



Staff Report

Administration – Chief Administrative Officer

Report To: Council Meeting
Meeting Date: September 20, 2021
Report Number: FAF.21.171
Title: Approval of Funds to Complete Property Studies on 125 Peel Street
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.21.171, entitled “Approval of Funds to Complete Property Studies on 125 Peel Street”;

AND THAT Council approve funding to an upset limit of \$100,000 to complete property studies on 125 Peel Street as outlined in this report;

AND THAT Council approve funding to an upset limit of \$75,000 to complete property studies on 130 King Street as outlined in this report.

AND THAT Council authorize staff to utilize the option of Sole Sourcing professional services to complete the studies outlined in this report with the approval of the Director of Finance and IT Services and the Chief Administrative Officer;

B. Overview

This report requests funding to complete a fulsome range of property studies for 125 Peel Street and 130 King Street that will provide valuable property specific background information that the Town could use to help expediate potential uses of these properties in the future.

C. Background

Earlier in 2021, the Town purchased the 125 Peel Street property, and at the time, no defined future use had been specified.

Staff recommend that taking this opportunity in the fall of 2021 to complete a fulsome range of property studies for 125 Peel Street would be advantageous and strategically beneficial. The Town will need to complete these property studies at some point prior developing the property, however doing the studies now, positions the Town well to be ready to respond to potential future opportunities that may present themselves for Council and community consideration.

D. Analysis

In order to develop the properties outlined in this report, the completion of pre-development background studies will be required and include the following:

- Updated Property Survey
- Archaeological Assessment (Stage 1 and 2)
- Environmental Site Assessment (Phase 1 and Phase 2 if required)
- Natural Hazard and Environmental Impact Statement
- Hydro-Geological and Geotechnical Assessment

In order to expedite this work to be completed in 2021, staff is also requesting that, where the costs of these studies exceed the limit for utilizing the Town's current roster of professional services, the Director of Finance and IT Services and the Chief Administrative Officer may approve the option to Sole Source for the professional services required to complete the studies specific to 125 Peel Street and the areas adjacent to the property.

Council may wish to extend consideration of this project to also include much needed review and completion of similar studies on the former Town of Thornbury Landfill property located at 130 King Street. This topic was discussed with Council during the 2021 budget deliberations and may have cost efficiencies if combined with the similar scope of work on being proposed for 125 Peel Street.

E. Strategic Priorities

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Recommended studies will relate directly to the environmental state of property(s) and provide critical information that will ensure appropriate and sustainable future development of the property(s).

G. Financial Impacts

Staff note that an upset limit of \$100,000 is being requested to complete a number of studies such as Arch Phase 1 and Phase 2, natural heritage assessment, land surveying, geotechnical, environmental assessment and soils testing so that key information can be provided to interested proponents.

Staff suggest that funding of \$100,000 be left unfinanced until the scope of a potential project is complete, and an appropriate funding source can be identified.

Like 125 Peel Street, staff suggest that if Council wishes to consider the 130 King Street recommendation, funding for that work be left unfinanced until an appropriate source of funding can be identified based on the findings of those studies.

H. In Consultation With

Senior Management Team

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Shawn Everitt at cao@thebluemountains.ca.

J. Attached

1. 125 Peel Street Map
2. 130 King Street Map

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
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519-599-3131 extension 234

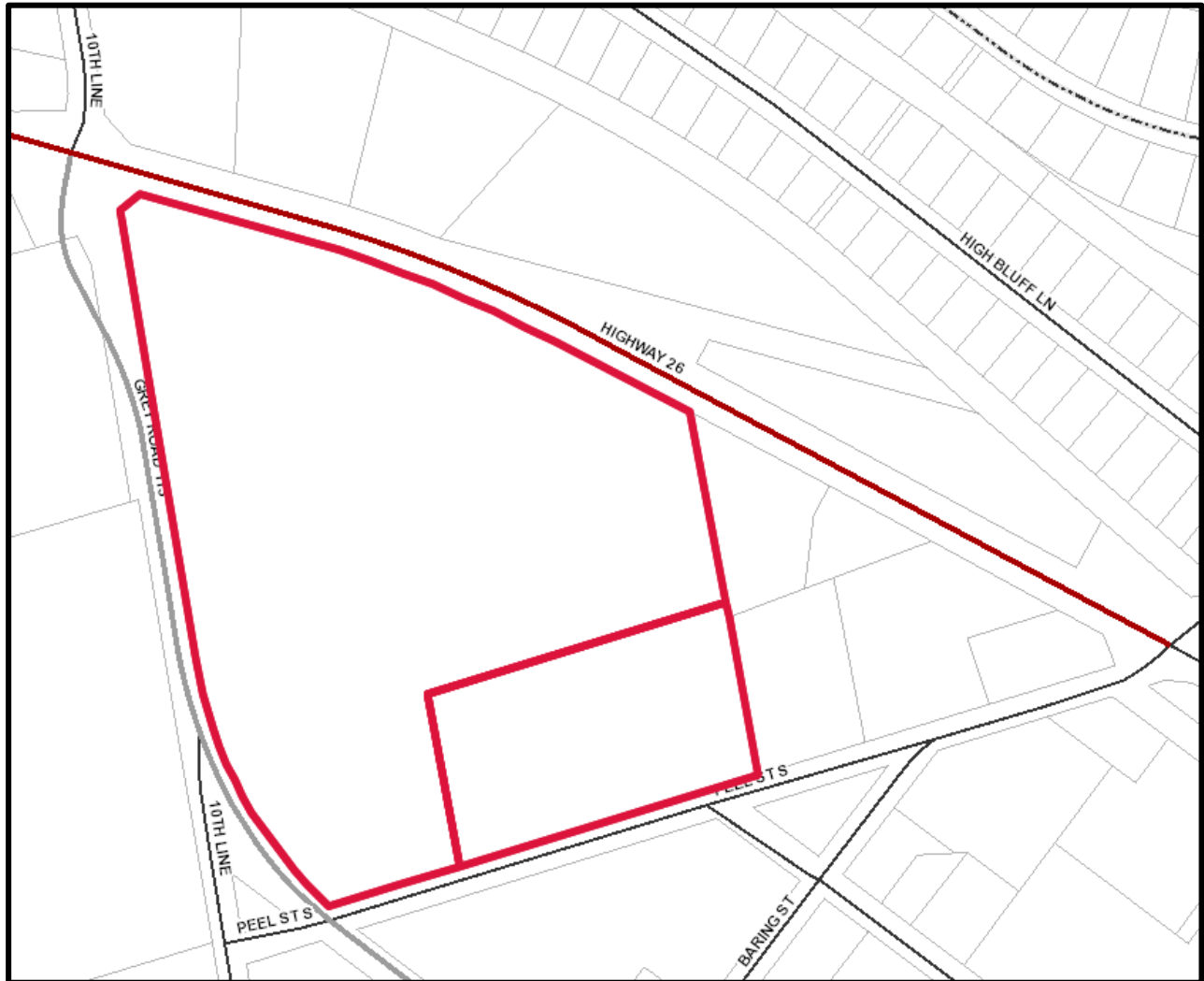
Report Approval Details

Document Title:	FAF.21.171 Approval of Funds to Complete Property Studies on 125 Peel Street.docx
Attachments:	- Attachment-1-125-Peel-Street-Map.pdf - Attachment-2-130-King-Street-Map.pdf
Final Approval Date:	Sep 14, 2021

This report and all of its attachments were approved and signed as outlined below:

Shawn Everitt - Sep 14, 2021 - 7:33 AM

125 Peel Street Map



130 King Street Map

