

MINUTES
THORNDALE COMMUNITY CENTRE MASTER PLAN
ADVISORY COMMITTEE
WEDNESDAY, JUNE 19, 2019
9:00 A.M., LIONS ROOM, THORNDALE COMMUNITY CENTRE

PRESENT: R. Muir, Chair/Community Representative
D. Graham, Vice-Chair/Community Representative
K. Elliott, Member/Council Representative
T. Heeman, Member/Council Representative
M. Henry, Director of Community Services & Facilities/Staff Representative
S. Henshaw, Recording Secretary

The Chair called the meeting to order at 9:12 a.m.

1. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

No pecuniary interests were disclosed at this time.

2. APPROVAL OF PREVIOUS MINUTES

(A) **May 29, 2019, regular meeting minutes.**

Moved by: K. Elliott
Seconded by: T. Heeman
(Resolution #TCCMPAC-10-2019)

RESOLVED THAT the minutes of the Thorndale Community Centre Master Plan Advisory Committee held on May 29, 2019, be adopted. Carried.

3. PRESENTATIONS/DELEGATIONS

In the absence of the presenters and upon consensus, the Committee moved to Item 4.

(A) **Proposed review of land at 21875 Nissouri Road with Landowner.** The Director of Community Services & Facilities indicated the purpose of this presentation is for the Committee to review potential land options. Ron Murphy, Gary Clone, and Matt Santagapita, the current landowners of 21875 Nissouri Road, introduced themselves to the Committee. M. Santagapita indicated the purpose of the presentation is to discuss land options.

M. Santagapita provided a verbal presentation on the following points:

- Future growth of Thorndale – will double or triple in size in 20 years
- Current affordable housing crisis in Ontario
- 100-acre parcel of land by Rebecca Road would be proposed site of Community Centre
- Landowners would propose to take 25.94 acres of current community centre land in Thorndale (not including the 2.44 acre strip with splash pad, community

- centre, etc.) and develop affordable housing and housing for the retired demographic (1 or 2 floor condominium developments)
- Landowners would propose to develop commercially along Nissouri Road – coffee shops, food, etc.
 - The north portion of 21875 Nissouri Road containing 62.65 acres would be proposed as housing development
 - The south portion of this property containing 26.46 acres would be proposed as a commercial industrial plaza
 - Integrating Thorndale with its walking trail system

G. Clone presented the following points:

- General ideas for community complex – big parking lot, soccer fields
- Streetscape – what people will see when they come into Thorndale from London
- Amenities attracting people to come to Thorndale
- Ideas for long-term future

The Director of Community Services & Facilities thanked the landowners for their presentation and asked them to submit their ideas in writing to the Committee. It was:

Moved by: K. Elliott
Seconded by: D. Graham
(Resolution #TCCMPAC-13-2019)

RESOLVED THAT the Thorndale Community Centre Master Plan Advisory Committee accept the verbal presentation for consideration of a potential land swap, delivered by the current landowners of 21875 Nissouri Road, those being Ron Murphy, Gary Clone, and Matt Santagapita. Carried.

4. REPORTS OF STAFF

- (A) The Director of Community Services & Facilities verbally indicated that Report TCCMPAC-002-19 was received by Council at its regular meeting held on June 10, 2019, and Council directed the Committee and the Director of Community Services & Facilities to continue to move forward to investigate a land transfer or exchange for the lands located at 21875 Nissouri Road, Thorndale and municipally owned lands at 265 Upper Queen Street. He then indicated that at the June 10, 2019 Council meeting there was some discussion with regard to the Committee's reporting process to Council and the importance of the Committee to be transparent to both Council and the community.

5. COMMITTEE BUSINESS

- (A) **Potential fundraising for the Community Centre – to be addressed at a future meeting.** The Director of Community Services & Facilities advised that

potential fundraising can be discussed by the Committee after Council budget deliberations take place.

6. CORRESPONDENCE – None.

7. UNFINISHED BUSINESS – None.

8. NEW BUSINESS – None.

(A) At this time, a member of the public sitting in the gallery expressed interest to speak. The Director of Community Services & Facilities advised that while members of the public are welcome to attend Committee meetings and contact Committee members, they aren't able to provide input at a meeting until given a formal opportunity to do so. Another member of the public sitting in the gallery expressed interest to speak. The Director of Community Services & Facilities advised that the public is also able to contact the Chair of the Committee, who can then bring their input to the next meeting.

(B) The Director of Community Services & Facilities advised the Committee of the resignation of one of its members, Brian Walker, and indicated those who previously expressed interest to be appointed to the Committee in December 2018 would be contacted by the Clerk to see if they would like to again be considered. The Director of Community Services & Facilities advised that Council will consider the Committee's vacancy at its next meeting, to be held on June 24, 2019.

9. SCHEDULING OF MEETINGS

The next meeting is scheduled to be held on Wednesday, July 17, 2019 at 9:00 a.m. in the Lions Room located at the Thorndale Community Centre, 265 Upper Queen Street, Thorndale, ON.

Moved by: K. Elliott
Seconded by: D. Graham
(Resolution #TCCMPAC-11-2019)

RESOLVED THAT the Thorndale Community Centre Master Plan Advisory Committee recess at 9:17 a.m. Carried.

Moved by: K. Elliott
Seconded by: T. Heeman
(Resolution #TCCMPAC-12-2019)

RESOLVED THAT the Thorndale Community Centre Master Plan Advisory Committee reconvene at 9:36 a.m. Carried.

Upon consensus, the Committee moved back to Item 3. A. **Proposed review of land at 21875 Nissouri Road with Landowner.**

10. ADJOURNMENT

There being no further business to discuss, it was:

Moved by: K. Elliott
Seconded by: D. Graham
(Resolution #TCCMPAC-14-2019)

RESOLVED THAT the meeting adjourn at 9:52 a.m. Carried.

Original signed by:

Raeanne Muir, Chair

Original signed by:

Sara Henshaw, Recording Secretary