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Special General Government Committee

Minutes

Date: September 16, 2024
Time: 3:00 PM
Location: Council Chambers or Electronic Participation
Municipal Administrative Centre
40 Temperance Street, 2nd Floor
Bowmanville, Ontario

Members Present: Mayor A. Foster, Councillor G. Anderson, Councillor S. Elhajjeh, Councillor L. Rang, Councillor C. Traill, Councillor W. Woo, Councillor M. Zwart

Staff Present: M. Dempster, J. Newman, L. Turcotte, R. Maciver, T. Pinn, C. Salazar, L. Reck

Other Staff Present: M. Westover, L. Backus, A. Micu,

1. Call to Order

Councillor Zwart called the meeting to order at 3:02 p.m.

2. Land Acknowledgement Statement

Mayor Foster led the meeting in the Land Acknowledgement Statement.

3. Declaration of Interest

There were no disclosures of interest stated at this meeting.

4. Delegations

4.1 Delegation by Libby Racansky, Regarding Report CAO-004-24 - Draft Parks, Recreation, and Culture Master Plan and Financial Analysis

Libby Racansky was called upon and was not present.

Resolution # GG-135-24

Moved by Councillor Elhajjeh

Seconded by Mayor Foster

That the Delegation by Libby Racansky, be deferred to later in the meeting, as Item 5.3.

Carried

5. Parks, Recreation and Culture Master Plan

Councillor Rang provided opening remarks and thanked everyone who was involved.

5.1 Presentation by Todd Brown and Dennis Kwan, Monteith Brown Planning Consultants, Claire Tucker-Reid, Tucker-Reid and Associates, and Nancy Neale, Watson and Associates Economists Ltd., Regarding Parks, Recreation, and Culture Master Plan

Todd Brown, Monteith Brown Planning Consultants, and Nancy Neale, Watson and Associates, were present regarding the Parks, Recreation, and Culture Master Plan. Using an electronic presentation, Todd acknowledged the municipality's project team along with the consulting project team. T. Brown provided an overview of the project purpose, key drivers, project process, and inputs. Todd outlined the key parkland, facility, and service recommendations, along with staffing implications. Nancy provided an overview of the funding implications for capital and operating impacts. Todd explained the implementation of the recommendations and the next steps. Todd and Nancy answered questions from Members of Committee.

5.2 Presentation by Mary-Anne Dempster, Chief Administrative Officer, Regarding Parks, Recreation, and Culture Master Plan

Mary-Anne Dempster, Chief Administrative Officer, was present regarding the Parks, Recreation, and Culture Master Plan. Using an electronic presentation, Mary-Anne provided the background of the plan, recommendations, and financial considerations. M. Dempster outlined the unique community spaces and next steps and answered questions from Members of Committee.

5.3 Delegation by Libby Racansky, Regarding Report CAO-004-24 - Draft Parks, Recreation and Culture Master Plan and Financial Analysis

Libby Racansky was present regarding Report CAO-004-24, Draft Parks, Recreation, and Culture Master Plan and Financial Analysis. Libby expressed concerns regarding overpopulated parks and how Courtice North is located in a water basin with a very high, but shallow, aquifer. L. Racansky provided an overview of the environmental and water quality impacts. Libby concluded by stating that the plan does not include parks that are complemented by open green space and natural areas for Courtice North and Ward 2.

5.4 CAO-004-24 - Draft Parks, Recreation and Culture Master Plan and Financial Analysis

Resolution # GG-136-24

Moved by Councillor Woo
Seconded by Councillor Anderson

That Report CAO-004-24, and any related delegations or communication items, be received;

That Staff be directed to receive, and consider, comments from the public and Council regarding the draft Parks, Recreation and Culture Master Plan and prepare a subsequent recommendation report for the meeting of October 28, 2024; and

That all interested parties listed in Report CAO-004-24, and any delegations, be advised of Council's decision.

Carried

Resolution # GG-137-24

Moved by Mayor Foster

Seconded by Councillor Anderson

Whereas the 2024-2027 Clarington Strategic Plan identified three unique community spaces as priorities for Council and the community – the Bowmanville Park on the former Zoo Lands, the Camp 30 Cafeteria Building, and the development of the Courtice waterfront;

And whereas there is significant investment required to move these items forward;

Now therefore be it resolved that Communications Staff be directed to include a question about ranking the priority of the funding requests for the Bowmanville Zoo Park, the Camp 30 Cafeteria building, and the development of the Courtice waterfront; on the Parks, Recreation and Culture Master Plan public engagement survey to be open from September 17 to October 6;

That the survey be widely promoted to the community;

That Staff report back to Council with the results of the survey to help inform decision-making on these projects; and

That all interested parties be notified of Council's decision.

Yes (7): Mayor Foster, Councillor Anderson, Councillor Elhajjeh, Councillor Rang, Councillor Traill, Councillor Woo, and Councillor Zwart

Carried on a recorded vote (7 to 0)

Alter the Agenda

Resolution # GG-138-24

Moved by Councillor Traill

Seconded by Councillor Woo

That the Agenda be altered to consider Item 7.1, Delegation by Marilyn Morawetz, Chair, Jury Lands Foundation, and Jeremy Freiburger, Cultural Strategist, CoBALT Connects, Regarding Request for Support for Federal Legacy Grant Application, at this time.

Carried

7. Jury Lands Foundation Legacy Grant Application

7.1 Delegation by Marilyn Morawetz, Chair, Jury Lands Foundation, and Jeremy Freiberger, Cultural Strategist, CoBALT Connects, Regarding Request for Support for Federal Legacy Grant Application

Suspend the Rules

Resolution # GG-139-24

Moved by Councillor Traill

Seconded by Councillor Anderson

That the Rules of Procedure be suspended to replace the Delegation of Marilyn Morawetz, Chair, Jury Lands Foundation, with David Crome.

Carried

David Crome, representing Jury Lands Foundation, and Jeremy Freiberger, Cultural Strategist, CoBALT Connects, were present regarding a Request for a Federal Legacy Grant Application. David Crome thanked Committee and Staff for supporting the goal of preserving Camp 30. D. Crome stated that the property is designated in the Clarington Official Plan and is a heritage opportunity to create a different type of park in the municipality. Using an electronic presentation, Jeremy provided the background of the request, site progress, and capital facilities partnership agreement. J. Freiberger outlined the primary lease issues, the federal legacy fund grant elements, and the proposed phased model approach. Jeremy explained the next steps and answered questions from Members of Committee.

7.2 PUB-012-24 - Camp 30 Cafeteria Building and Jury Lands Foundation Grant Application

Resolution # GG-140-24

Moved by Councillor Rang

Seconded by Councillor Woo

That Report PUB-012-24, and any related delegations or communication items, be received for information;

That Council endorse, in principle, the Jury Lands Foundation's Legacy Grant application and direct Jury Lands Foundation to provide the completed Legacy Fund application for review for the September 23 Council meeting;

That the Deputy CAO/Solicitor is authorized to execute a ten-year lease with the Jury Lands Foundation for the portion of the Camp 30 property owned by the Municipality, with the form and content substantially in accordance with the draft document provided to the Jury Lands Foundation on August 16, 2024;

That Council consider the financial investment required to stabilize the cafeteria building as part of future plans for the Jury Lands; and any decision be deferred to October 28, 2024, Council Meeting, alongside the Parks, Recreation, and Culture Master Plan (PRCMP); and

That all interested parties listed in Report PUB-012-24, and any delegations, be advised of Council's decision.

Yes (7): Mayor Foster, Councillor Anderson, Councillor Elhajjeh, Councillor Rang, Councillor Traill, Councillor Woo, and Councillor Zwart

Carried on a recorded vote (7 to 0)

Recess

Resolution # GG-141-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Committee recess until the Planning and Development Committee meeting is concluded.

Carried

The meeting reconvened at 7:11 p.m. with Councillor Zwart in the Chair.

6. South Bowmanville Recreation Centre

6.1 Presentation by Lee-Ann Reck, Deputy CAO, Public Services, Regarding South Bowmanville Recreation Centre

Lee-Ann Reck, Deputy CAO, Public Services, was present regarding South Bowmanville Recreation Centre. Using an electronic presentation, Lee-Ann provided the background of the project and displayed a rendering of the entrance to the redeveloped indoor turf facility and the external connection to the new artificial turf dome. L. Reck provided an overview of the site plan and building floor plan, gymnasium, main lobby, multi-purpose room, and the air-supported dome. Lee-Ann stated that the civic square will provide a gathering place for both inside and outside users, located on the south side of the building. L. Reck added that, in the winter, the square will convert into Clarington's first skating loop. Lee-Ann outlined the future steps, including the expansion of an aquatic facility, and answered questions from Members of Committee.

6.2 PUB-011-24 - South Bowmanville Recreation Centre Aquatic Facility Expansion

Resolution # GG-142-24

Moved by Councillor Anderson

Seconded by Councillor Woo

That Report PUB-011-24, and any related delegations or communication items, be received;

That the proposed project budget of \$37,050,000 be approved;

That the project be financed through debenture and that the Deputy CAO/Treasurer be authorized to split the debenture into phases at their discretion and in consultation with the Region of Durham;

That Council support staff in applying for the Provincial Funding opportunity under the Community Sport and Recreation Infrastructure Fund (CSRIF) to offset construction costs;

That Council authorize the CAO to negotiate an additional fee with MJMA Architecture & Design (MJMA), to reflect the change in scope for design services to add the aquatic facility;

That Council authorize the CAO to negotiate an additional fee with Colliers Project Leaders, to reflect the change in scope for project management services to add the aquatic facility; and

That all interested parties listed in Report PUB-011-24, and any delegations be advised of Council's decision.

Yes (7): Mayor Foster, Councillor Anderson, Councillor Elhajjeh, Councillor Rang, Councillor Traill, Councillor Woo, and Councillor Zwart

Carried on a recorded vote (7 to 0)

8. Bowmanville Zoo Lands Park Master Plan

Andrei Micu, Manager, Parks Design and Development introduced the matter and delegations.

8.1 Delegation by Kim Maxwell, Valleys 2000, Regarding Report PDS-036-24, Bowmanville Zoo Lands Park Master Plan

Kim Maxwell, Valleys 2000, was present regarding Report PDS-036-24, Bowmanville Zoo Lands Park Master Plan. Kim stated that they are excited to continue the partnership and outlined the amenities included in the plan.

8.2 Presentation by David Leinster, The Planning Partnership, Regarding Report PDS-036-24, Bowmanville Zoo Lands Park Master Plan

David Leinster, The Planning Partnership was present regarding Report PDS-036-24 - Bowmanville Zoo Lands Park Master Plan. Using an electronic presentation, David provided an overview of the zoo lands and the timeline of land dedication. D. Leinster provided a detailed overview of the master plan and site elements. David explained that the park will include a children's natural playground and amphitheatre made of natural materials and answered questions from Members of Committee.

8.3 PDS-036-24 - Bowmanville Zoo Lands Park Master Plan

Resolution # GG-143-24

Moved by Councillor Rang
Seconded by Councillor Anderson

That Report PDS-036-24, and any related delegations or communication items, be received for information;

That Council endorse the proposed Bowmanville Zoo Lands Park Master Plan guiding principles, vision, and concept;

That Council refer recommendations 4 and 5 to the meeting of October 28, 2024 alongside the Parks, Recreation, and Culture Master Plan;

That Council authorize Staff to implement the recommendations of the Bowmanville Zoo Lands Master Plan by issuing a Request for Proposal to select a qualified consultant to advance the Master Plan concept into detailed design for Phase I – Trails;

That Council allocate \$1,112,500.00 for Phase I – Trails to start construction in 2025 with a trail opening to the public in 2026; and

That all interested parties listed in Report PDS-036-24, and any delegations be advised of Council's decisions.

Carried

Closed Session

Resolution # GG-144-24

Moved by Councillor Rang
Seconded by Mayor Foster

That, in accordance with Section 239 (2) of the *Municipal Act, 2001*, as amended, the meeting be closed for the purpose of discussing a matter that deals with a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

Rise and Report

The meeting resumed in open session at 8:59 p.m.

Councillor Zwart advised that one item was discussed in “closed” session in accordance with Section 239(2) of the *Municipal Act, 2001*, as amended, and one resolution was passed to provide direction to Staff.

9. Confidential Items

10. Adjournment

Resolution # GG-145-24

Moved by Councillor Elhajjeh
Seconded by Councillor Rang

That the meeting adjourn at 9:00 p.m.

Carried