



Staff Report

Administration – Chief Administrative Officer

Report To: Council Meeting
Meeting Date: January 17, 2022
Report Number: FAF.22.016
Title: Disposition of Portions of 125 Peel Street
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.22.016, entitled “Disposition of Portions of 125 Peel Street”;

AND THAT Council direct staff to initiate the formal process as required through the “Sale and Other Disposition of Land Policy POL.COR.07.02” to consider declaring Town owned lands as surplus;

AND THAT Council direct staff to schedule a Public Meeting on February 7, 2022 to receive comments from the public regarding the proposal to declare a portion of 125 Peel Street as surplus to the needs of the Corporation specifically for the purposes of a Community Campus of Care as outlined in this report;

AND THAT Council acknowledges that the provisions of the “Provision of Notice and Manner of Giving Notice to the Public Policy, POL.COR.07.03” requires 21 days’ notice of this Public Meeting, and that the Notice of Public Meeting will be posted to the Town website on January 17, 2022, and advertised in the newspaper on January 20, 2022.

B. Overview

Council of the Town of The Blue Mountains has created an opportunity that would allow for the development of a Community Campus of Care that would be developed on a portion of 125 Peel Street. Council of the Town of The Blue Mountains has created an opportunity that would allow for the development of a Community Campus of Care that would be developed on a portion of the 125 Peel Street property. The recommendation within this report allows for the initiation of the formal process, including public consultation through a formal Public Meeting, to have Council consider declaring portions of 125 Peel Street as surplus to the Town’s needs so it could be utilized specifically for the development of this exciting and community building project.

C. Background

Council and staff are able to formally move this concept forward and to begin the formal process that would have Council consider the declaring of Town owned land surplus to its needs.

The Town's [Sale and Other Disposition of Land Policy POL.COR.07.02](#) prescribes the requirements of the Town to consider Town owned lands as being surplus to the Town's needs.

The following procedures for the Town to dispose of land are taken directly from POL.COR.07.02:

1. Subject to any other provisions contained in the *Municipal Act, 2001*, prior to the sale of land Council shall:
 - a) at a regularly scheduled Council meeting deem that any land to be sold or conveyed is surplus to the needs of the Corporation;
 - b) obtain at least one appraisal of the fair market value of the land to be sold or conveyed and this appraisal may include consideration of a public benefit in the case of any land transfer or exchange;
 - c) give notice to the public of the proposed sale of land by publication of notice of the proposed sale for two successive weeks in a local newspaper having general circulation in the area and by posting on the Town website and by e-mail message to any person who requests provision of Town notices.
2. Council may, at their sole discretion and acting in good faith, upon compliance with clause 1. of this Policy, advertise to request sealed tenders or bids for the sale of land or to engage a real estate firm or broker for the sale of land or utilize an alternative method of sale or disposal of land to be determined by Council.
3. Council may, at their sole discretion, add or delete any costs incurred by the municipality with regard to the sale of land to or from the sale price of the land.
4. The Town and any affected Local Board shall establish and maintain a public register listing and describing the land owned or leased by the Town or Local Board.

Opportunities have been established where the Town could be in a position to initiate a two (2) stage process consisting of:

Stage 1: An initial Request for Pre-Qualification of potential bidders for stage two (2)

Stage 2: A Request for Proposal that would have the successful proponent developing, managing, operating and maintaining the at the minimum the following elements Long-Term Care Facility Management and Operations along with ownership.

This potential project has been based on the concept that a portion of 125 Peel Street would be provided to the successful proponent of the two (2) stages noted in the background section of this report. The authorization and decision of Council to declare the portion surplus is required for these lands to be considered within a future Request for Proposal.

Through this process, the lands that would be considered for the potential Community Campus of Care, and the approved elements within the development, may or may not result in the disposition of Town owned land. The Town must be satisfied that a proposal meets all the key elements, criteria, community benefit, value and return that meet Council’s Goals and Objectives.

Campus of Care Element	Objective
Long-Term Care Facility	To increase community and resident access to new Long-Term Care Beds that supports our community needs to allow our residents of all ages and stages to take part in their community
Retirement Home and Range of Accommodation and Servicing Types	A range of accommodation types to be offered that support our Community of Communities
Attainable Units for Staffing of Campus of Care	This is a critical component to the long-term success and sustainability of the Community Campus of Care There must be the ability for staff to live locally in an attainable accommodation stock that is controlled and offered to assist in sustaining the Campus of Care elements

Staff anticipate that approximately six (6) hectares or fourteen point eight (14.8) acres of the total thirteen point three six (13.36) hectares or thirty-three (33) acres of the 125 Peel Street property that the Community Campus of Care elements could be located.

D. Analysis

Council and Town staff have worked diligently over the past three months on setting the groundwork for a potential Community Campus of Care project. The next step in this process requires that Council consider the potential disposition of a portion of the recently purchased 125 Peel Street property.

The timing of this opportunity anticipates an expedited schedule that allows for the engagement of interested, qualified, and expert partners able to execute all elements of the Community Campus of Care.

Council has established the 125 Peel Street Task Force that includes Councillor Andrea Matrosovs as the Lead and Deputy Mayor Peter Bordignon as the Alternate along with key members of Town staff. This Task Force has been responsible for issuing a Request for Proposal (RFP) to retain the services of a professional Development Management Consultant. The purpose of this first RFP is to have the Town well positioned to potentially move forward with the development of the two (2) stage Community Campus of Care Pre-Qualification and Request for Proposal selection process. This process will allow Council to select the best partner with the most appropriate design/plan to develop the site and achieve Council's vision for the Campus of Care.

In addition, the Town is committed to engaging multiple Provincial Ministries that include the Ministry of Long-Term Care, Ministry of Municipal Affairs and Housing, Ministry of Environment, Conservation and Parks, and Ministry of Infrastructure where appropriate. The Ministry of Long-Term Care will be critical to this project specifically.

Council has previously provided approval and funding to have key pre-development studies completed, and these studies are currently underway.

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

Any potential development would consider strong and focused leadership development opportunities.

G. Financial Impacts

To be determined through a potential Request for Proposal (RFP) process.

H. In Consultation With

Senior Management Team

I. Public Engagement

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre in accordance with the following schedule:

- January 17 Council Meeting – Initial staff report (FAF.22.016) with recommendation to proceed to public consultation;
- January 17, 2022 Public Meeting Notice posted on the Town's Website
- January 20, 2022 Public Meeting advertised in Collingwood Connection;
- February 7, 2022 Council – Public Meeting at 1:00 p.m.
- March 1, 2022 Committee of the Whole – Follow-up report with Public Meeting feedback;
- March 14, 2022 Council – Recommendations from March 1, 2022 Committee of the Whole confirmed, along with any required By-law;
- March 28, 2022 Council – Report directly to Council with recommendations on how to proceed with potential declaration of lands being surplus.

Comments regarding this report should be submitted to Shawn Everitt,
cao@thebluemountains.ca.

J. Attached

None

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:

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519-599-3131 extension 234

Report Approval Details

Document Title:	FAF.22.016 Disposition of Portions of 125 Peel Street.docx
Attachments:	
Final Approval Date:	Jan 12, 2022

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

Shawn Everitt - Jan 12, 2022 - 3:44 PM