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Staff Report

Community Services

Report To: Council
Meeting Date: July 10, 2017
Report Number: CSPW.17.078
Subject: 229 Bruce Street Site Works
Prepared by: Shawn Everitt, Director of Community Services

A. Recommendations

THAT Council receive Staff Report CSPW.17.078 entitled “229 Bruce Street Site Works”;

AND THAT Council authorize Staff to initiate the demolition process for the existing house structure at 229 Bruce Street along with site rehabilitation in the fall of 2017 pending execution of the purchase agreement and transfer of the property into Town ownership;

AND THAT Council authorize a \$30,000 capital budget to be funded from the Parks and Recreation Development Charges Reserve Fund and the Year over Year Reserve.

B. Overview

The recommendation contained in this report, provides Staff with the approval to move forward with the demolition of the existing house on 229 Bruce Street so to remove any existing or future liabilities of the structure and to provide a safe and maintained property for the purposes of creating additional passive green space along the Bruce Street and Marsh Street corridor. This report essentially allows Staff to move forward with the demolition tendering process prior to all legal documents being completed for the purchase of the property which is anticipated to be completed by mid-July 2017.

Staff is recommending this project to be included in the tendering process for the demolition of 177 Bruce Street which is being considered through the June 26, 2017 Committee of the Whole meeting reports. Staff believe that the completion of both projects will provide efficiencies to the project.

In addition to the overall 229 Bruce Street project, Staff will work closely with the Beaver Valley Legion Branch to establish conceptual options for consideration in the 2018 budget process.

Staff have identified an excellent training opportunity for the Blue Mountains Fire Department to utilize the house for scenario training prior to demolition. The training would be scheduled just prior to demolition.

C. Background

In June 2017, Council approved the purchase of the 229 Bruce Street property with the purpose of providing the Town with additional passive greenspace.

The purchase of the property is in process and Staff recommend that the existing house on the property be removed within the same tender process and timing as the proposed demolition of the existing structures at 177 Bruce Street. In addition, the demolition of existing house will eliminate any additional utility and structure related costs incurred by the Town.

After the property was officially acquired, Town Staff met with a recently established committee of the Beaver Valley Legion, Branch 281 to consider conceptual opportunities for the future development of 229 Bruce Street that would incorporate and enhance the existing Jack Acres Park.

Post demolition, as part of the development process, Staff will ensure that adequate public consultation is carried out. Consultation will also be established with the local agricultural community, via the Town's Agricultural Committee, to ensure the potential use of Duncan Street east is appropriately considered. In addition, the development of the property will also consider potential solutions to existing concerns regarding pedestrian connectivity in and around the Bruce Street, Marsh Street, Duncan Street and Russell Street areas.

As part of the proposed 2017 works, a complete and thorough review of the existing vegetation will be completed by the Town's Manager of Parks and Trails. Every effort will be made to ensure that existing healthy and established trees are maintained. Staff will also review opportunities to enhance the existing sightlines and daylighting of existing intersections in collaboration with Grey County.

D. Analysis

Staff recommend that the existing house be removed in order to reduce any existing or future liability issues as well as related operational and utility costs. During demolition, Staff recommend that the property be restored to adequate grade to ensure the safety of the property. Staff also recommend that the demolition site be seeded and rehabilitated to a passive greenspace as quickly as possible.

During the demolition, Staff also recommend that the consideration of the existing hydro supply be modified to continue to provide an adequate supply of hydro to key locations on the property. This could potentially provide seasonal lighting and property beautification particularly during the Christmas season. Similar work was completed in 2016 at the Chamber of Commerce building location on the east end of Thornbury.

Staff will bring forward a future report to Council through the 2018 budget process that will identify the potential options for the future development of the property.

E. The Blue Mountains Strategic Plan

- Goal #1: Create Opportunities for Sustainability
- Goal #2: Engage Our Communities & Partners
- Goal #3: Support Healthy Lifestyles
- Goal #4: Promote a Culture of Organizational & Operational Excellence
- Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

Every effort will be made to ensure a limited environmental impact during demolition activities.

G. Financial Impact

The demolition of the house at 229 Bruce Street was not identified in the 2017 budget, the recommendations are to create a capital budget for \$30,000 to fund the demolition, remediation (landscaping) and tipping fees for the removal of the house on the site.

This project has been identified as Development Charge (DC) eligible and therefore can be funded 90% DCs and 10% non-DCs. The 90% or \$27,000 will be funded by the Parks and Recreation Development Charges Reserve Fund and the 10% or \$3,000 will be funded from the Year over Year Reserve. Currently, there is \$8,000 in the Year over Year Reserve identified for the Beaver River Walking Bridge. This project has been included in the Facility Condition Assessment FCM grant application and, at this time, does not require this funding.

H. In consultation with

Senior Management Team

Financial Services

Fire Services

I. Attached

1. Map of 229 and 177 Bruce Street Properties

Respectfully submitted,

Shawn Everitt
Director of Community Services

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