breaking a law by installing a sink in the boathouse structure and he requested Council allow him to fulfil the condition of the Committee of Adjustment decision.

Mr. Makarewicz confirmed that the Conservation Authority does not support the application with toilet or a sink.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Mr. Lenters indicated that if an application is approved, a permit is issued to permit the installation of a sink and toilet, staff inspects the structure and an occupancy permit is provided, it is difficult to ascertain if any more construction occurs inside the structure. The structure could be converted without the necessary permits or planning approval. Staff would need to go through the court system to obtain permission to enter the property and during this time the owner could re-covert the property to its original state for inspection. He stated that it is extremely difficult to police and enforce this type of situation.

Mr. Lenters advised that the installation of a sink is not as concerning as the combination of a sink and a toilet together, noting that it is difficult to live in an accessory building without sanitary facilities. He also noted that Council could direct staff to review the current policies and provisions if it is felt that they are no longer current or appropriate.

Michael Baskerville, Engineering Manager, stated that the only lots serviced in the lakeshore areas were the lots that needed to be serviced at that time i.e. had legal homes. Boathouses were not entitled to municipal water and sewer services. He stated that there were properties along the lakeshore that had facilities before municipal services were installed. If a lot could not support a single family dwelling, the owner was permitted to bring services from the main dwelling to the structure but the owner had to prove ownership of that structure. He noted that the Town would see a lot of people coming forward requesting municipal water and sewer connections if this was approved across the board.

Moved by Councillor Szollosy

That Report No. PB-2012-0070 entitled 'Potential Appeal Against the Committee of Adjustment's Approval Regarding a Change of Term for Minor Variance Application P411124 - Catherine Seiden, 110 Lake Drive East', be received.

Lost...lack of a seconder.....

Mr. Makarewicz indicated that he spoke with a Lake Simcoe Region Conservation Authority planner and was verbally advised that the Authority would not support a sink in the structure and that if they had been aware of the proposal for a sink prior to submitting their comments on the application, they would have indicated a concern.

Mr. Seiden advised that correspondence from the Authority indicates no concern with a sink in the structure, and he was verbally advised that other residents have been permitted to have sinks in boathouses. He noted that the issue at the Committee of Adjustment meeting was not the sink, but whether or not to include a toilet.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

RESOLUTION NO. CW-2012-0200

- A. THAT REPORT PB-2012-0070 BE RECEIVED.
- B. THAT COUNCIL DIRECT STAFF TO LODGE AN APPEAL TO THE ONTARIO MUNICIPAL BOARD REGARDING A CHANGE OF TERM FOR MINOR VARIANCE APPLICATION P411124, AS SET OUT IN THE COMMITTEE OF ADJUSTMENT DECISION ATTACHED AS ATTACHMENT 'A' TO REPORT NO. PB-2012-0070.
- C. THAT COUNCIL AUTHORIZE THE TOWN SOLICITOR AND STAFF TO PARTICIPATE IN SUPPORT OF THE APPEAL AT THE ONTARIO MUNICIPAL BOARD HEARING.

Carried.....

15. COMMUNICATIONS:

15.1 Matters for Routine:

- 15.1.1 Town of Georgina Planning and Building Department Monthly Building Report 2011-2012.

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0201

THAT THE TOWN OF GEORGINA PLANNING AND BUILDING DEPARTMENT MONTHLY BUILDING REPORT 2011-2012 BE RECEIVED.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.1.2 Memorandum from Bill O'Neill, Director of Emergency Services/Fire Chief, re: semi-annual fire reports for the period January 1, 2012 to July 31, 2012.

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2012-0202

THAT THE MEMORANDUM FROM BILL O'NEILL, DIRECTOR OF EMERGENCY SERVICES/FIRE CHIEF, REGARDING THE SEMI-ANNUAL FIRE REPORTS FOR THE PERIOD JANUARY 1, 2012 TO JULY 31, 2012 BE RECEIVED.

Carried.....

The Director of Administrative Services and Treasurer was requested to provide Council with the specific numbers with regard to the costs involved for call-outs.

15.2 Matters for Disposition:

- 15.2.2 Correspondence from Joff Elliot requesting relief from the noise by-law for his wedding at Jackson's Landing B&B on September 7, 2013.

Moved by Councillor Craig

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0203

THAT CORRESPONDENCE FROM JOFF ELLIOT REQUESTING RELIEF FROM THE NOISE BY-LAW ON SATURDAY, SEPTEMBER 7, 2013, DURING HIS WEDDING RECEPTION ON MALONE ROAD IN JACKSON'S LANDING BE REFERRED BACK TO STAFF IN ORDER TO OBTAIN MORE INFORMATION INCLUDING THE TIMEFRAME FOR THE RELIEF BEING REQUESTED.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.1 Memorandum from Richard J. Leary, General Manager, YRT/Viva advising of service changes for the municipality effective September 2, 2012.

Moved by Councillor Craig

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2012-0204

THAT THE MEMORANDUM FROM RICHARD J. LEARY, GENERAL MANAGER, YRT/VIVA ADVISING OF SERVICE CHANGES FOR THE MUNICIPALITY EFFECTIVE SEPTEMBER 2, 2012, BE RECEIVED.

Carried.....

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

Moved by Councillor Szollosy

Seconded by Councillor Craig

That the Committee of the Whole members recess at this time (10:50 a.m.).

Carried.....

The meeting resumed at 11:00 a.m.

22. OTHER BUSINESS:

22.1 Visioning Session

22.1.1 Visioning Discussion

Winanne Grant, Chief Administrative Officer, presented the CAO's five-year work plan through a power point presentation. She indicating that The Municipal Act was redone in 2001 and one of the changes made to the Act was re-establishing the responsibilities of the CAO to ensure the effective and efficient operation of the municipality.

22. OTHER BUSINESS cont'd:

Ms. Grant stated that municipal staff has defined responsibilities. In this municipality, given the growth to be experienced, staff needs to be responsible and a work plan is required to transform and evolve the municipality to its future state.

Ms. Grant explained that Year One (2012), First Quarter dealt with orientation, environmental scan, restructuring of the Recreation and Culture Department due to retirements, human resource and labour relations matters and the 2012 budget. The second quarter of Year One dealt with the 2012 budget, the merging of facilities of the Engineering and Operations functions, plus human resources and labour relation matters. The third quarter of Year One saw the launch of the Communications Plan and strategic research and outreach, plus a small amount of human resource and labour relations matters. The finalization of the work plan will be finalized during the fourth quarter of Year One and will be submitted to Council.

Ms. Grant explained that Years Two to Five, from 2013 to 2016, will see the implementation of the work plan which will remain a living document that will evolve over time. She explained that fiscal management, growth management and change management are what drive a work plan.

The Growth Plan for the Greater Toronto Area (GTA) shows a population of 1 million growing to 1.5 million throughout York Region from 2006 to 2031. The York Region Official Plan takes that 500,000 growth and divides it up between the York Region municipalities. Fiscal Management is at the forefront as there is a \$35,000,000 gap in funding to 2020 and some tough financial choices will be required, noting that the municipality has eight budget years in which to deal with this \$35,000,000 gap. She stated that she is not aware of what the gap is between the years 2020 and 2031 yet. This is growth capital and not sustaining or maintenance costs. Budgeting may include debt financing, user fee increases and development charges.

Ms. Grant stated that it is a fact that the Town was successful in managing the growth from 1996 to 2006, but when one looks at the two different timeframes and eras, it will be more complex for delivery of services. Every department has been affected by new legislation and when delivery of service is more complex, it is also more expensive. The municipality will also need to deal with different service expectations of the new community, along with the diversification of the population and urbanization of certain areas. The new population will have expectations of service delivery that are different from a rural, agricultural community.

Ms. Grant explained that the Work Plan will build on existing plans and strategies and will cover all aspects of the organization. From an administrative perspective, the plan will lead everyone accordingly and will ensure the organization is sustainable.

22. OTHER BUSINESS cont'd:

Ms. Grant indicated that residential developers should be financially contributing to the business park as everything is tied together and intertwined. All development needs to be organized and partnerships need to be leveraged for funding growth.

22.1 Visioning Session:

22.1.2 Engineering Services Review

Report No. CAO-2012-0016

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

RESOLUTION NO. CW-2012-0205

- I. THAT REPORT NO. CAO-2012-0016 BE RECEIVED; AND
- II. THAT THE CHIEF ADMINISTRATIVE OFFICER BE DIRECTED TO ISSUE A REQUEST FOR PROPOSAL FOR AN ENGINEERING SERVICES REVIEW AND TO REPORT BACK WITH THE RECOMMENDED CONSULTANT; AND
- III. THAT THE FUNDS FOR THE REVIEW BE TAKEN FROM UNEXPENDED FUNDS IN THE 2012 ENGINEERING CAPITAL PROGRAM – STORMWATER MASTER PLAN.

Carried.....

23. RECESS COMMITTEE OF THE WHOLE AND RESOLVE INTO CLOSED MEETING:

Moved by Councillor Craig

Seconded by Councillor Davison

Be it resolved that the Committee of the Whole Meeting recess at this time (11:29 a.m.) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Advice that is subject to solicitor/client privilege, Section 239 (2) (f), MA - status of Maple Lake Estates
- ii) Pending Disposition of Land by Municipality – Section 239 (2) (c) MA – Proposed Lease of Space in Keswick

Carried.....

23. RECESS COMMITTEE OF THE WHOLE AND RESOLVE INTO CLOSED MEETING cont'd:

Regional Councillor Wheeler and Councillor Hackenbrook left the Council Chambers during the Closed Session.

24. RISE AND REPORT FROM CLOSED MEETING:

The Committee Members rose from the Closed Meeting at 12:45 p.m. with the following direction:

- i) Advice that is subject to solicitor/client privilege, Section 239 (2) (f), MA - status of Maple Lake Estates

The Town Solicitor was in attendance and answered questions of Council on the status of the Maple Lakes Estates application

- ii) Pending Disposition of Land by Municipality – Section 239 (2) (c) MA – Proposed Lease of Space in Keswick

Direction was provided to staff to extend the current lease by 60 days and report back to Council.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

22.1 Visioning Session

22.1.3 Creative Urban Projects - Facilitation of Discussion re: Former Sutton Public School

Steven Dale of Creative Urban Project (CUP) stated that the company was founded in 2009. He determined with the Committee that it was not quite ready for feasibility work as it does not yet have a clear vision of what type of hub the former Sutton Public School is to become.

22. OTHER BUSINESS cont'd:

Mr. Dale stated that the name of a site helps people to relate to it and helps understand its function. The "Former Sutton Public School Community/Creative Hub" is quite long and does not provide a meaning to the centre, therefore his company has provided the temporary name "The Georgina Commons" which represents the fact that it is something for the whole of Georgina, not just for the community of Sutton.

Nicholas Chu explained that the definition of a 'community hub' is a 'mix of services... formal and unstructured programming...to increase synergy or provide communal space to offer informal social networks'.

Councillor Craig left the meeting at this time (12:55 p.m.).

Mr. Chu stated that hubs are generally self-sustaining through rental revenues, consist of open spaces and high ceilings. Appropriate tenants must be selected, noting that the project is still in the very early stage. CUP's vision is to determine the community needs, wants and priorities, to help envision the use of the centre and to create a common space for all community members.

Mr. Dale stated that the project can be successful if executed properly and effective shared spaces can be profound with a lot of knowledge transfer between tenants. He stated that their organization can fulfil many of the Town's goals and objectives. The hub would address the growing demand for communal space by organizations such as the Georgina Art Centre and Gallery, Hospice Georgina, the Sutton Youth Centre and Town of Georgina programming as well as storage.

Mr. Dale explained that five options were provided and some of them have been eliminated. He proceeded to review the options, indicating that Option #3 proposing minimal upgrades is the least expensive but would serve as only a temporary solution at a cost of \$350,000. Option #4 which proposes demolition and construction of a new community centre is too expensive at \$12,444,450. Option #5 proposing the sale and redevelopment of the site would preclude the Town in fulfilling its objectives. Option #1 proposing a full upgrade of the site is costly at \$3,700,000.

Mr. Dale stated that through the process of elimination, Option #2 to retain the original and 1992 buildings seems to be the best option. It would allow the building to accommodate dissimilar uses and is financially feasible. It would be 24,000 square feet in size which is larger than a couple of hubs located in the City of Toronto which are each home to six to eight tenants. He continued by stating that the immediate challenges that exist with Option #2 are that it is only a reallocation of existing organizations due to space, there would be no new synergies or organizations developed and there are additional organizations requiring space. He explained that potential partnership opportunities exist with such organizations as the YMCA and the United Way. CUP can help guide the Town through the implementation steps for this economically feasible option.

22. OTHER BUSINESS cont'd:

Mr. Dale stated that he will be interviewing certain staff members and Council and based on these interviews and some research, conceptual designs will be produced, along with a feasibility report with recommendations in the second half of November.

Robin McDougall, Director of Recreation and Culture, explained that the location of the skateboard park in the south/west corner of the subject property, has already been determined and is in the process of being developed.

Mr. Dale stated that the five proposed options were based on a building audit. A space crunch would occur if the proposed link between the two portions of buildings was eliminated as it is the link that makes the two buildings viable. He stated that he will add the river connectivity into the report and advised that his organization is sensitive to the financial aspect.

Mr. Dale stated that there are a wide variety of options in terms of how the centre could be managed but the Committee has not arrived at that stage yet.

Phil Rose-Donahoe, Manager of Cultural Services, explained that the Town has applied to the Community Infrastructure Investment Fund (CIIF) which provides matching grants. Additionally, he has spoke with the Ontario Trillium Foundation which can provide a matching grant of up to \$375,000 and has spoken with the United Way as well.

Mr. Rose-Donahoe pointed out that the success of a grant funding application to Trillium Funding depends on the creation of a feasibility study and who the Town's partners may be. He reiterated that the Town would be in a better position to leverage funding with a feasibility study in place. He stated that the Committee is leaning towards the retention of the 1951 and 1992 portions of the former school and retaining a linkage between the two. He noted that the Georgina Environmental Advisory Committee is currently considering the renaturalization of the river front behind the former school.

Mr. Rose-Donahoe explained that a feasibility study would not commit the Town to anything, but would allow for better funding opportunities. He noted that considering the number of partners that could potentially be involved, funding is a good possibility.

Ms. Grant stated that a feasibility study was budgeted for and as a result staff moved forward with the study. Council can then determine the desired scope of the project and when the municipality will be able to afford to move forward with the project.

Mr. Rose-Donahoe stated that the 'commons' would provide a park setting in the Sutton community, is the least costly and would open up the riverfront.

22. OTHER BUSINESS cont'd:

Mr. Dale stated that another option is to partner with the YMCA where they become the point man, so that the Town does not incur some of the costs. They would provide space to various organizations as well. He reiterated that they are only two weeks into the process and came to Council in order to obtain Council's opinion for incorporation into the study.

Council indicated that they would be interested in entering into partnerships with organizations for this project. Council advised that the long term plans for the land beyond ten years could include demolishing the buildings and returning it to a green state and refocusing direction to the riverfront through trails, etc.

Harold Lenters, Director of Planning and Building, advised that there was a lot of discussion at the Sutton Secondary Plan public meetings about the river and its importance to the community and the fact that there was not a lot of connectivity to it along Dalton Road. Several residents mentioned that the subject land would be a perfect spot for senior's housing.

Council advised that they would not want to see any industrial development of the site or anything that would be negatively detrimental to the viability of the Official Plan. The School Board said that they felt there was some life left to the facility, but the board had the capital dollars required to build elsewhere and that is what they decided to do.

Mr. Dale inquired if Council expects demand above and beyond that which has already been allocated for the site and he was advised that it would depend on what is created and the associated costs to the individuals.

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0206

THAT THE PRESENTATION MADE BY STEVEN DALE AND NICOLAS CHU OF CREATIVE URBAN PROJECTS (CUP) CONCERNING FUTURE PLANS FOR THE FORMER SUTTON PUBLIC SCHOOL SITE BE RECEIVED.

Carried.....

22. OTHER BUSINESS cont'd:

Upper York Sewage Solution Project

Mayor Grossi advised that he recently met with the Chief of the Chippewas of Georgina Island First Nation who will be compiling a letter to Town Council outlining their position with regard to the Upper York Sewage Solution Project.

**Advisement: Town Council at its July 16th Council Meeting passed the following resolution:*

“That correspondence from the Chippewas of Georgina Island First Nation providing an update on its position and sharing information in regards to the Upper York Sewage Solution Project be received and referred to the Mayor’s office to arrange a meeting with Georgina Island representatives near the end of August.”

Emerald Ash Borer

Dan Pisani, Director of Operations and Engineering, advised that he will prepare a report on all of the options available with regard to treating trees within Georgina that are currently not affected by the Emerald Ash Borer that are located either on road allowances, town property or private property, along with the financial implications.

25. ADJOURNMENT:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the meeting adjourn at 1:44 p.m.

Carried.....