

UNITED COUNTIES OF LEEDS AND GRENVILLE

COMMITTEE OF THE WHOLE REPORT

To the Warden and Members of Council of the United Counties of Leeds and Grenville

Members, We, your Committee of the Whole, beg leave to report as follows:

The Committee of the Whole met April 24, 2025 at 11:12 a.m. in the Council Chambers, 25 Central Avenue West, Brockville.

Members Present: Corinna Smith-Gatcke, Warden
Brant Burrow, Michael Cameron, Tory Deschamps,
Roger Haley, Arie Hoogenboom, Robin Jones, Nancy Peckford,
Herb Scott, Jeff Shaver

Staff Present: Alison Tutak, Interim Chief Administrative Officer
Linda Hunter, Director of Maple View Landings
Pat Huffman, Treasurer
Mario Garcia, Construction Project Administrator
Andrea Bolton, Interim County Clerk (Recording Secretary)

Others Present: John Lawless, Recorder and Times

1. Call to Order

Recording Timestamp 00:00:04

The Warden called the meeting to order at 11:12 a.m.

2. Adoption of Agenda

Recording Timestamp 00:00:36

Resolution No. CW-058-2025
Moved by Michael Cameron
Seconded by Roger Haley

THAT the Agenda for the April 24, 2025 special meeting of the Committee of the Whole be adopted as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and General Nature Thereof – Nil

Recording Timestamp 00:00:51

4. Staff Reports

4.1 Presentation - Maple View Lodge Adaptive Re-Use and Renovation 2025

Recording Timestamp 00:01:16

Mr. Garcia reported the 192-bed G. Tackaberry and Family Home (GTFH) is nearly complete and the 60-bed existing home, Maple View Lodge (MVL), will become vacant. He noted Maple View Lodge has historical importance for the United Counties of Leeds and Grenville. Mr. Garcia reviewed the types of uses for MVL, which include affordable independent living units, affordable dormitory style living units to support staff working at GTFH, licensed childcare, and a Virtual Triage and Assessment Centre (VTAC). Mr. Garcia explained the existing MVL has 20 semi-private basic rooms, 38 semi-private rooms, and two private rooms, two dining rooms, and administration on the first floor, with offices on the second floor. He noted the southwest wing of the building would house the affordable dormitory style units and the other three wings of the building would house the affordable independent living units. He indicated the VTAC and childcare would comprise the remaining portions of the centre of the building. Mr. Garcia noted the childcare has been approved for additional square footage and has asked if there is space that can be utilized on the second floor.

Ms. Jones joined the meeting at 11:20 a.m.

Mr. Garcia explained the renovations would have two phases: Phase 1 would renovate the southwest wing to provide dormitory style living for staff at the GTFH, beginning with 10 units, and eventually expanding to 18 units at a later date. He noted each unit would have their own bathroom, though they would

not be accessible washrooms; phase one would utilize existing washrooms and would see the installation of showers in another location. Mr. Garcia explained there would be no need to increase the septic facilities, as they are not increasing the overall occupancy numbers at MVL. Phase 1 would also include the childcare spaces based on Ministry guidelines.

With respect to Phase 2 of the renovations, Mr. Garcia said it would include the other three wings of the building for affordable independent living units, the VTAC operations, as well as the existing offices on the second floor. Mr. Garcia reviewed the number of independent living units, consisting of 18 single rooms, 9 bachelor studios, 17 one-bedroom units, and 10 two-bedroom units, for a total of 54 units, 36 at market rent and 18 affordable rent.

Regarding affordability, Mr. Garcia explained he has been in contact with Canada Mortgage and Housing (CMHC) regarding funding and determined a certain percentage of affordable housing is required to qualify, with 25% to 30% of the units needing to be affordable. He said they are proposing to have 30% of the units affordable and the remaining units available at market rent. Mr. Garcia explained the affordable rents must be set by CMHC within the range prescribed. He also said the rent-range provided by CMHC was used in the calculations for the funding application that has been filed.

Mr. Garcia outlined the different types of funding available from CMHC, including the seed funding interest free loan, and the seed funding non-repayable loan, as well as affordable housing repayable loan, and the affordable housing forgivable loan. He explained seed funding can extend to \$500,000 to cover the soft costs of a development, such as studies, architectural documents, etc. He clarified the maximum amount of non-repayable contribution is \$150,000. Mr. Garcia noted the affordable housing loan is for the construction costs of the project. He outlined the CMHC's low-interest repayable loans and their forgivable loans, noting the project must be 25-30% affordable housing. Mr. Garcia stated the Counties has applied for seed funding, though any decision on funding will not be received until the federal election is completed. With respect to the seed funding application, he explained there is \$1.1 million in soft costs for the project, and the revenue from the rent of the apartments is \$807,240.00 annually. Mr. Garcia noted the budget for the overall project is estimated at \$24 million based on square footage, though it could be lower. He concluded that once the election is completed, and with successful funding from the CMHC, it is hoped the project can then proceed with the necessary studies.

Ms. Hunter joined the meeting at 11:38 a.m.

Recording Timestamp 00:25:20

In response to a question from Ms. Jones, Ms. Tutak confirmed the childcare centre was approved by Council in principle and Mr. Garcia confirmed there were 51 childcare spaces planned from previously allocated spaces, though that number could increase. Ms. Jones suggested an analysis ought to be done to determine if the 51 spaces can be filled at this location and ensure they are not taking spaces from other parts of the Counties where they are needed. Ms. Tutak said a report to the Joint Services Committee regarding the new childcare spaces is forthcoming.

Recording Timestamp 00:46:33

Mr. Deschamps suggested the Township of Athens could be approached to waive a portion of the \$400,000 in building permit fees.

4.2 Report No. CW-036-2025: Maple View Lodge Repurposing

Recording Timestamp 00:57:09

Recording Timestamp 01:04:39

Ms. Jones left the meeting at 12:17 p.m.

In response to Warden Smith-Gatcke's request for clarification, Mr. Garcia stated architectural and engineering documents are required to provide more accurate estimates of the cost of the project; the cost of such documents is approximately \$500,000. Ms. Tutak clarified the architectural and engineering documents would have to be tendered, which would need to be awarded by Council. Warden Smith-Gatcke confirmed the proposed motion would authorize the staff time and effort associated with preparing the tender.

Resolution No. CW-059-2025
Moved by Arie Hoogenboom
Seconded by Brant Burrow

THAT the Committee of the Whole recommends to Counties Council the approval of Maple View Lodge Re-Use Phase 1 initiatives for design and costing; and

THAT the final costs must be approved by Council prior to proceeding.

CARRIED

5. Questions from the Media

Recording Timestamp 01:14:24

Mr. Lawless requested clarification regarding what is dormitory living. Mr. Garcia said the main purpose is to support the staff working at the G. Tackaberry and Family Home. He said there is some question about the number of units required, which is why they are starting with ten. In response to a further question from Mr. Lawless, Mr. Garcia said there are still decisions to be made in regard to the kitchen and dining room, noting the entirety of the facilities may not be required.

6. Questions from the Public

Recording Timestamp 01:16:02

7. Closed Meeting – Nil

Recording Timestamp 01:16:08

8. Adjournment

Recording Timestamp 01:16:12

Resolution No. CW-060-2025

Moved by Tory Deschamps

Seconded by Herb Scott

THAT the Special meeting of the Committee of the Whole adjourn at 12:29 p.m.

CARRIED

All of which is respectfully submitted this 22nd day of May, 2025.

Special Committee of the Whole Report
April 24, 2025

Chair

Andrea Bolton, County Clerk