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**To:** Mayor and Council

**From:** Jeff Schmidt, Chief Administrative Officer

**Date:** September 15, 2021

**Subject:** Phase 2 Development of the Community Hub (Hasty Tract)

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### Report Highlights

- On November 4, 2020, Council approved the acquisition of 1132 Snow Valley Road (Hasty Tract) with the intent of procuring these lands to provide for recreation and community services, which includes the relocation of Fire Station 2.
- On April 7, 2021, Council authorized staff to move forward with Phase 1 Development of this project, which included site preparation (studies/surveys, tree clearing, civil works) and commence the construction of the new Fire Station. These works are currently in progress.
- Staff has continued our discussions with the County of Simcoe with respect to the potential construction of a new Emergency Medical Services (EMS) post at this location. A future report will be forthcoming to Council for their consideration.
- Staff is seeking Council's authorization to proceed to Phase 2 Development of this project, which includes the drafting and releasing of a Request for Proposal for the preparation of a comprehensive Master Plan for the Community Hub (Hasty Tract).

### Recommendation

That the report from the Chief Administrative Officer regarding the Phase 2 Development of the Community Hub (Hasty Tract), dated September 15, 2021, be received; and,

That Council authorize staff to prepare and release a Request for Proposal for the preparation of a comprehensive Master Plan for the Community Hub (Hasty Tract); and

That staff come back to Council with a recommendation report regarding the award of the Request for Proposal; and,

That a road widening dedication by-law for the Snow Valley Road right-of-way to the County of Simcoe and Ministry of Transportation (MTO) be presented for consideration.

### Background

On November 4, 2020, Council approved the acquisition of 1132 Snow Valley Road, better known as the Hasty Tract with the intent of procuring these lands to provide for

recreation and community services, which includes the relocation of Fire Station 2. The Bayfield Street/Snow Valley Road area is ideal for a Community Hub as this area provides for a strategic location for municipal and community services, there is access to transit (Simcoe County LINX) and there is future potential for local, higher level public services and the development of Midhurst's future downtown area.

Some of the planned services for this property include, but are not limited to:

- New Fire Station (relocation of Fire Station 2 – first priority);
- New Recreation Complex with Arena/Rink(s);
- Library and Creative Space;
- Meeting and Activity Space;
- Active and Passive Recreation (e.g. trails, sports fields, etc.);
- EMS post (in partnership with the County of Simcoe); and,
- Land for Springwater's future needs.

### **Phase 1 Development**

On April 7, 2021, Council approved the following resolution:

#### **C155-2021**

Moved by: Moore

Seconded by: Chapman

That the report from the Chief Administrative Officer regarding the Phase 1 Development of the Community Hub (Hasty Tract), dated April 7, 2021, be received; and,

That Council authorize staff to retain the services of Ainley & Associates in the amount of \$47,990 plus HST for project management and design fees associated with the phase 1 development of the Community Hub; and,

That Council authorize staff to proceed in completing the necessary studies/reports as identified in this report in an amount not to exceed \$30,000 plus HST.

#### **Carried**

Phase 1 Development of the Community Hub (see Appendix A) is currently in progress and Township staff have been working closely with Ainley & Associates to ensure this project continues to build momentum. Staff, alongside its consultants, are currently working on releasing a tender for the clearing and grubbing of the trees from the site area. Staff anticipates releasing this tender imminently and will seek Council's approval to award the tender in mid/late October, with the intent of construction commencing in early November, after the bat nesting season. Clearing of trees cannot be completed before November 1.

In addition, staff and its consultants are working on a second tender that would include the following works/activities:

- Stripping and stockpiling of topsoil from the site area;
- Construction of watermain on Snow Valley Road from Bayfield Street westerly to the west limit of the site;
- Construction of an internal access road to reach the fire station site, ambulance site and internal stormwater management pond facilities; and
- Construction of the internal Phase 1 stormwater management pond facilities.

Staff is proposing to release this tender in January 2022, with Council awarding in February/March 2022 and construction commencing in early April 2022.

Staff and its consultants have submitted the proposed widening for the Snow Valley Road right-of-way across the front of Phase 1 to the County and Ministry of Transportation (MTO). Both approval authorities agreed with the proposed widening and staff are preparing agreements to transfer the appropriate parts to the County and MTO. A road widening dedication by-law has been included on the September 15 agenda for Council's consideration.

### **New Fire Station**

Staff is currently finalizing the Request for Proposal ("RFP") for a design consultant for the new Fire Station. It is anticipated that this RFP will be released in September and will close and be awarded in October of this year. Once the design has been approved by Council, staff will turn their attention to releasing a procurement document for the construction of the new Fire Station; it is anticipated that this would occur in January/February 2022, with Council to consider an award for construction of the new Fire Station in April 2022.

### **County Emergency Medical Services (EMS) Post**

Staff continue to engage in discussions with County representatives regarding the potential for an EMS post at this location. As phase 1 of this development progresses, staff will continue to engage the County with the aim of bringing something to Council later this year for consideration.

### **Project Estimated Timeline:**

#### **Phase 1 Development**

- Release RFP for Design Consultant for new Fire Station – September 2021
- Award RFP for Design Consultant for new Fire Station - October 2021
- Commence tree clearing and site preparation – November 2021
- Release Procurement Document for construction of new Fire Station – January/February 2022

- Award contract for construction of new fire station – April/May 2022
- Commence construction of new fire station – June/July 2022
- Extension of watermain – May/June 2022
- Construction of main entrance – July 2022

## **Phase 2 Development**

With Council’s authorization, Phase 2 development of this site (see Appendix A) will involve preparing and releasing a Request for Proposal (“RFP”) to engage the services of a consultant to prepare a comprehensive Master Plan for the Community Hub (Hasty Tract). As part of this Master Plan, the consultant(s) will be responsible for the following (but not limited to):

- Public Consultation involving multiple stakeholder meetings, including public information and group visioning sessions.
- Preparation of a long-term concept plan for the development of the property inclusive of any phasing plans.
- Complete order of magnitude of capital and annual operating costs for the development.
- Site servicing/Access/Traffic Circulation.
- Design criteria for future facility development.

## **Financial Implications**

The Township’s 2021 Capital Budget, project #2018-01, includes funds for the completion of a Master Plan for the Community Hub. In addition, the Township entered into a Community Hub Agreement on February 10, 2021, whereby a contribution of \$540,000 was provided to the Township and be applied to the costs incurred by the Township for the design, visioning and working drawings for the Community Hub.

Council is advised that the extension of the watermain works, part of Phase 1 development, is not currently included in the 2021 Capital Budget and as such a funding source will need to be identified at the time these works are considered by Council.

## **Pillars of Commitment**

The above initiative supports the following Strategic Pillars of Commitment:

- Infrastructure, Financial Management & Service Delivery

**Approvals**

**Submitted by:** Jeff Schmidt, CPA, CGA, Chief Administrative Officer

**Financial Implications Reviewed by:** Jas Rattigan, CPA, CGA, Director of Finance

**Approved by:** Jeff Schmidt, CPA, CGA, Chief Administrative Officer

**Version Code:** C04 9/9/2021 8:53 PM 2565461  
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**Attachments**

Appendix A – Preliminary Site Plan