

Minutes

Date: October 28, 2019

Time: 7:00 P.M.

Location: 52 Seguin Street, Council Chambers, Gibson Street Entrance

Members Present:

Councillor Morley Haskim, Councillor Terry Gilbert, Mayor George Comrie, Mayor Ann MacDiarmid, Mayor Dale Robinson, Mayor Jamie McGarvey, Councillor Rick Zanussi

Alternate Appointees and Steering Committee Members Present:

Councillor Joel Constable, Chris Madej, Clayton Harris, Kevin McIlwain, Michelle Hendry, Tim Hunt, Recording Secretary Rebecca Johnson

1. Approve Minutes

Moved by Councillor Haskim

Seconded by Mayor MacDiarmid

That minutes of the October 9th WCPC Meeting are hereby approved as circulated.

Carried

2. Deputations

- 2.1** Sky Panipak, Georgian Bay Native Non Profit Homes Incorporated; Darrin O'Brien, Chair of Parry Sound Affordable Housing Development Corporation; Howard Wesley, Georgian Bay Native Non Profit Homes Incorporated/Parry Sound Affordable Housing Development Corporation

RE: Request to consider land for housing development as part of site selection; and add organizations to the ICIP application.

Sky Panipak addressed the Committee noting that Georgian Bay Native Non-Profit Homes Incorporated has opportunity to access up to 93.33% funding and that \$30 million is available for a 50-unit residence to house indigenous elders, and that they would welcome partnering with the Wellness Centre & Pool project.

Darrin O'Brien addressed the Committee with a brief overview of the history of redevelopment of a former public school into the Parry Sound Community Hub of 45 residential units with five partners including Early Years, Hands, One Kids

Place, Friendship Centre, and The Meeting House. Mr. O'Brien reported that the Board is focussed on creating housing, and that he believed a partnership of seniors/elders housing and the wellness centre & pool would stand a good chance of receiving funding.

Mr. O'Brien noted that although the Parry Sound Drive location would require some investment related to infrastructure, it seemed an excellent location near a school with access from the highway and space to grow and develop. In addition, Mr. O'Brien suggested that ongoing costs could be shared being a benefit to all parties.

In conclusion, Mr. Panipak requested 1) that the Committee approve a recommendation to their Councils to have both Georgian Bay Native Non-Profit Homes Incorporated and Parry Sound Affordable Housing Development Corporation added to the application for funding under the Investing in Canada Infrastructure Program; and 2) that the Committee approve a recommendation to their Councils to have land provided to both Georgian Bay Native Non-Profit Homes and Parry Sound Affordable Housing Development Corporation to build a senior and elder housing complex along with the Wellness Centre.

In response to Committee members' questions, the delegates noted that a residential complex attached to the Wellness Centre & Pool would benefit the residences, but that it does not have to be attached. The numbers provided in the executive summary can change depending on how/what is built. The Boards are open to other sites and simply suggested the Parry Sound Drive location since it can have an address attached as part of the ICIP application which is beneficial when competing against other applicants. Individual residential units proposed are 500 square ft, and up to 25% of the project can be set aside for commercial purposes. Available funding allows for a variety of things which can be selected with an intention of what is best for the whole complex. Approximately 3 acres would be necessary for parking, which might be reduced depending upon whether parking could be shared.

3. Steering Committee Update

Clayton Harris addressed the Committee on behalf of the Steering Committee, (SC), noting that it has continued to meet weekly, and weekly with the consultants, particularly working towards completion of the grant application by the November 12th deadline. Mr. Harris noted that the YMCA has been consulted as part of the due diligence and is an important partner in this exercise. 1/3 of the due diligence work relates to the site selection and 2/3 relates to what is included in the facility, the concept plan, cost estimates, revenues and the business plan.

Mr. Harris reported that the current primary focus is on the grant application. The SC is working on a common resolution for each municipality to approve, so when

the application is sent in there will be consistent common support. Since ICIP is not funding health care, the SC suggests per a resolution this evening, that the project name for purposes of the application does not use the words “wellness” and “pool”.

Also for purposes of the application, the consultants will make a presentation to look at the Centre cost and footprint to include in the application.

4. Project Name for ICIP Grant Application purposes

Resolution 2019 - 006

Moved by Mayor McGarvey

Seconded by Councillor Zanussi

THAT the name “West Parry Sound Area Recreation Complex” be adopted for purposes of the ICIP grant application.

Carried

5. Key Features and Amenities to be included in Project

Due Diligence consultants Sam Spagnuolo of CS&P Architects and Bill Van Ryn of Tatham Engineering provided an overview of the project for purposes of the grant application, having consulted with the CAO Steering Committee and Rob Armstrong of the YMCA.

From a prepared powerpoint presentation, Mr. Spagnuolo provided a draft layout plan and noted that the following are being included for purposes of costing and submitting the ICIP grant application, subject to change depending upon additional input including that from the Citizens Advisory Committee: 4 lane pool, therapeutic pool, deck area, full storage, all aquatics needed, single wood sprung gym, fitness area, aerobics studio, testing rooms for athletics, walking track around fitness area, 2-3 multi-purpose rooms, child minding area, day care, food prep, kitchen serving area.

In response to questions from Committee members, Mr. Spagnuolo responded that the size of the gym is bigger than the existing YMCA gym and is sufficiently big for tournaments. There is not sufficient demand for a competitive sized pool to pay for the operational costs, and therefore the proposed pool has the competitive teaching/training length of 25 metres but has only 4 lanes instead of the competition sized pool at 8 lanes. A waterslide could be designed to use as little of the footprint as possible. A second floor could be added, which would require an

elevator and additional fire exits but which might reduce the footprint. At this point the maximum anticipated footprint is proposed for the application process.

6. Other Business - N/A

7. Move to Closed Meeting

Moved by Mayor MacDiarmid

Seconded by Mayor McGarvey

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the Wellness Centre Pool Committee moves to a meeting closed to the public in order to address a matter(s) pertaining to:

b) personal matter about an identifiable individual, including municipal or local board employees, (**applications to Citizens Advisory Committee; expression of interest for Chair of WCPC**);

c) a proposed or pending acquisition or disposition of land for municipal or local board purpose, (**Site Selection Review**);

Carried

The Committee moved to a Closed Meeting at 7:40 PM. Following the Closed Meeting, the Committee reconvened in Open Meeting at 9:07 PM and passed the following resolutions:

Resolution 2019 - 007

Moved by Mayor McGarvey

Seconded by Councillor Zanussi

THAT Donald Sanderson be appointed as the Non-voting Chair of the Wellness Centre & Pool Committee, effective at the next scheduled meeting of the WCPC.

Carried

Resolution 2019 - 008

Moved by Mayor MacDiarmid

Seconded by Councillor McGarvey

that the Citizens Advisory Committee (CAC) Terms of Reference be amended to increase the membership from nine to a maximum of fifteen; and

That the following individuals be appointed to the Wellness Centre & Pool CAC in accordance with the Terms of Reference for the CAC, and effective immediately:

Tom Lundy	Ron Harrison	Ryan Purdy
Joan Conn	Mac Kirk	Chuck Baker
Dave Fullerton	Glen Barnden,	Sarah Mahon
Becky Pollock	Richard Culverwell	Dana Labrie;

Carried

Resolution 2019 - 009

Moved by Mayor McGarvey

Seconded by Councillor Zanussi

That the YMCA site be the site used for purposes of the ICIP grant application.

Carried

Chair Robinson, speaking on behalf of the WCPC, expressed appreciation for the detailed and informative deputation from the Native Non-Profit Housing and Affordable Housing Group, but reported that at this point in time, the WCPC is dealing with the ICIP application for a recreation facility. As much as the WCPC is supportive of housing, the Committee does not see that it fits in with the ICIP application. Chair Robinson expressed encouragement for the groups to move ahead with their plans and projects and involve the local seven municipalities in that process.

Adjourning Resolution (9:12 PM)

Moved by Mayor McGarvey

Seconded by Councillor Gilbert

that the meeting is now adjourned.

Carried

Chair Donald Sanderson

Recording Secretary Rebecca Johnson