



Ten-Year Building Plan: Perneel Property Open House

February 23, 2017





Agenda

Item

Background

Perneel Property Draft Designs: Feedback Required!





Ten-Year Building Plan

Over the past two years, Council and Staff have been developing a 10-year building plan that:

- Addresses current building deficiencies.
- Ensures that, moving forward, the Township can offer residents safe, accessible buildings that support the programs and services of the Township.





Building Condition Assessment

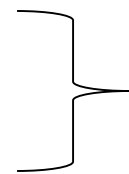
- In 2014, a building condition assessment report was completed by Stantec Consulting Ltd. on key Township buildings.
 - This report highlighted a significant level of investment required to maintain Township buildings over the next 10-years totaling \$1.4M.
- This report did not address:
 - Space shortages in the Township Office.
 - Accessibility issues across all public buildings.





Moving Forward

- Moving forward, key building priorities include:
 - Replacement of the Braeside Sand/Salt Shed (Completed in 2016)
 - Replacement of the Braeside RA Centre (Under Consideration)
 - Replacement of the Municipal Office
 - Renovation of the Perneel Building



Purpose of tonight's meeting!



Municipal Office

Current State:

- Built in 1965 with two major renovations. In 2014, it was reported in “fair” condition. Since this report, mold issues have surfaced requiring remediation, leaving a number of additional issues.
- This building is not fully accessible, with the two service counters only accessible via stairs and no accessible washrooms.



Municipal Office (cont.)

- The Office currently has over \$85K+ of deferred maintenance issues and total maintenance requirements over the next 10 years exceeding \$230K+.
- This excludes issues uncovered during a recent mold remediation: water seepage in the basement, leaking roof and building repairs needed following mold removal.
- It also does not address accessibility and space shortage issues.



Perneel Building

Current State:

- The building was purchased in 2012 as part of a 92-acre land acquisition to accommodate future Township services.
- Currently home to the McNab/Braeside Market, this space has rough interior finishing with no washroom facilities or kitchen, limiting its potential use.



Future Municipal Development

- Council's long-term vision for the 92-acre property is to develop the land to include:
 - New municipal office
 - Central recreation space
 - Outdoor parks
 - Trail system into the adjacent Provincial Park.





Moving Forward: Phase 1 Development

- The first phase of development proposed for this site is the:
 - Replacement of the current Township Office.
 - Renovation of the Perneel Building into a formal recreation space.
- To support this plan, +VG Architects has been engaged to:
 - Develop a master plan for the 92 acres.
 - Design a new Township Office Building.
 - Develop a renovation plan and associated design for the current “Perneel” Building.





Ontario 150 Community Capital Program

- To help finance the Perneel Building renovation, the Township successfully applied for funding under the Ontario 150 Community Capital Program.
- Under this program, the Township is set to receive \$150,000 of funding with work to be substantially completed by March 31, 2018.

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Next on the Agenda:



- Dan Wojcik, M.Arch., BEDS from +VG will guide us through the proposed development of the Perneel property.
- Following this presentation, we would like your feedback on this new building including the overall design and function of the space.
- With this feedback, Council can finalize the design and overall direction of this project moving forward.

