



Community Development Committee

MINUTES

Wednesday, February 24, 2021 at 3:00 pm

Meeting through ZOOM

PRESENT: Carma Williams, Chair
Michael Madden, Councillor
Jeff Manley, Councillor
Brenda Noble, Councillor
Gina Dragone, Community Representative
David Fillion, Community Representative
Rory Levert, Community Representative
Dean MacGillivray, Community Representative
Steve Greiveson, President - IHA
Sarah Huskinson, Chief Administrative Officer / Clerk
Anne Leduc, Director – Community Services / Recording Secretary
Darrell Cox, Development and Marketing Coordinator

REGRETS: None

1) CALL TO ORDER

The meeting was called to order at 3:32 pm by Carma Williams.

2) DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of pecuniary interest by the members present.

3) ADDITIONS, DELETIONS OR AMENDMENTS

8b) Update on Economic Development & Communications Position

4) ADOPTION OF THE AGENDA

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT the agenda for the Community Development Committee for February 24, 2021 be adopted as amended.

Carried.

5) ADOPTION OF THE PREVIOUS MINUTES

Moved by: Michael Madden

Seconded by: Rory Levert

THAT the minutes of the February 11, 2021 Community Development Committee meeting be accepted as presented.

Carried.

6) BUSINESS ARISING FROM THE MINUTES

There was no new business arising from the minutes.

7) DELEGATIONS

IHA President – Steve Greiveson

Mr. Greiveson presented on the Glengarry Seniors Village project north of County Road 43 and touched on the Long-term care facility on the Hôpital Glengarry Memorial Hospital property south of County Road 43. Innovative Housing Associates (IHA) was formed three years ago and is managed on a social, financial and environmental responsibility platform. IHA is looking to implement projects in smaller rural municipalities that have 20% or more seniors and have partnered with groups that have the ability to attract health care workers to the region. The Glengarry Seniors Village project aims to be a green and financially sustainable project. The company has a goal of obtaining passive certification. The development will feature pre-fab or modular housing construction with a minimum life expectancy of 50 years. Units will include advanced technology and software for healthcare monitoring. Seniors looking to rent will have access to health and homecare services on an à-la-carte basis. The development will include single, duplex, townhomes and apartments.

Unit type	Rental	Phase 1 & 2 - % Mix (114 Units)	Complex G & H - % Mix
Single – 1,077 sqft	\$2,400 - \$2,600	10%	10%
Duplex – 892 sqft	\$2,100 - \$2,250	40%	30%
Townhome A – 637 sqft	\$1,795 - \$1,900	40%	30%
Townhome B – 453 sqft	\$1,500 - \$1,650	10%	10%
Apartment – 637 sqft	\$1,500 – \$1,750	0%	20%

A 15,000 sqft to 25,000 sqft commercial core is planned with a mix of services such as pet groomers, cafés, hair salons. These businesses will not only serve the seniors but also the Alexandria and adjoining population.

IHA's vision is to offer housing accommodations to seniors in order to keep them out of institutions. If for some reason that vision doesn't move forward as planned, there may be an opportunity to change the direction of the project. Mr. Greiveson does reiterate though that this is not IHA's goal though.

The Long-term Care Facility agreement with the HGMH/Ministry of Long-term Care is for 30 years and construction must be completed within two years of obtaining approvals from the Ministry. The Long-term Care Facility and the Glengarry Seniors Village are two independent projects and there is no

minimum threshold of rentals / units to be built at the Glengarry Seniors Village in order for the Long-term Care Facility to move forward. Each project is sustainable on its own.

At this time, IHA is moving forward with the Site Plan Agreement and is hopeful to have approval by May 2021 and having seniors in rentals as of September 2021.

Mr. Greiveson would be happy to be invited back to the Community Development Committee meetings in the future.

8) AGENDA ITEMS

a. Development and Marketing Coordinator - Introduction

Mr. Darrell Cox addressed the Committee members and provided a verbal summary of his activities since joining the Township on February 16, 2021. To date, he has:

- Reviewed documentation
 - Development and Marketing strategy
 - planning documents
 - available residential land inventory
- Participated in a familiarization tour of Township with staff on Friday, February 19th, 2021
- Had a call with Mrs. Gina Dragone to discuss real estate contacts
- Met with Ms. Tara Kirkpatrick to discuss marketing and communications plan for outreach to developers
- Had a meeting with Ms. Kasia Olszewska, the Township's Planner, to discuss properties where landowners have already expressed interest in development
- Obtained access to SDG Explorer, and GIS training will be scheduled

9) PENDING BUSINESS

None

10) CORRESPONDENCE/INFORMATION ITEMS

None

11) NEXT MEETING March 24, 2021 at 3 pm by Zoom

12) ADJOURNMENT

The meeting was adjourned at 4:32 pm by Michael Madden

Carma Williams
Chair