
To: Mayor and Council

From: Jeff Schmidt, Chief Administrative Officer

Date: April 7, 2021

Subject: Phase 1 Development of the Community Hub (Hasty Tract)

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.
- Staff is proposing to move forward with the phase 1 development of these lands in 2021, which includes site preparation (studies/survey, tree clearing, civil works) and commence construction of the new Fire station.
- Staff is also in discussions with the County of Simcoe with respect to the potential construction of a new Emergency Medical Services (EMS) post at this location.

Recommendation

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.

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

The purpose of this report is to seek Council’s direction and approval of the necessary financial resources to proceed with the next steps to advance phase 1 development of the Community Hub, which includes the construction of the new Fire Station and potential County EMS post.

Staff is proposing to move forward with phase 1 development of these lands in 2021 which would include site preparation (studies/survey, tree clearing, civil works) and commence the construction of the new Fire Station. In addition, staff will continue to engage the County of Simcoe as it relates to the potential construction of a new EMS post at this location. Civil works will include the extension of the watermain, construction of the stormwater management pond and the main entrance.

Site Development Process/Required Reports

The site development process that is required to advance this project involves several studies/reports to be completed to ensure a successful outcome.

Some of these are identified as follows:

- 1) A topographic survey of the Snow Valley road allowance and the area of the property which is required to be developed for the Fire Station and the potential EMS post, including parking, etc.
- 2) A reference plan for the 8.0m dedicated road widening that the County of Simcoe has requested.
- 3) A tree preservation plan for the area identified in Appendix A.
- 4) An Environmental Impact Study update, as outlined in the Environmental Assessment.
- 5) Environmental Compliance Application to secure approvals for the Stormwater Management Pond.

Staff is recommending that Ainley & Associates be retained to lead the balance of this site development process as they were the lead on the Environmental Assessment for the property acquisition through the MNR and are best suited to facilitate the advancement of this phase of the project.

Tree Clearing and Required Civil Works

Prior to commencing any construction on the property, a tree preservation plan will need to be prepared and this will determine the exact area and trees that will need to be removed (see Appendix A). In addition, staff has had preliminary discussions with the Metis Nation of Ontario who have expressed an interest in utilizing some of the wood that will be harvested. Staff will continue to engage in these discussions and attempt to come to a mutually agreeable solution.

To ensure that the new Fire Station and potential EMS post are properly serviced, the Township will be required to ensure that all the necessary utilities are brought to the property. There is municipal water currently available at the south west corner of Snow Valley Road and Bayfield Street; hence the Township will be required to extend this watermain to the north side of Snow Valley Road and further west along Snow Valley Road to ensure for proper servicing of the Fire Station, potential EMS post and future Multi-purpose complex. Due to wastewater services not currently being available in the area, temporary holding tanks will need to be constructed.

Township staff is recommending that Ainley & Associates be retained to commence the design of the watermain extension and to engage the services of an Arborist. The costs for completing these services have been included in the fee requested in this report. Once the design and tree preservation plan have been completed, a competitive procurement bid will be prepared for these works and staff will be required to come back to Council to seek their approval for these works. Currently, staff is estimating that the extension of the watermain and the removal of trees may cost approximately \$432,000 (based on a current construction estimate provided by Ainley & Associates).

New Fire Station

Staff is currently finalizing the Request for Proposal (“RFP”) for the design and construction of the new Fire Station. It is anticipated that this RFP will be released in early April and will close in June of this year. Once all bids have been evaluated, a recommendation for award staff report will be presented to Council for their consideration.

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:

- Release RFP for new Fire Station – early April 2021
- Award RFP contract for design/build of new fire station – August 2021
- Commence tree clearing and site preparation – September 2021
- Commence construction of new fire station – October 2021, with anticipated completion by the end of 2022.
- Extension of watermain – May/June 2022
- Construction of main entrance – July 2022

Phase 2 Development

Phase 2 development of this site will involve preparing and releasing a Request for Proposal (“RFP”) to engage the services of a consultant for the design, visioning and working drawings for the remainder of the Community Hub property. Staff anticipate releasing this RFP in the next few months.

Financial Implications

The Township’s 2021 Capital Budget includes funds in order to proceed with the recommendations that are contained in this report. The full amount of funds being requested in this report equates to \$77,990, (\$47,990 to engage Ainley’s for project management and design fees and \$30,000 to complete the necessary studies/reports).

Council is advised that the extension of the watermain works 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 2021-03-30 6:36 PM 2473372

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Attachments

Appendix A – Preliminary Site Servicing Plan