

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE  
BUILDING COMMITTEE MEETING

March 23, 2017

1:00 pm

1.0 **CALL TO ORDER AND ROLL CALL**

The Township of McNab/Braeside Building Committee meeting was called to order at 1:03 p.m.

Present: Ryan Frew, Director of Public Works (Meeting Chair)  
Lindsey Parkes, CAO/Clerk  
Chris Vereyken, Chief Building Official  
Tom Peckett, Mayor  
Mandy Cannon (Recording Secretary)

Also in Attendance: Tyler Peters, Greenview Environmental  
Dan Wojcik, +VG Architects  
Jacob Kelly, +VG Architects

Absent: Angela Lochtie, Treasurer  
Brian Armsden, Deputy Mayor

2.0 **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

There were no disclosures of pecuniary interest declared at this time.

3.0 **ADOPTION OF AGENDA**

Moved by Tom Peckett, seconded by Lindsey Parkes, **THAT** the agenda dated March 23, 2017 be adopted as submitted and circulated.

**CARRIED.**

4.0 **DELEGATIONS AND PRESENTATIONS**

a) NIL

## 5.0 ADOPTION OF PREVIOUS COMMITTEE MEETING MINUTES

5.1 January 4, 2017

Moved by Lindsey Parkes, seconded by Tom Peckett, **THAT** the minutes of the January 4, 2017 Building Committee Meeting be adopted as submitted and circulated.

**CARRIED.**

## 6.0 GENERAL INFORMATION ITEMS

a) NIL

## 7.0 NEW BRAESIDE RECREATIONAL CENTRE

### 7.1 UNFINISHED BUSINESS

a) NIL

### 7.2 NEW BUSINESS

a) Greenview to provide an update with regards to the project.

Tyler Peters, Greenview Environmental, provided an update on the Braeside RA Centre and advised that +VG Architects would be assisting with the architecture and they have started discussing the details.

b) Provide Feedback to Greenview with regard to the detailed design development

Mr. Peters asked for clarification as follows:

a. Interest/preference in having the new RA Centre have a consistent exterior aesthetic with the new Municipal Complex.

Mr. Peters asked if the Township wished to have the exterior siding or key design elements for this building match those from the office building. The Committee acknowledged that the form of the two buildings already match as they both have a shed roof line. The Committee does not believe that the exact products need to be used on both buildings, however, are open to discussions as the design progresses.

b. Options and preferences for building HVAC system, that can be utilized in the energy assessment and efficiency review report.

Mr. Peters explained that geothermal HVAC had been discussed as an option,

however, due to space restrictions this may not be an option. The energy review study will examine the better option between air source heat pumps (green option) or natural gas (forced air or radiant heat). This will be reviewed with the Committee once the results are in.

- c. Review any other comments, revisions, additional expectations, etc.

The Committee did not have any other comments, revisions or additional expectations at this time.

- d. Discuss design schedule.
- e. Discuss construction schedule.

Mr. Peters advised that they would like to proceed with this project as quickly as possible and hopes to have the building complete, other than site work, by the end of 2017. As long as there are no further delays, construction could begin in July 2017.

Mr. Peters vacated the meeting at this time (1:37 p.m.).

## **8.0 MUNICIPAL OFFICE BUILDING AND PERNEEL BUILDING**

### **8.1 UNFINISHED BUSINESS**

NIL

### **8.2 NEW BUSINESS**

- a) Emergency Management Requirements – Perneel Building (Emergency Lodging and Reception Centre)

The Building Committee reviewed the sanitary requirements of an emergency lodging centre and decided that the additional sinks will not be added to the Perneel Building to meet the guidelines. The building will be constructed in compliance with the Building Code.

The provision of emergency backup power was discussed by the Committee. This item will be reviewed as the design progresses and the required loads are determined. Having automatic standby power was only included for the municipal office in the original scope.

- b) Perneel Building Layout – Review alternative layout provided by Councillor MacKenzie

+VG Architects reviewed several design layouts with the Building Committee. Version 4 was preferred, but with some changes including adding a second exit door, removing one shower and increasing the storage space. +VG Architects will provide this new design to the Building Committee once it has been completed. The Building Committee is to provide +VG Architects with a list of appliances that will be in the kitchen.

- c) Town Hall Meeting – Review questions/comments received at the meeting and determine next steps

The Building Committee and +VG Architects discussed the feedback received from the public at the open house meeting on February 23<sup>rd</sup>, 2017. Mr. Wojcik advised that he feels strongly about the current design of the Municipal Office and would like to move forward with it as is, the Building Committee agreed.

- d) Natural Gas service to the Perneel Property

Mr. Frew advised that he has been in preliminary discussions with Enbridge Gas as to their plan for supplying our building with natural gas once the highway expands. Mr. Frew will follow up and provide the Building Committee with more information when it is available.

- e) MTO Building and Land Use Permit

Mr. Frew advised that we will be required to obtain a permit from the MTO, this permit has a 6 month expiry date, meaning the construction of the building has to be commenced prior to the expiry of the permit. Mr. Frew will work with the +VG Architects to get this process started.

- f) +VG Architects to provide an update with regards to the project

Mr. Wojcik expressed the importance of getting the schematic design of the Perneel Building and the Municipal Office Building signed off on as soon as possible and advised that any further changes could impose additional charges as the scope of work has now changed several times. Ms. Parkes advised that she would provide +VG Architects with a list of I.T. requirements as soon as possible.

10. **NEXT MEETING**

April 12, 2017 at 1:00 p.m.

11. **ADJOURNMENT**

Moved by Tom Peckett, seconded by Lindsey Parkes, **THAT** this meeting of the Building Committee adjourn at 2:57 p.m.

**CARRIED.**