

Date: 2019-08-12

Subject: **Transitional Buildings/Properties - Update**

Contact: Al Meneses, Commissioner, Community Services, 905.874.3435

Recommendations:

1. That the report from Al Meneses, Commissioner, Community Services, August 12, 2019, to the Committee Meeting of September 4, 2019, re: **Transitional Buildings/Properties - Update** be received;
2. That staff be directed to return to Council regarding the proposed surplus declaration of 7752 Churchville Road;
3. That staff be directed to return to Council regarding the proposed demolition of Siemens Building at 2719 Bovaird Drive West; and
4. That staff be directed to return to Council regarding the proposed demolition of the residential structures at 10981 Torbram Road.

Overview:

- In closed-session reports dated November 5, 2015, April 1, 2016, and May 26, 2016 to the Community and Public Services Committee, staff presented a list of 26 City-owned buildings considered “transitional” in nature.
- Council members further discussed these properties in a Council Workshop on April 26, 2016.
- Buildings/properties were classified into the following categories: demolition and naturalization of space; declare surplus and sell; maintain in portfolio and make the appropriate capital investments; and further explore all available options.
- During the June 14, 2017 update, two (2) additional properties were identified as “transitional” in nature.

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- **Staff provided an update on July 11, 2018, where one (1) additional property was identified as potentially “transitional” in nature.**
- **At a February 25, 2019 Council Workshop staff discussed strategic land development, acquisition, and disposition opportunities; this discussion included significant cross-over with properties on the Transitional Buildings/Properties list.**
- **This report serves as an update on Transitional Buildings/Properties as of Q3 2019. A number of properties have been/are also being addressed in standalone Committee/Council Reports.**

Background:

As part of the September 2013 corporate realignment, the Facility Services Division within the Public Services Department (now Community Services) was created. One of the mandates of Facility Services is the operation and maintenance (the “Management”) of City buildings. Since creation of the new division, there has been continuing consolidation of City buildings under the purview of Facility Services (the “Consolidation”). Historically, City buildings have been managed by various divisions and departments either occupying or programming activities in the buildings.

In addition to efficiencies derived from management of City buildings by a singular division, the consolidation has facilitated the initiation and development of a strategy to deal with those City-owned buildings that are considered “transitional” in nature. Buildings that are in transition may be disposed of in some instances, pending comprehensive analysis and Council direction. Those that are vacant for prolonged periods of time pose liability issues for the corporation. The strategy is to deal with the transitional buildings in a manner that will generate revenue through disposition or leasing, reduce building management costs, minimize liability and generally enable effective use of municipal-owned building space.

Current Situation:

Since 2015, Council members have had several opportunities to discuss and explore the current condition of identified buildings and have discussed various options for these buildings based on comprehensive analysis. The analysis included the following:

- a. Comprehensive data gathering
- b. Site inspections and existing documentation review
- c. Intrusive pre-demolition designated substance surveys
- d. Building condition reviews

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- e. Cost analysis review
- f. Narrative appraisal report procurement
- g. “Mothballing” cost estimates
- h. Identification and high level costing of environmental remediation requirements
- i. High level estimates of demolition costs

The projected outcomes and benefits of implementing the “Transitional Buildings Strategy” are:

1. Increase utilization of space in the Transitional Buildings for municipal or external (leased) purposes where it is desirable to maintain the building in City ownership.
2. Reduction of ongoing maintenance/repair costs through demolition of Transitional Buildings where there is no identified municipal or external use and no cultural heritage or other interest in the building, *while retaining ownership of the property for municipal use*;
3. Precursor to surplus declaration and disposal of City-owned properties containing Transitional Buildings where there is no identified municipal or external use of the building, no cultural heritage or other interest in the building, *and there is no interest in retaining the property for municipal purposes*. Surplus declaration and disposal would be undertaken in compliance with the Real Estate Policy and applicable procedural guidelines.

The membership of the inter-departmental Real Estate Coordinating Team was consulted for input on the list of Transitional Buildings. The Transitional Buildings Team collaborated on development of these recommendations.

Buildings/properties were classified into the following categories: demolish and naturalize space; declare surplus and sell; maintain in our portfolio and make the appropriate capital investments; and further explore all available options.

Based on the analysis and conclusions to date, the following represents a brief summary update of each building/property:

PROPERTIES APPROVED FOR DEMOLITION

Building, Design and Construction procured a vendor of record for demolition of approved projects.

Scope of work for demolition included construction of hoarding around site, location and capping of all utilities, demolition and removal of structures to grade, demolition and removal of any basements, footings, and/or foundation walls, diversion of any recyclable materials from landfill, backfill of basements to grade, regrade and naturalization of building footprint.

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The following is an update on the status of demolition by building as of July 2019.

180 Clark Boulevard – Norton Place Park Fieldhouse

Demolition is complete.

10539 Goreway Drive – Goreway Barn

Demolition is complete.

145 Main Street S – Former Rotary House and Field Houses

Demolition is complete.

11475 Bramalea Road – Former Duval House Parks Depot

Demolition is complete.

1032 Heart Lake Road – White Spruce Park Pump House

Demolition is complete.

9756 The Gore Road – Former Fire Station 219

Demolition is complete.

Churchville Pump House

Demolition is complete.

24A Alexander (Ellen Street) – Former Arts Council House

Demolition is complete.

7575 Kennedy Road – Farmhouse at CAA Lands

As per the 2016 Notice of Intention to Demolish, in Fall 2018 the farmhouse was removed from the Municipal Register of Cultural Heritage Resources and fully documented through measured drawings and photographs to the satisfaction of a City Heritage Coordinator.

In June 2019 staff released a “surplus sale bid” for the *Sale and Relocation of Farmhouse located at 7575 Kennedy Road South, Brampton, Ontario – Relocation Only - No Land Ownership Rights*. Interested parties were invited to submit proposals to relocate the farmhouse, at no cost to the City, by August 6, 2019.

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No interest or response was received through the “surplus sale bid” process. At time of report authorship, demolition activities are in progress, including final walkthrough, site preparation, demolition (scheduled for August 28, 2019), cleanup and backfill. During demolition, all reasonable efforts will be made to salvage the handmade brick and other items of significance, as identified by applicable Heritage Impact Assessment(s) and documentation, to be retained by the City for future heritage restoration projects.

70 – 86 MAIN STREET N - HERITAGE THEATRE BLOCK:

A report to declare the property surplus to municipal needs and market for sale on the open market was approved by Committee of Council on April 19, 2017. The Heritage Theatre Block was placed on the market in the second half of 2017; the proposals received were not deemed in the best interest of the City.

On December 11, 2018 the property was re-listed for sale with bid submissions due on March 8, 2019, in accordance with a revised Terms of Reference and two-part submission process. Upon review of the submissions received, the Evaluation Committee made the collective decision to stop the evaluation at Part One and proceed with recommending to Council the demolition of the Heritage Theatre Block.

At May 29, 2019 Committee of Council, Council received a report recommending demolition of the Heritage Theatre Block and extension of public space as an interim use, holding the asset in the City’s portfolio as various market forces improve.

Staff will return to Council with design options and budgets for extension of public space, as well as to the Heritage Board with Notice of Intention to Demolish.

All reasonable efforts will be made to salvage items of significance, to be retained by the Corporation for future heritage restoration projects.

Staff recommended demolition to commence upon expiration of the final lease extension term for 76-78 Main Street North on December 31, 2020. Staff will be working with the two tenants to find them alternate spaces in the downtown.

PROPERTIES DIRECTED TO DECLARE SURPLUS

115 ORENDA ROAD – FORMER PARKS WORKS YARD AND BUILDING:

The property was listed with the City’s Vendor of Record in June 2018. The listing received significant interest. The sale closed in December 2018 for above market value. Moving forward, this property will be removed from the Transitional List.

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52 BRAMALEA ROAD. – FORMER AMBULANCE STATION:

52 Bramalea remains subject to an Interim Control By-law. The Interim Control By-law was extended by Council and currently remains in effect until October 11, 2019. The City may consider disposition of the property once the Interim Control By-law is lifted.

PROPERTIES DIRECTED FOR ADAPTIVE REUSE

8990 McLAUGHLIN ROAD – FCCC ADMIN BUILDING:

Staff will be bringing forward a report pertaining to a Flower City Community Campus Master Plan at a later date.

9050 BRAMALEA ROAD – CHINGUACOUSY PARK TEA HOUSE:

Staff are actively exploring an expression of interest for adaptive reuse of the Tea House. Staff will consider the interest in the context of the larger Chinguacousy Park Master Plan.

55 QUEEN STREET – CARNEGIE LIBRARY:

Staff are actively considering potential uses for the building and will report back to Council at a later date.

2 CHAPEL STREET – HISTORIC FIRE HALL:

The existing lease with the Department of National Defense (DND) expires October 31, 2019. Realty staff are in discussion with DND regarding potential lease extension, as well as the future of the armoury located at 12 Chapel Street, adjacent to 2 Chapel Street. Staff will continue this dialogue in conjunction with the long-term plan for future use of historical downtown buildings and will report back.

80 MARY STREET – CENTENNIAL RECREATION CENTRE (LEGION):

A Council report recommending a lease amendment was approved on June 20, 2018. A Lease Amending Agreement was entered into in March 2019. The lease continues to have an end date of July 31, 2027.

Staff will continue to ensure activities are in alignment with other downtown projects, such as the Riverwalk Downtown Etobicoke Creek Revitalization initiative.

10100 THE GORE ROAD – DOUGHERTY FITZPATRICK HERITAGE HOUSE:

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At the June 6, 2018 Committee of Council, staff received approval to proceed with a Region of Peel and City of Brampton Partnership to build an EarlyON Child and Family Centre. The City is currently in an agreement with the Region of Peel, and upon completed renovations of the building, will enter into a lease agreement with a third party provider, selected by the Region of Peel, for a term expected to be no less than five to ten years.

7752 CHURCHVILLE ROAD – FORMER FIRE STATION 217:

This building currently remains under the Recreation portfolio, with access granted to community residents known as Public Community Reps who have access to the building via key fobs. As pulled from Security's Cardholder Reports, only one Public Community Rep utilized their key fob during the first half of 2019; the Public Community Rep accessed the building over two days in May 2019.

Staff have identified no suitable need to repurpose the building and recommend the property be declared surplus for disposal. The current user group could be accommodated using existing meeting space at a nearby Community Centre. Staff will return to Council to complete the surplus declaration process.

1985 BOVAIRD DRIVE – McCANDLESS PLANK HOUSE:

The McCandless Plank House is in the process of designation under Part IV of the Ontario Heritage Act. The building requires significant repair and rehabilitation. Heritage staff have reached out to Building, Design & Construction to discuss structural assessment and the property's positioning moving forward; structural assessment is required as part of the designation process, which will concurrently assist with determining feasibility of possible uses.

Staff continue to review opportunities for potential adaptive reuse. In-situ reuse is the preferred option to maintain heritage integrity of house and site; however a number of restrictions and considerations, including zoning, parking, services, and Credit Valley Conservation regulations, significantly impact the site's practical adaptive re-use.

Parks staff are currently exploring possible uses for the section of the park surrounding the Plank House, including potential partnership with the Brampton Horticultural Society. Staff will consider potential re-use of the Plank House as part of park planning.

PROPERTIES DIRECTED FOR ADDITIONAL DUE DILIGENCE

2719 BOVAIRD DRIVE – FORMER SIEMENS BUILDING:

Due diligence activities illustrate a building in exceedance of typical asset lifespan, contaminated by significant mould growth, with numerous health and safety risks.

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As per direction, staff have been in constant communications with the Credit Valley Conservation (CVC) to detail out the interests for development of an outdoor education initiative in Brampton West. The CVC team submitted and presented a high-level proposal in July 2019 for the development of “Trailhead Ecopark: Gateway to the Credit River Valley.”

Staff continue to recommend demolition of the building in the interim.

200 CLARK BOULEVARD – FORMER TRANSIT TERMINAL:

The subject lands form part of the Bramalea design concept envisioned by the Urban Design Consultants, Civitas, for the Planning Vision document. This concept plan was shared with participants of the March 24, 2018 Workshop and drew positive support.

These lands present an expansion potential for Morguard as they develop their site and bring forward additional uses. With potential additional community benefits requirements such as larger open space, these lands present a potential land swap opportunity between Morguard and the City.

It is the recommendation of the Planning Vision Team that these lands be held in City ownership until further planning and urban design rationale for Bramalea Centre is undertaken and developed.

Staff will be returning to Council with a separate report regarding a strategy for City-Owned lands in the vicinity of the Bramalea City Centre. The City has key active public amenities within the Bramalea City Centre node, including Bramalea Transit Terminal, Knightsbridge Community and Senior Citizens Centre, and the Bramalea Civic Centre. Staff are committed to defining community asset requirements as part of any potential re-development strategy, including understanding how 200 Clark Blvd can be leveraged as part of said strategy.

IDENTIFIED POTENTIAL TRANSITIONAL BUILDINGS/PROPERTIES

10981 TORBRAM ROAD & 10991 TORBRAM ROAD:

Realty staff have identified various considerations required prior to determination of a highest and best use for the property.

The area will be subject to road widening, currently scheduled to begin in 2027. Prior to any sale the City would need to keep a portion of these lands for the noted widening. Closure of the entrance off Torbram Road and reorientation of access to the Cul-de-Sac is a probable preference. A possible offer to purchase the small triangle of land adjoining the Cul-de-Sac, involving a remnant parcel, would be a good fit to the subject parcels. Planning and other stakeholders must be involved as Realty cannot accurately advise on the number of residential lots possible without numerous assumptions. Staff will

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continue to do due diligence on the potential future highest and best use in conjunction with planned road widening and will return to Council accordingly.

In the interim, Staff recommend demolition of the house and garage located at 10981 Torbram Road.

340 VODDEN STREET - CENTURY GARDENS LAWNBOWLING:

The Century Gardens Lawn Bowling facility is a roughly 3,000 ft² facility located adjacent to Century Gardens Recreation Centre. The building currently sits vacant due to the need for extensive renovations.

At the June 19, 2019 City Council Meeting, Staff identified the Century Gardens Lawnbowling facility site as a potential location to implement a Community Youth Hub. It was referred to staff to return with a future report providing recommendations for programming, services and/or organizations that would support youth hubs at Century Gardens (and South Fletchers), and also potential funding streams from the Province, the Federal Government, and the Region of Peel. The Community Youth Hub project would require demolition of the existing building and construction of a new facility.

Corporate Implications:

Financial Implications:

There are no financial implications directly related to this Report.

Legal Implications:

There are no legal implications directly related to this Report.

Strategic Plan:

This report achieves the Strategic Plan priorities of Good Government by practicing proactive, effective, and responsible management of municipal assets and services.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

Conclusion:

Cross-departmental members of the Transitional Buildings Team are of the opinion that the next steps proposed regarding Transitional Buildings are in the best interest of the City of Brampton in consideration of: fiscal responsibility, environmental stewardship, heritage conservation and community outreach.

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Approved by:

Approved by:

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Senior Manager,
Realty Services

Al Meneses
Commissioner,
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Report authored by: Amy Pyne, Real Estate Coordinator, Strategic Realty Services

Note: Transitional Buildings Team members as listed below. For more information concerning any aspects of the Transitional Buildings/Properties, the appropriate Team member may be contacted.

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