



## **Minutes of Council - Public Meeting**

**October 4, 2021, 6:00 p.m.**

**Electronic Meeting**

**The Corporation of the Town of Orangeville  
(Mayor and Clerk at Town Hall - 87 Broadway)  
Orangeville, Ontario**

Members Present: Mayor S. Brown, was present at Town Hall  
Deputy Mayor A. Macintosh  
Councillor J. Andrews  
Councillor G. Peters  
Councillor L. Post  
Councillor D. Sherwood  
Councillor T. Taylor

Staff Present: E. Brennan, CAO  
D. Benotto, Software Operations Supervisor  
D. Jones, General Manager, Infrastructure Services  
John Lackey, Manager, Transportation and Development  
K. Landry, Town Clerk, was present at Town Hall  
A. McKinney, General Manager, Corporate Services  
R. Osmond, General Manager, Community Services  
M. Pourmanouchehri, IT Technician  
L. Russell, Senior Planner  
N. Syed, Treasurer  
B. Ward, Manager, Planning  
T. Macdonald, Assistant Clerk

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### **1. Call To Order**

The meeting was called to order at 6:00 p.m.

### **2. Approval of Agenda**

## **Resolution 2021-329**

Moved by Councillor Peters

Seconded by Councillor Taylor

That the agenda for the October 4, 2021 Council - Public Meeting, and any addendums, be approved.

**Carried**

### **3. Disclosure of (Direct and Indirect) Pecuniary Interest**

None.

### **4. Singing of National Anthem**

Members of Council sang the National Anthem.

### **5. Land Acknowledgement**

We would like to acknowledge the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

### **6. Announcements by Chair**

Mayor Brown provided information regarding how the public is able to participate in the Council meeting, advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast.

### **7. Presentations and Delegations**

#### **7.1 Randy Narine and Thomas DiCarlo, Choices Youth Shelter, Men's Homelessness**

Randy Narine, Choices Youth Shelter outlined the business plan for the men's homeless shelter and indicated that the shelter is asking for \$166,546.00

#### **7.2 Anna McGregor, County of Dufferin, Director, Community Services, Men's Homelessness**

Anna McGregor, County of Dufferin, Director, Community Services outlined the homeless situation in Dufferin County as well as the initiatives that the County has undertaken to reduce homelessness in the past few years.

Warden White acknowledged that there is a homeless situation in Dufferin County but also a housing attainability issue.

### **7.3 Terrance Carter, Men's Homelessness**

Terrance Carter outlined the historical efforts that have been undertaken to address men's homelessness in the past several years in Dufferin County.

### **7.4 Brian Scott, Men's Homelessness**

Brian Scott added his support to the issue of men's homelessness.

## **8. Correspondence**

### **Resolution 2021-330**

Moved by Councillor Sherwood

Seconded by Councillor Post

That the correspondence listed as item 8.1 Sylvia Bradley, Men's Homeless Shelter and item 8.2 Heather Sheehan, Men's Homelessness, be received.

**Carried**

### **8.1 Sylvia Bradley, Men's Homeless Shelter**

### **8.2 Heather Sheehan, Men's Homelessness**

## **9. Notice of Motion Prior to Meeting**

### **9.1 Mayor Brown, Men's Homelessness**

#### **Resolution 2021-331**

Moved by Mayor Brown

Seconded by Deputy Mayor Macintosh

WHEREAS ending street homelessness in Orangeville is a key goal of the Mayor and Council;

AND WHEREAS the COVID 19 pandemic and resulting economic downturn has created an increase in male homelessness;

AND WHEREAS the male homeless population is diverse, and individuals often suffer from concurrent mental health, addictions and other medical issues which require services; as well as poverty and abuse;

AND WHEREAS mental health resources are not sufficient in our region;

AND WHEREAS addiction treatment resources are not sufficient in our region;

AND WHEREAS the homeless require a broad continuum of supportive housing options that include shelters, interim housing, permanent housing, subsidized rental housing, and affordable market rentals;

AND WHEREAS Choices Youth Shelter with support from Services and Housing in the Province has opened a men's homeless shelter with a projected annual budget of \$333,092;

THEREFORE, BE IT RESOLVED that the Town of Orangeville request that Dufferin County provide additional funding support, as required, for homeless men for the fourth quarter of 2021 and the first quarter of 2022. Such support shall include emergency housing, transitional housing, counselling, and diversion programs to assist with addiction treatment, mental health treatment, job or skills training and other resources to assist single men and fathers with children in Orangeville and Dufferin County;

And that Dufferin County continue to work with SHIP, Choices, the Town of Orangeville Men's Homelessness Committee and other support agencies to find the best possible solutions to reduce Men's Homelessness in Orangeville and Dufferin County.

**Carried**

## **10. Public Meeting**

### **10.1 John Lackey, Manager, Transportation and Development, Traffic Calming**

John Lackey, Manager, Transportation and Development provided background on the request by Council for a report on traffic calming suggestions for the Town. Mr. Lackey introduced Jamie Garcia from CIMA.

### **10.2 Traffic Calming Study and Policy, Public Meeting Information Report, INS-2021-058**

#### **Resolution 2021-332**

Moved by Councillor Post  
Seconded by Mayor Brown

**That Report INS-2021-058, Traffic Calming Study and Policy, Public Meeting Information Report be received by Council as information at the Public Meeting on October 4<sup>th</sup>, 2021.**

**10.3 Jaime Garcia, Associate Partner, Senior Project Manager, CIMA, Traffic Calming**

Jaime Garcia, Associate Partner, Senior Project Manager, CIMA presented the results of the traffic calming study to Council and outlined traffic calming solutions that can be implemented which include horizontal deflection, roadway narrowing, pavement marking, enforcement and education.

Councillor Andrews asked what the most cost-effective solutions would be as we are considering implementing some traffic calming measures.

Mr. Garcia indicated that the most cost-effective strategy would depend on the specific situation but would include enforcement, education and horizontal deflection.

Councillor Sherwood questioned the five-year provision whereby once a location has been reviewed for eligibility it cannot be reviewed again for five years.

Mr. Garcia indicated that the five-year provision is only applicable if nothing changes.

Councillor Peters questioned the threshold of 750 vehicles per day and asked for an example of a street close to that number and one farther away from that number.

Councillor Taylor requested the list of number of vehicles per street per day be shared with Council.

Mr. Lackey indicated that the information would be provided.

Councillor Taylor expressed concerns with the five-year provision.

Mr. Jones indicated that Council could either implement a policy that is data driven or one that is more subjective.

Councillor Post asked why the horizontal alignment is better than vertical alignment.

Mr. Garcia indicated that vertical alignment can create a problem for transit vehicles and emergency service vehicles.

Mr. Lackey indicated there was a stakeholder meeting wherein all emergency services indicated a preference for no vertical deflection as it impacts response times.

Councillor Taylor asked what next steps are with the project.

Mr. Lackey indicated that staff would take the comments they receive as well as reports received and will compile those for a report back to Council in November.

Councillor Taylor asked specifically what the plans are for Settlers Creek and Spencer Avenue.

Mr. Lackey advised that Settlers Creek and Spencer Avenue have been provided to CIMA and recommendations on those streets will be included in the report to Council in November.

#### **10.4 Stewart Gunn, Traffic Calming**

Stewart Gunn spoke in favour of the Town implementing traffic calming measures.

Councillor Taylor indicated that the Orangeville OPP is currently creating a traffic division which is to be up and running very soon.

Councillor Taylor also indicated that a community liaison officer can be invited to specific communities experiencing traffic issues to discuss the matter with the O.P.P.

Deputy Mayor Macintosh assumed the Chair and outlined the procedure to be followed for the public meeting.

Council recessed from 8:15 p.m. to 8:22 p.m.

The Chair asked if there were any questions from the public.

Tracy Newman, chair of the Rolling Hills Oak Ridges traffic committee questioned the curb widening of the roads and questioned if that is something that is under consideration.

Mr. Garcia indicated that specific widths are required to accommodate emergency service apparatus.

Tracy Newman indicated that some municipalities have stakes bolted directly into the road that can be removed on a seasonal basis and Ms. Newman questioned if devices of that nature are being considered.

Mr. Garcia indicated that there are vertical plastic devices that can be utilized but that if not removed during the winter season they impact snow removal operations.

Ms. Newman asked if a citizen would have the ability to bring a matter before Council if staff had investigated the matter and determined it did not meet the criteria for traffic calming.

Doug Jones, General Manager, Infrastructure Services, indicated that a policy passed by Council is a policy of Council and Council can override its own policy.

Ms. Newman asked when the last study of the vehicle per day and the speed of vehicles was conducted.

Mr. Lackey, indicated that he is not aware of recent speed analysis done and he would need to see if Rolling Hills was included in the recent traffic count analysis.

The Chair asked if there were any additional questions from the public and there were none.

## **11. Statutory Public Meetings**

### **11.1 Larysa Russell, Senior Planner, Planning, 236 First Street OPZ-2021-01**

Larysa Russell, Senior Planner provided an overview of the Official Plan and Zoning By-law Amendment applications which seek to permit the conversion of an existing motel through internal renovations into 27 supportive housing units consisting of 25 studio suites and 2 two-bedroom suites. The current Official Plan designation is "Service Commercial" with Special Provision E8.11 which permits automobile dealerships, used car lots, automobile parking depots, automobile service stations, public garages, motels, building supply sales, warehouses with accessory retail, furniture and home furnishing stores, wholesale outlets, hardware stores, animal hospitals or boarding kennels, repair service and establishments, commercial recreation uses, private clubs, funeral homes, day care centres, type of uses that require large display or storage areas, retirement home (Special Provision E8.11) and the application seeks to amend the Official Plan designation to also include supportive housing. The current zoning of the subject property is "Service Commercial" (C3) with Special Provision 24.41 which permits assembly hall, automotive uses, adult entertainment parlour, building supply outlet,

club house, dry cleaning or laundry establishment, funeral home, hardware store, home furnishing or improvement retail use, hotel or motel, kennel, printing or photocopying establishment, real estate office, recreational establishment, repair, service or rental establishment, restaurant, variety store, vehicle storage facility, veterinarian clinic, video film outlet, warehouse, wholesale establishment, retirement home (Special Provision 24.41) and the application seeks to amend the Zoning By-law to include supportive housing. Ms. Russell indicated that next steps include a review by planning staff of comments received through public consultation and a recommendation report to Council for a Council decision.

**11.2 236 First Street, Public Meeting Report, OPZ-2021-01, INS-2021-056**

**Resolution 2021-333**

Moved by Mayor Brown

Seconded by Councillor Sherwood

**That report INS-2021-056, 236 First Street, Public Meeting Information Report, OPZ-2021-01, be received by Council as information at the Public Meeting on October 4, 2021.**

**Carried**

**11.3 Juliane von Westerholt, MHBC Planning, 236 First Street OPZ-2021-01**

Juliane von Westerholt, MHBC Planning outlined the proposal for a supportive housing development at 236 First Street. Ms. von Westerholt advised that the proposal would turn the existing building into 25 studio apartments and 2 two-bedroom apartments and would require amendments to the Official Plan and the Zoning By-law to permit "Supportive Housing".

**11.4 Lesley Nagoda, Services and Housing in the Province (SHIP), 236 First Street**

Lesley Nagoda, Services and Housing in the Province (SHIP) indicated that she had nothing to add to the presentation but would be available to answer questions from the public.

The Chair asked if there were any questions from Council.

Councillor Post questioned the lack of a safe pedestrian walkway and asked if that is something that could be included.



Brandon Ward, Manager of Planning indicated that infrastructure of that magnitude may not be something that is included in a proposal such as this.

Councillor Andrews asked if there will be a phase in period during construction and what would happen to residents during the construction phase.

Juliane von Westerholt indicated that the program currently being housed at the location is a short term program and as people complete the program they are moving out and this will allow phase in for construction.

Councillor Sherwood asked if these are temporary stays or some form of rent to own.

Lesley Nagoda indicated it is permanent, supportive rental housing for as long as the tenant requires it.

Councillor Post asked if the upgraded transit system will reach that area.

Doug Jones indicated that they are still finalizing the route but does not anticipate it would run that far north.

Keith Ward, SHIP advised that it will be affordable housing even in the circumstance where the property ends up going to market rent.

The Chair asked if there were any questions from the public.

A resident on Starview indicated her support of the initiative and indicated her understanding of the need for subsidized housing but expressed some security concerns for the current occupants of the space which include intoxication, and wondered what the staffing would be at the proposed units.

Keith Ward indicated that there will be several staff in the building providing supports on an on-going basis.

Chris Horsten asked how this facility differs from Family Transition Place and why does this facility not have around the clock security.

Lesley Nagoda indicated that this space would be permanent housing and Family Transition Place is temporary family housing.

Keith Ward indicated that these are not domestic violence situations but any issues identified from a security standpoint will be dealt with.

Brandon Ward, Manager of Planning, advised that Family Transition Place is a crisis care facility whereas this proposal is a residential venture.

Julie Ferguson indicated concerns relating to the lack of lighting and asked if these proposed units are specifically geared to women.

Lesley Nagoda indicated that the lighting in the area will be updated and that the initial letter sent to area residents did identify the unit in conjunction with female residents.

Julie Ferguson asked if a resident has a safety concern who should they call.

Lesley Nagoda indicated that if there are personal safety issues a resident should contact the police.

Keith Ward indicated the units are governed by the Residential Tenancies Act and they abide by the guidelines of the Act.

Julie Ferguson asked what supports are in place for the residents.

Keith Ward indicated that the staff offer multiple supports to the residents.

Lesley Nagoda indicated that there would be extensive supports ie mental health and addiction supports available.

Julie Ferguson asked if the units are co-ed.

Lesley Nagoda indicated that the units are co-ed.

Keith Ward indicated that there are only 2 two-bedroom units for families and the rest are studio units.

The Chair asked if there were any additional questions from the public and there were none.

#### **11.5 Brandon Ward, Manager of Planning, Official Plan Review Statutory Public Meeting**

Brandon Ward, Manager of Planning provided an overview of the Official Plan Review and indicated that the review will be completed in two phases. Mr. Ward provided a summary of key policy additions/changes proposed in key review areas including preamble content to the plan, housing affordability and dwelling types, second dwelling units, housing for an ageing population, heritage, downtown, urban design, active transportation, roads and mobility, servicing and capacity, stormwater management, healthy developments, source water protection, parks and

recreation, sustainability, natural heritage and implementation tools. Mr. Ward outlined the next steps in the Official Plan Review process which include review of public comments and provision of updated recommendation for Council's consideration and approval. The approved plan would then be provided to Dufferin County for their approval.

Councillor Andrews asked what mechanisms will be put into place for developers to consider building affordable housing.

Mr. Ward indicated that they want to be consistent with Provincial Policy and perhaps a housing facilities by-law which allows the Town to pursue agreements with not-for-profit organizations for the provision of affordable housing in the Town. Inclusionary housing is spoken to in the Planning Act which allows us to pursue a by-law that encourages affordable housing.

Councillor Andrews asked about limited second dwelling units and would that include tiny homes.

Mr. Ward indicated that tiny homes have separate considerations but can be considered a second dwelling in different circumstances.

Mayor Brown asked about secondary units in Town houses and how you characterize a secondary unit and if there is a minimum square foot requirement.

Mr. Ward indicated that staff is looking at those considerations in these policies but itemizing what needs to be specified in the Zoning by law. The policy review better enables second dwelling units in the Town.

Mayor Brown also referenced the parking situation and asked about service capacity for both water and sewer.

Mr. Ward indicated the policy amendment takes the current numbers and updates them.

Mr. Jones indicated that the Ministry has a procedure which sets out how uncommitted supply of servicing is done.

Councillor Sherwood asked about private daycares being permitted in residences.

Mr. Ward indicated that private daycares are more suitably addressed through the Zoning by-law.

Councillor Sherwood asked about basement apartments and questioned the legal and not legal apartments and if they would be grandfathered in.

Mr. Ward indicated that would be addressed through the Zoning by-law but that second dwelling units still need to go through the building permit process.

Councillor Sherwood asked how an individual who buys property with an apartment can ensure the unit is either legal or legal non-conforming.

Mr. Ward indicated that the Town does offer a compliance review process.

Mayor Brown commented that a compliance audit process is valuable for basement units and the Town should encourage compliance audits.

The Chair asked if there were any questions from the public and there were none.

**11.6 Official Plan Review: Statutory Public Meeting for Phase 1, INS-2021-057**

**Resolution 2021-334**

Moved by Mayor Brown

Seconded by Councillor Andrews

**That Report INS-2021-057, Official Plan Review: Statutory Public Meeting Information Report for Phase 1, be received by Council as information at the public meeting on October 4, 2021.**

**Carried**

Mayor Brown resumed the chair.

**12. By-Laws**

**Resolution 2021-335**

Moved by Councillor Post

Seconded by Councillor Sherwood

That the by-laws listed below be read three times and finally passed:

12.1 A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on October 4, 2021

**Carried**

**12.1 A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on October 4, 2021**

**13. Adjournment**

**Resolution 2021-336**

Moved by Councillor Peters

Seconded by Councillor Taylor

That the meeting be adjourned at 9:53 p.m.

**Carried**

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Sandy Brown, Mayor

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Karen Landry, Clerk