

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
BUILDING COMMITTEE AGENDA

August 1, 2017

2:00 pm

1.0 **CALL TO ORDER AND ROLL CALL**

The Township of McNab/Braeside Building Committee meeting was called to order at 2:00 p.m.

Present: Ryan Frew, Director of Public Works (Meeting Chair)
Lindsey Parkes
Angela Lochtie, Treasurer
Chris Vereyken, Chief Building Official
Tom Peckett, Mayor
Brian Armsden (via telephone)
Mandy Cannon (Recording Secretary)

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 Angela Lochtie, seconded by Brian Armsden, **THAT** the agenda dated August 1, 2017, be adopted as submitted and circulated.

CARRIED.

4.0 **DELEGATIONS AND PRESENTATIONS**

a) Nil

5.0 **ADOPTION OF PREVIOUS COMMITTEE MEETING MINUTES**

a) Nil

6.0 **GENERAL INFORMATION ITEMS**

a) Nil

7.0 NEW BRAESIDE RECREATIONAL CENTRE

7.1 UNFINISHED BUSINESS

- a) Nil

7.2 NEW BUSINESS

- a) Nil

8.0 MUNICIPAL OFFICE BUILDING AND PERNEEL BUILDING

8.1 UNFINISHED BUSINESS

Nil

9.0 LONG TERM BUILDING PLAN

9.1 UNFINISHED BUSINESS

- a) Major Building Projects for Consideration in Long-Term Building Plan – Timing Analysis

Ms. Lochtie explained that there are a number of different buildings which require consideration in a long term plan. Each member of the Building Committee was asked to review the options and choose the preferred option, then a discussion was held to pick the options that would be recommended to Council. For each option, the forecasted timing options were considered as follows:

- Current Term 2018
- Term +1 2019 to 2022
- Term +2 2023 to 2026
- Term +3 2027 to 2029
- Term +4 2030+

The following recommendations were made:

McNab Centre Park

There was some concern over supporting an expensive replacement when Council's long term vision is to have a central location for all municipal services at the Perneel site. Therefore, the Building Committee recommends that a short term renovation to the building or a simple replacement (whichever is the most cost effective) with the

baseball diamonds eventually relocated to the Perneel site in the 10-15 year time horizon. A feasibility study on the renovation vs. replacement options for the MCP building is recommended for the upcoming 2018 budget year. If the building cannot reasonably be renovated, then it is proposed that the current building be replaced by a smaller building, no canteen, just washrooms and storage space to keep the overall costs down. A food vendor could be requisitioned to support events at the ball diamond. If this is the preferred option forecasted by Council, then this will be evaluated by staff for the final version of the LTBP.

Fire Station #1

The Building Committee was split between options 3 and 4, with some questioning the need for training space, others thinking that the two extra full bays would make the space more flexible should the fleet change.

Old Braeside Municipal Office

The Building Committee recommends that both options be included as part of Budget 2018. In addition to designated substances, electrical, plumbing and water tie-ins between this building and Fire Station 3 will need to be addressed. Once the building is removed, landscaping and a possible retaining wall will be required to address the slope of the property.

Current Municipal Office

The Building Committee recommends demolition as the least expensive option. Operating savings can be achieved and a situation like the old Braeside office can be avoided. The building cannot reasonably be sold given the location of the current public works garage. The office has over \$85K of deferred maintenance and total 10-year requirements of \$230K+.

Recreation Garage

The Building Committee recommends that this requirement be included with the PW garage, discussed below, which should lower the overall cost.

Central Recreation Space Phase 2

The Building Committee recommends that this be constructed based on growth. For planning purposes, it was suggested to include it in the LTBP in either Term +2 or Term +3.

White Lake Park Building

The Building Committee recommends that this building should be replaced in the long-term in either Term +2 or Term +3, but that White Lake residents and the White Lake Women's Institute need to be consulted before any direction is taken. The site conditions at White Lake Park are not ideal. If a larger building was to be constructed with close proximity to the rink, then the ball diamond would need to be removed/moved. Parking

at this location is an issue. Alternatively, the museum property could benefit from a 3-season structure to support events and rentals, but should not conflict with the Women's Institute. It is recommended that a Town Hall be held in White Lake closer to the replacement date to more formally evaluate options.

Glasgow Roads Garage

The Building Committee recommends that given the age-related upgrades that are needed at this building and the needs of the recreation department, that all of these issues be merged into a single project to be the most cost effective. Actual bay space needed between the two departments requires further discussion and study for summer vs. winter needs of the two departments and future space requirements.

Upgrade Braeside Outdoor Rink

The Building Committee has recommended the replacement of the rink boards in either 2018 or Term +1. It has been suggested that future events at the possible new Braeside RA Centre be held to raise funds for a new rink.

9.2 NEW BUSINESS

NIL

10.0 NEXT MEETING

TBD

11.0 ADJOURNMENT

Moved by Angela Lochtie, seconded by Lindsey Parkes, **THAT** this meeting of Council adjourn at 3:21 p.m.

CARRIED.