



Minutes

Community Services Committee

March 15, 2023, 5:30 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS

PRESENT: Chair Travis Dodd
Vice Chair Suneet Kukreja
Member Jason Dantas
Councillor Jon Farmer
Member Morgan Kemick
Member Lloyd Lewis
Councillor Melanie Middlebro'
Member Janet Walker

MEMBERS

ABSENT/REGRETS: Member Nicole Amos-Uotila

STAFF PRESENT: Pam Coulter, Director of Community Services
Adam Parsons, Manager of Parks and Open Spaces
Sabine Robart, Manager of Planning and Heritage
Lauren Stewart, Community Services Administrative Assistant

GUESTS: Dave Aston, MHBC

1. CALL TO ORDER

Chair Dodd called the meeting to order at 5:30 p.m.

2. CALL FOR ADDITIONAL BUSINESS

There was no additional business.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. CONFIRMATION OF MINUTES

4.a Minutes of the Community Services Committee meeting held on February 15, 2023

CS-230315-001
Moved by Member Walker

"THAT the Community Services Committee approves the minutes of the meeting held on February 15, 2023."

Carried.

5. DEPUTATIONS AND PRESENTATIONS

5.a Deputation from the Chief Administrative Officer of Grey Sauble Conservation Re: GSCA Programs and Services Inventory and Future Agreements

Tim Lanthier, Chief Administrative Officer of Grey Sauble Conservation Authority (GSCA) provided a deputation respecting GSCA Program and Service Inventory and Future Agreements, including the following:

- A background on GSCA;
- Funding Breakdown; and
- An overview of Mandatory and Non-Mandatory Programs.

In response to a question from Committee, Mr. Lanthier noted that agreements are required under new legislation for Category 3 programs that require levy-funding, including stewardship, water quality monitoring, and a portion of communications work. These programs exist in the GSCA budget; however, to have them remain in the budget, agreements are required to be executed by the end of 2023.

The Director of Community Services noted the importance of the partnership between the GSCA and the City. It was further advised that the legislative changes brought on by Bill 23 have significantly impacted the development application process. This includes GSCA no longer being able to provide natural heritage comments, creating increased costs for the developer and in turn, a more complex coordination process and longer timelines.

In response to a question from Committee, Mr. Lanthier advised that Category 1 and 3 levies will clearly be outlined in budget lines and discussed during the budget deliberations. It was further noted that the GSCAs operating budget increased by 2.99% for 2023.

Mr. Lanthier clarified that Grey Bruce Public Health offers the drinking water source sites, not the GSCA.

Mr. Lanthier advised that the significant increase in self-generating funds revenue from 2022 to 2023 was due to the modifications to the paid parking program and a fee review completed by Watson and Associates.

"THAT in consideration of the deputation provided on March 15, 2023, from the Chief Administrative Officer of Grey Sauble Conservation Authority (GSCA) respecting GSCA Programs and Services Inventory and Future Agreements, the Community Services Committee recommends that City Council direct staff to:

- 1. Work with GSCA to draft the necessary agreement(s); and**
- 2. Bring forward a by-law to authorize the Mayor and Clerk to execute the agreement(s) once complete."**

Carried.

6. PUBLIC QUESTION PERIOD

There were no questions from the public.

7. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED

There were no correspondence items presented for consideration.

8. REPORTS OF CITY STAFF

Committee discussed the items under 8.b at this time.

- 8.b.1 Report CS-23-024 from Dave Aston and Aleah Clarke, MHBC Planning
Re: Development of an Action Plan to Promote and Facilitate Attainable and Affordable Housing

Dave Aston from MHBC provided an overview of the report respecting the Development of an Action Plan to Promote and Facilitate Attainable and Affordable Housing. The background and preparation associated with creating the plan included a review of the existing City incentives, programs and policies, as well as, Grey County and provincial policies. It was advised that the City's action plan intends to build and support the County's existing Housing and Homelessness Plan.

The Director of Community Services noted that Grey County carries the Housing portfolio for all lower tiers and is the lead on homelessness initiatives. In the City's plan, staff are proposing to explore, through a draft plan of subdivision or a consent condition, the opportunity to charge a levy should an affordable housing component not be included in a development. If possible, the funds could be placed in an affordable housing reserve held by Grey County to be allocated to future housing projects. It is currently being investigated to determine if legislative authority exists to support this idea.

The recommendations in the Discussion Paper establish a set of strategic actions for the preparation of a City Action Plan to provide a framework for future initiatives and a roadmap for strategic planning and policy update. The Action Plan would involve consideration of the recommendations in City work plans and budgets to develop priorities and timelines. Through monitoring the Action Plan, there is an opportunity to report back to Committee, Council and the public on the City's actions in support of affordable and attainable housing in the City.

The Director of Community Services noted that staff do not recommend an additional committee as there is an existing Community Safety and Well-Being Committee.

CS-230315-003

Moved by Member Kemick

"THAT in consideration of Staff Report CS-23-024 respecting a Discussion Paper – Development of an Action Plan to Promote and Facilitate Attainable and Affordable Housing, the Community Services Committee recommends that City Council:

- 1. Direct staff to move forward with the development of an Action Plan, including priorities and timelines, to implement the strategic recommendations of the Affordable Housing Discussion Paper, as summarized in Attachment '1' and report back to Community Services and Council; and**
- 2. Direct staff to initiate the necessary process and background study/reports related to the Official Plan and Zoning By-law Amendments to implement the recommendations of the Affordable Housing Discussion Paper, as summarized in Attachment '1'."**

Carried.

- 8.b.2 Report CS-23-032 from Dave Aston and Aleah Clarke, MHBC
Planning Re: Review and Update of the City of Owen Sound Zoning By-law

Dave Aston from MHBC provided an overview of the report respecting the review and update of the City of the Owen Sound Zoning By-law. The *Planning Act* requires that municipalities amend all zoning by-laws that are in effect within three (3) years of a revision to their Official Plan. The City of Owen Sound has initiated the current review to meet this requirement. A review will be completed, including definitions, general and special provisions, zones within the City and a comparison of surrounding municipalities. The public engagement component of the Zoning By-law

review is planned to begin in May 2023, focusing on receiving feedback through the Our City platform and an in-person open house and public meeting once the draft Zoning By-law is prepared.

The Director of Community Services noted that it is a cooperative effort including MHBC, Planning staff, and the Development Team.

CS-230315-004

Moved by Member Dantas

"THAT in consideration of Staff Report CS-23-032 respecting a comprehensive update of the City's Zoning By-law 2010-078, as amended, the Community Services Committee recommends that City Council:

- 1. Direct staff to give public notice regarding the initiation of the City of Owen Sound Zoning By-law review and update in accordance with the process outlined in the report; and**
- 2. Hold an open house and public meeting pursuant to Section 34 of the *Planning Act* and have regard for written and verbal submissions received regarding the review of the Zoning By-law."**

Carried.

8.a Parks and Open Space

8.a.1 Report CS-23-030 from the Manager of Parks and Open Spaces Re: Harrison Park Master Plan Kick-Off

The Manager of Parks and Open Spaces provided an overview of the report respecting Harrison Park Master Plan Kick-Off. This included:

- An overview of park history and rationale for a new Master Plan;
- A summary of current park features, buildings, and use including rental data and revenue;
- A review of the 2022 Master Plan initiatives as well as other initiatives; and
- An outline and approach to the Plan update.

The Committee noted appreciation for the work being completed in-house and the work already completed for the Kelso Beach Master Plan.

In response to a question from Committee, the Manager of Parks and Open Spaces advised that the stakeholder feedback received for the Kelso Beach Master Plan Update was a valuable contribution to the project. It was noted that the public engagement component will slightly differ due to the expected quantity of feedback and the project's density.

Public feedback is anticipated to be both a survey and open-house divided by park sections to maximize public engagement.

In response to a question from Committee, the Manager of Parks and Open Spaces advised that the 59 ash trees within the park are believed to be already infected with EAB and are just not showing signs yet. They are slated to be removed over the next ten years after an inspection, and are included in the Emerald Ash Borer Management Plan approved to Committee on September 21, 2022.

The Manager of Parks and Open Spaces noted that the public engagement component dates have been left flexible to ensure enough information is gathered to complete the next report to bring back to Committee in Fall 2023. Staff encouraged Committee to participate in the public engagement sessions in addition to the Committee consultation.

CS-230315-005

Moved by Councillor Middlebro'

"THAT in consideration of Staff Report CS-23-030 respecting a new Harrison Park Master Plan, the Community Services Committee recommends that City Council direct staff to launch the Harrison Park Master Plan process as outlined in the report."

Carried.

8.b Planning and Heritage

8.b.1 Report CS-23-024 from Dave Aston and Aleah Clarke, MHBC Planning Re: Development of an Action Plan to Promote and Facilitate Attainable and Affordable Housing

This item was discussed after Item 7.

8.b.2 Report CS-23-032 from Dave Aston and Aleah Clarke, MHBC Planning Re: Review and Update of the City of Owen Sound Zoning By-law

This item was discussed prior to Item 8.a.

8.c Building

None.

8.d Community and Business Development

None.

8.e Recreation Buildings

None.

9. MATTERS POSTPONED

- 9.a Report CS-23-025 from the Junior Planner Re: Public Feedback on Draft Community Gardens Policy

The Director of Community Services noted that due to the volume of feedback from the Committee, it was determined that a revised report would be presented at the April 19, 2023 Committee meeting to consider all feedback.

In response to a question from Committee, the Director of Community Services advised that the Ed Taylor Community Garden group has been notified of the date change. It was further noted that if the policy is approved and an application and plan are received, the turnaround time for final approval should allow gardening to begin in early Summer 2023.

CS-230315-006

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-23-025 respecting Public Feedback on Draft Community Gardens Policy, the Community Services Committee recommends that City Council receive the report for information purposes."

Carried.

10. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN

There were no motions for which notice was previously given.

11. CORRESPONDENCE PROVIDED FOR INFORMATION

- 11.a Memorandum from the Chief Building Official Re: Development Update - February 2023

The Manager of Planning and Heritage provided an overview of the Development Update for February 2023. It was noted that the Building Division is currently completing a guide for Additional Residential Units (ARUs). This guide will assist homeowners with creating new ARUs or bringing existing ARUs up to code.

The Manager of Planning and Heritage advised that the revenue for February 2022 building permits was significantly higher as the permit was issued for Barry Construction's 28th St. W. apartments during this time in 2022.

It was noted that a Zoning By-law and Official Plan amendment application were received in February 2023 for a residential development south of Walmart for 477 apartments and cluster townhome units. The technical report and Public Meeting will be presented at the March 27, 2023 Council meeting.

In response to a question from Committee, the Director of Community Services highlighted several residential developments and re-developments near the

downtown core, including units on the upper and main levels of Shopper's Clothing building, eight new units above the REMAX building, the BCK site, the Strathcona project, additional units in the Edgewater building, and Lutheran Services has recently announced a large project. Incentives include the CIP and development charges exemptions.

11.b CHOnews Newsletter - Winter Edition

CS-230315-007

Moved by Councillor Middlebro'

"THAT in consideration of correspondence provided for information purposes listed on the March 15, 2023 Community Services Committee agenda, the Community Services Committee recommends that City Council receive Items 11.a to 11.b for information purposes."

Carried.

12. DISCUSSION OF ADDITIONAL BUSINESS

There was no additional business.

13. NOTICES OF MOTION

There were no notices of motion.

14. ADJOURNMENT

The business contained on the agenda having been completed, Chair Dodd adjourned the meeting at 7:24 p.m.