



Council Agenda

June 24, 2021 – 9:30 AM

Electronic Participation, Grey County Administration Building

1. **Call to Order**
2. **Roll Call**
3. **Land Acknowledgement**
4. **Declaration of Interest**
5. **Adoption of Minutes**
 - a. County Council and Committee of the Whole minutes dated June 10, 2021
That the minutes of the County Council meeting and Committee of the Whole meeting dated June 10, 2021 and the resolutions contained therein, be adopted as presented.
 - b. Long-Term Care Redevelopment Planning Task Force minutes dated June 3, 2021
That the minutes of the Long-Term Care Redevelopment Planning Task Force meeting dated June 3, 2021 and the resolutions contained therein, be adopted as presented.
6. **Good News and Celebrations**
7. **Adjournment**

Council

June 10, 2021

Grey County Council met at the call of the Warden on the above date at 9:30 AM through electronic means. The Clerk called Council to order and Warden Selwyn Hicks assumed the Chair.

The Roll was called by the Clerk with all members present.

Kim Wingrove, Chief Administrative Officer; Heather Morrison, Clerk; and Kathie Nunno, Deputy Clerk/Legislative Coordinator were also participating.

The following staff members were in attendance:

Mary Lou Spicer, Director of Finance; Anne Marie Shaw, Director of Housing; Barbara Fedy, Director of Social Services; Pat Hoy, Director of Transportation Services; Randy Scherzer, Director of Planning and Development; Jennifer Cornell, Director of Long-Term Care; Jennifer Moreau, Director of Human Resources; Michael Letourneau, Director of Legal Services-County Solicitor; Jody MacEachern, Senior Manager of Information Technology; and Olivia Yale, Communications Officer.

Land Acknowledgement

Warden Hicks read the land acknowledgement statement.

Declaration of Interest

There were no disclosures of interest.

Adoption of Minutes

CC49-21 Moved by: Councillor Keaveney Seconded by: Councillor Clumpus

That the minutes of the County Council meeting and Committee of the Whole meeting dated May 27, 2021 and the resolutions contained therein, be adopted as presented.

Carried

CC50-21 Moved by: Councillor Paterson Seconded by: Councillor O'Leary

That the Board of Health minutes dated April 23, 2021, the Board of

Health Special Meeting minutes dated April 28, 2021 and May 12, 2021 and the Board of Health Executive meeting minutes dated May 7, 2021 and May 10, 2021 be received for information.

Carried

Councillors Potter and Boddy entered the meeting during the Board of Health update.

Good News and Celebrations

Councillor Robinson shared that the Province announced natural gas expansion to Neustadt.

Councillor Mackey congratulated and acknowledged Chatsworth native and athlete, Bayleigh Hooper. Hooper and the rest of her crew are preparing to travel to Tokyo for the Paralympic Summer Games at the end of August after winning the final at the World Rowing's Paralympic Qualification Regatta in Italy.

Councillor Soever announced that July 3rd will be the second annual drive-through Lobsterfest at the Beaver Valley Community Centre. All proceeds go to The Town of The Blue Mountains Grants and Donations Committee. The proceeds of wine sales will be going to the Royal Canadian Legion, Clarksburg.

Hindle's Clarksburg Hardware, an old-style hardware store, is celebrating their 50th anniversary in business.

Councillor Clumpus showed the National Municipal Innovation Award that the Municipality of Meaford received for their "Report A Concern" Website Portal. The portal monitors and tracks customers' concerns.

Councillor Boddy announced that June 21st is National Indigenous Peoples Day. The naming of the newly constructed bridge on 10th Street and a dedication ceremony at the bridge will occur that day. The new name for Owen Sound's 10th Street bridge is Gitche Namewikwedong.

Councillor Desai remarked that although not good news or celebration, there was a need to acknowledge the 215 lives British Columbia and the four lives in London, Ontario, taken due to differences in culture. He noted that although the finding appropriate words is often difficult, Councillor Desai acknowledged that silence in the face of injustice is complacency. Even though it's hard to know what to say, we need to do a better job of speaking for the underserved and underrepresented.

CAO Wingrove called on staff members to report on various good news and celebrations

Kevin McNab spoke about the food drive initiative that the Grey County Paramedics held during the recent paramedics' week. This year, \$7697 was raised.

Jody MacEachern advised that Grey County's Information Technology (IT) Department were awarded an excellence award at the recent Municipal Information Systems Association (MISA) conference for Municipal 511, a web-based GIS application for managing and communicating issues on the road network. Grey County IT staff have been leaders in this initiative. Data is feeding into InterDev's database which is available to paramedics live in their trucks. This allows paramedics to adjust their routes and/or be more aware of what is happening on the ground. CAO Wingrove congratulated Jody MacEachern on his appointment to the MISA board.

CAO Wingrove recognized and celebrated the contribution of Mr. Bob Alexander, who was a dedicated volunteer at Grey Roots Museum & Archives for over 30 years. He had several terms as chair of the Grey Roots Museum board. Among his top achievements, Mr. Alexander was instrumental in the creation, development, and interpretation of the Bluewater garage, and was supportive of Grey Roots' efforts to honour local veterans. Mr. Alexander was honoured with a 2015 Lieutenant Governor's Ontario Heritage Award for lifetime achievement and the Owen Sound cultural award for volunteer of the year among others. Mr. Alexander was wonderful with all the students who came to Grey Roots to help them to learn and understand their history. Grey Roots and all Grey County have benefited immensely from Bob's generosity of spirit, unwavering dedication, and profound knowledge. We are all better for having known him and the sadness we feel at his loss is only a measure of his greatness.

Adjournment

On motion by Councillors Milne and Burley, Council adjourned at 10:06 AM to the call of the Warden.

Selwyn Hicks, Warden

Heather Morrison, Clerk

Committee of the Whole June 10, 2021

Grey County Council met on the above date at 10:07 AM through electronic means. Warden Selwyn Hicks assumed the Chair and called the meeting to order with all members present.

Declaration of Interest

Councillor Keaveney declared a declaration on item Addendum to PDR-CW-08-21 Hilton Head heights Condominium on the grounds that her husband was involved as a real estate agent with the developer.

Delegations

2020 Draft Grey County Audited Financial Statements and Year-end Report

Victoria Watson and Traci Smith of BDO attended to present the independent auditor's opinion report for County of Grey for 2020 and the draft 2020 Grey County audited financial statements.

CW91-21 Moved by: Councillor Desai Seconded by: Councillor Carleton

That the Financial Statements for the year ending December 31, 2020 be received; and

That the Treasurer be hereby authorized to approve and sign the Financial Statements.

Carried

Warden Hicks declared a short recess following which Council resumed.

Grey Bruce Health Services – Markdale Hospital Project update

Gary Sims, President and Chief Executive Officer introduced VP Performance & Financial Strategy, CFO John Kurvink. Mr. Kurvink outlined the project's history which dates back to 1997. The facility is anticipated to open to the public in 2023. Mr. Kurvink also outlined the construction status and timelines.

Questions and comments then followed including the current market value of the land that was donated to the project, valued at \$220,000 at the time of the donation.

Warden Hicks virtually presented Mr. Sims and Mr. Kurvink with a cheque of \$780,000 representing the final installment of Grey County's \$1,000,000 funding commitment to the new Centre Grey Hospital in Markdale.

Centre Grey Health Services Foundation – Markdale Hospital Donation and Campaign Update

Harvey Fraser, Campaign Chair, Bob Pringle, Cabinet Member, and Darlene Lamberti, Executive Director, attended to provide an update on the Markdale hospital donation and campaign. The presentation commenced with a detailed overview of the site plan for the hospital. The Foundation requested an additional contribution from Grey County of \$150,000.

Comments and questions then followed including an update on community pledges.

Discussion expanded to the work being done by the health care funding committee, stating that the work of that committee had been set aside due to COVID-19.

CW92-21 Moved by: Councillor Milne Seconded by: Councillor Desai

That consideration of the request for \$150,000 from the Centre Grey Hospital Foundation be referred to Grey County’s Health Care Funding Task Force for consideration in the 2022 budget discussions.

Carried

Determination of Items Requiring Separate Discussion

No items were requested to be removed from the Consent Agenda.

Consent Agenda

CW93-21 Moved by: Councillor Clumpus Seconded by: Councillor Mackey

That the following Consent Agenda items be received; and

That staff be authorized to take the actions necessary to give effect to the recommendations in the staff reports; and

That the correspondence be supported or received for information as recommended in the consent agenda.

a. That Report PDR-CW-15-21 be received; and

That the application for a Minor Exemption under the County’s Forest Management By-law for Lot 10, Range 7 EGR, in the Geographic Township of Sydenham, City of Owen Sound be approved.

b. That the Community Connection letter dated May 29, 2021 and the South Georgian Bay Shelter Feasibility Study Report dated April 6, 2021 be received for information.

Carried

Items for Direction and Discussion

Addendum to PDR-CW-08-21 Hilton Head heights Condominium 42CDM-2020-07

Councillor Keaveney left her chair during the consideration of this item following her declaration of interest.

CW94-21 Moved by: Councillor Carleton Seconded by: Councillor Paterson

That Report Addendum to PDR-CW-08-21 be received; and

That all written and oral submissions received on plan of condominium 42CDM-2020-07 known as Hilton Head Heights were considered; the effect of which helped to make an informed recommendation and decision; and

That in consideration of the draft plan of condominium application 42CDM-2020-07, consisting of thirty-three (33) single detached lots/units on lands described as 408 Ridge Road, in the geographic Town of Meaford, Municipality of Meaford, the Grey County Committee of the Whole approves the plan of condominium subject to the conditions set out in the Notice of Decision.

Carried

Councillor Keaveney returned to the meeting.

CCR-CW-05-21 Development Charges Appeal Hearing Process

CW95-21 Moved by: Councillor Mackey Seconded by: Councillor Keaveney

That Report CCR-CW-05-21 regarding establishing a Development Charges Appeal Process be received; and

That Council establish an ad hoc hearing committee to adjudicate a formal complaint under the Development Charges Act made on May 10, 2021 to consist of the Warden, as Chair, and two other members of Council; and

That Council, pursuant to sections 11 and 23.5 of the *Municipal Act, 2001* delegate to the hearing committee all of its authority to hear and decide of the complaint, including the power to control its own process and establish all rules in accordance with the provisions of the Statutory Powers Procedures Act; and

That Council direct staff in the Clerk's and Legal Services Departments to assist and advise the hearing committee in carrying out its mandate, and direct all other County staff involved in any response of the County to the complaint to deal with the hearing committee only through the formal hearing process; and

That the following members be appointed to the hearing committee: Warden Hicks, as chair, Councillor Woodbury and Councillor Desai; and

That pursuant to 25.6 b of the County's Procedural By-law, in consultation with the chair, staff be authorized to make preliminary preparations for the

hearing prior to formal Council approval.

Carried

SSR-CW-05-21 Community Safety and Well-Being Planning Municipal Agreement Update

CW96-21 Moved by: Councillor Paterson Seconded by: Councillor Mackey

That SSR-CW-05-21 Community Safety & Well-Being Planning Municipal Agreement Update be received; and

That the new Community Safety and Well-Being Plan Municipal Agreement between the Corporation of the County of Grey and the Corporation of the County of Bruce and the sixteen participating lower tier municipalities be endorsed and the Warden and Clerk be authorized to execute the agreement; and

That the Director of Grey County Social Services be reappointed as the County of Grey's representative on the Community Safety and Well-Being Advisory Committee as well as at the Steering Committee.

Carried

Other Business

Councillor Desai asked about the COVID recovery plan and an anticipated return to Council Chambers. CAO Wingrove responded that Phase 3 with an August/September timeframe for in-person meetings is in alignment with the Province's recommendations.

Councillor Milne requested an update on the Old Durham Road Black Pioneer Cemetery discussions. CAO Wingrove stated that the Warden, Deputy Warden, CAO Wingrove, and senior staff met with members of the cemetery committee to listen to their concerns and perspectives. A follow-up discussion is anticipated. There will be a formal update at the June 24th County Council/Committee of the Whole meeting.

CAO Wingrove announced that communications and economic development staff have been working on Grey County's summer tourism campaign. Katrina Peredun, Communications Officer, showcased the Rediscover Responsibly poster that will be provided to the public. This campaign encourages visitors and residents to come back and rediscover in a responsible way which includes following COVID safety protocols. Responsible tourism is key to minimize negative environmental and social impacts, support wellbeing, and generate economic benefits. It is a summer-long campaign that will be shared through social media and print. There is resource page on the tourism website visitgrey.ca for local businesses to reopen safely and encourage responsible visitation.

Notice of Motion

There was no notice of motion.

Adjournment

On motion of Councillors Burley and Woodbury, Committee of the Whole adjourned at 12:19 PM to the call of the Chair.

Selwyn Hicks, Warden

Heather Morrison, Clerk

Long Term Care Redevelopment Planning Task Force

June 3, 2021 – 9:30 AM

The Long-Term Care Redevelopment Planning Task Force met on the above date through electronic means with the following members in attendance:

Present: Chair Burley, Councillors O’Leary, Milne, Robinson, McQueen, Mackey, and Warden Hicks

Regrets

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Anne Marie Shaw, Director of Housing; Heather Morrison, Clerk; Mary Lou Spicer, Director of Finance; Joanna Alpajaro, Deputy Treasurer; Heather Aljoe, Marketing and Communications Specialist.

Call to Order

Chair Burley called the meeting to order at 9:30 am.

Declaration of Interest

There were no declarations of interest.

Delegation

Ed Starr, Dalton Wudrich, Tristina Sinopoli-SHS, Gerry Pilon-Salter Pilon

Kim Wingrove reintroduced the consultants from SHS/Salter Pilon to the Task Force members.

Mr. Starr provided an update on the projects in general.

Dalton Wudrich spoke to the feasibility study for Rockwood Terrace. He noted that the purpose of the study was to assess the feasibility of building a campus of care community when Rockwood Terrace is redeveloped at its new site. He then outlined the supply and demand analysis related to senior services and amenities. He spoke to the County's demographics noting there is a substantial senior population in the region. It is recommended that the Rockwood Terrace campus include 128 beds for long-term care, 40 seniors' assisted living units, 15 units of affordable rental and 45 market rental units. The rental opportunities for each of the options were then outlined.

Mr. Wudrich spoke to specific site considerations including keeping the development within the bounds of the extended streets to simplify utilities and keep the road grid intact. He then provided the task force with a site concept plan and spoke to the various aspects of the proposed plan. Mr. Wudrich highlighted the unit mix of housing options and potential costing for each type of housing.

Mr. Wudrich spoke to the project costs for the independent living and assisted living components of the campus of care and broken down into soft costs which include consultants, studies, permits etc. and hard costs including construction, appliances, land, and furniture. He did note the recent, steep rise of construction costs and the impact on potential projects costs. He then outlined capital and financing amounts as well as the operating revenue and expenses related to the campus of care. The total costs for the assisted living and independent living is approximately \$32 million less contributions and funding. With the proposed costs and rental revenue there is estimated to be a net operating profit for these two projects of \$144,000 annually.

Questions from the members included the viability of the project, total number of units for each component and the impact of the adjacent gravel pit. Mr. Starr noted there is an anticipated 10% profit from the independent and assisted living components. Mr. Wudrich noted that the same costs would apply whether the building was higher or wider depending on the final drawings, but that the number of units would remain the same with the buildings. Mr. Scherzer spoke to the compatibility study noting the possibility of further studies related to noise and dust on the site being necessary. Mr. Wudrich noted the parking is at grade-open air parking. The option of a covered parking area will be investigated further.

Discussion on the cost per unit then occurred. Kim Wingrove noted that the campus of care aspect including the independent and assisted living, will follow the build of the new long-term care home. This phase will not move forward until after 2025, being the deadline for the Rockwood Terrace redevelopment. This timing may have a positive or negative impact on the construction costs. Mr. Starr noted similarities between the proposed plan and Georgian Village in Simcoe County.

Mr. Wudrich highlighted the costs, revenue, and expenses relative to the construction of the long-term care facility. The expected total project costs less contributions from various sources is approximately \$42 million.

Mr. Wudrich then provided a brief overview of the next steps.

Tristina Sinopoli presented the Feasibility study relative to the Grey Gables redevelopment plan. She noted that the purpose of the study is to assess the feasibility of building a campus of care community when the new 128 bed long-term care facility is built. She outlined the methodology used to undertake the study including market and demand analysis, background research, preliminary engagement, and the determination of evaluation criteria of the second phase of the study.

Ms. Sinopoli highlighted the local demographics and trends for the area including employment opportunities, housing needs and a review of various options for senior housing and services within the area given the increase in the senior population in the area. She spoke to the potential project features including a housing continuum and intergenerational connections.

She noted that generally, the current supply of housing is owned rather than rented. She also highlighted the other facilities that offer long-term care, assisted living and independent living in the surrounding areas. She noted the lack of affordable senior rental housing in the area.

Housing needs identified by stakeholders included remaining in the community after retirement, having spouses with varying care needs, ambulatory care discharge, respite care for seniors and short term stay options for visiting families.

The market opportunities for this site include creating a campus of care model with a variety of housing options, focus on mixed income models and the opportunity for intergenerational connections. Project features and amenities include a housing continuum, craft, gathering, and green spaces, childcare options, wellness centre, personal care and retail opportunities.

She highlighted the goals and values identified by stakeholders including cohesion with the new hospital and social services partners, enabling seniors to stay within their community, maintaining the existing building, inclusion of key tenants, outdoor spaces and aligning with the vision of Markdale as a community.

Ms. Sinopoli noted a focus on assisted living and independent living along with respite care and short-term needs as the options to further research in a campus of care model. She highlighted that the project should provide value for money and financial feasibility, a continuum of housing supports, maximized uses within the site constraints and maintaining key tenants on-site.

Phase 2 will include conducting an existing building assessment, development of high-level concept plans for each option, determination of the required planning approvals, identify, and review comparable projects and review the financial and operational feasibility of each option.

Questions and comments from the members then followed including the need of ambulatory care, existing tenant options including financial analysis of revenue sources, stakeholder engagement including staff input, review of local and demographic trends, spaces concerns related to the site constraints, memory care facility and coordination with the new hospital currently under construction.

Chair Burley thanked the delegates for their information. The delegates then left the meeting.

Other Business

CAO Wingrove noted that there has been information within some social media platforms related to inaccurate financial information on long-term care. She noted the importance of ensuring the integrity of all financial information shared with Council and the public.

Ms. Wingrove spoke to Grey County specific insight into the presented feasibility studies. She noted that Joanna Alpajaro, Deputy Treasurer has reviewed the Grey County costs and provided those costs noting an anticipated a \$1.9 million operating cost increase over and above what has been estimated by SHS/Salter Pilon. The cost per bed price was discussed. Ms. Wingrove spoke to costs and the development of a full campus of care at each location and the financial implications of the projects. A further discussion with County Council, will take place by the end of July to determine the next steps.

The Task Forces wondered if there was an opportunity to have discussions with Simcoe County on best practices or lessons learned from previous projects. Potential staffing changes, specifically related to long-term care, resulting from the pandemic was highlighted. There needs to be discussions with County Council and the public around the affordability of the projects.

Discussion occurred on the financial impact of the decisions related to both projects. The option of looking at developing a priority list of projects that breaks each section of costs into a more meaningful and smaller projects was discussed. It was noted that the County would front-end all the costs associated with redevelopment with the Province repaying those costs over a 25-year period. Discussion on the focus for upcoming dialog are the priorities required for the projects and looking at the other pieces down the road. The higher cost of housing versus incomes was also highlighted.

Mary Lou Spicer provided comments related to the priorities across all County operations. Discussion also occurred regarding potential other revenue streams including provincial and federal grants.

Next Meeting Dates

At the Call of the Chair.

On motion by Councillor Milne McQueen the meeting adjourned at 11:48 AM.

Dwight Burley, Chair