



# Staff Report

## Corporate & Financial Services – Facilities & Fleet

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**Report To:** COW- Admin, Corp and Finance, SI, Comm. Services  
**Meeting Date:** May 26, 2025  
**Report Number:** CFS.25.031  
**Title:** Project status update for Ravenna Public Works Depot and existing Fire Hall  
**Prepared by:** Phil Pesek, Manager of Facilities & Fleet

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### A. Recommendations

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THAT Council receive Staff Report CFS.25.031, entitled “Project status update for Ravenna Public Works Depot and existing Fire Hall”;

AND THAT Council endorse the new plan for the Roads and Drainage Facilities Expansion.

### B. Overview

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The Ravenna Roads and Drainage Facilities Expansion project is currently on hold while the Town evaluates all viable options for moving forward with the division’s facility needs. Following the acquisition of the 122 Hoffmann site, the Town has opted to forgo the previously planned \$32 million facility in Ravenna and instead focus on repurposing the existing trucking shop.

Additionally, the Town plans to re-purpose the existing Craigleith Fire Station as a mixed-use facility to support both Operations and Community Services staff and works.

### C. Background

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With the acquisition of an additional site, the Town now has three strategically located properties to support the expansion of the Ravenna Roads and Drainage Facilities and strengthen its operational presence within the community.

#### 1. Ravenna Facilities:

The plan includes upgrading all existing truck bays and associated infrastructure on-site. This development will provide approximately 8,962 m<sup>2</sup> of additional usable land and 515 m<sup>2</sup> of new shop and office space, supplementing the existing facilities. Current structures will also undergo upgrades as needed to meet operational requirements.

2. Thornbury facilities (122 Hoffmann):

The Town will fully redevelop the site and its facilities, adding approximately 15,739 m<sup>2</sup> of usable land and 760 m<sup>2</sup> of functional building space. The existing structure will be retrofitted to better accommodate staff and operational needs, while the site will be re-graded and properly secured to support long-term use and safety.

3. Craigleith Fire Station:

The Town anticipates completing construction of the new fire station by January 2027. Upon completion, Operations and Community Services staff will be relocated to the new site. This redeployment is expected to enhance service delivery in the Craigleith area, particularly in the areas of winter road and sidewalk maintenance, as well as the upkeep of local parks and trails.

## **D. Analysis**

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Bringing these three sites into operation will establish a strategically distributed municipal presence, enhancing service delivery across the Town's extensive geographic area. This decentralized approach not only improves operational efficiency and response times but also reduces wear and tear on heavy equipment, as vehicles and machinery will no longer need to travel long distances between service areas. This will help extend the lifespan of key assets and reduce ongoing maintenance costs.

By repurposing existing facilities rather than constructing entirely new ones, the Town is significantly reducing its environmental footprint. Avoiding new builds helps to lower greenhouse gas emissions associated with construction activities and materials, aligning with the Town's broader sustainability goals.

Importantly, this expansion is being achieved within the original \$9.2 million budget, delivering three new operational facilities while avoiding substantial additional costs.

## **E. Strategic Priorities**

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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

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By repurposing existing infrastructure, the Town avoids the high carbon footprint associated with new construction. Additionally, reducing the need for longer travel by decentralizing operations minimizes fuel consumption by municipal vehicles, which in turn lowers greenhouse gas (GHG) emissions. This approach aligns with the Town's commitment to sustainability and climate-conscious decision-making.

## G. Financial Impacts

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The Town's strategic decision to repurpose and upgrade existing facilities, rather than invest in entirely new construction at \$32 million, results in substantial financial benefits. The original budget for this project was \$8.56M and the remaining amount to date is \$8.1M by staying within this budget, the Town is avoiding significant capital costs. Costs which have escalated due to inflation, construction demand, supply chain pressures and other political factors. Additionally, the decentralized approach reduces operational expenses over the long term by extending asset life. This strategy enables the Town to expand its infrastructure footprint while preserving financial flexibility for future priorities.

Estimated Project Costs by Facility:

Ravenna	\$ 1,100,000.00	facility and site modifications
Thornbury (122 Hoffmann)	\$ 4,520,000.00	site purchase/legal & consulting fees
	\$ 2,300,000.00	facility and site modifications
Craigleith Fire Station	\$ 100,000.00	facility and site modifications
	\$ 100,000.00	Engineering for all sites
<b>Total Budget</b>	<b>\$ 8,120,000.00</b>	

## H. In Consultation With

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Monica Quinlan, Treasurer, Director of Corporate & Financial Services

Alan Pacheco, Director of Operations

Ryan Gibbons, Director of Community Services

Jim McCannell, Manager of Roads and Drainage

## I. Public Engagement

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Any comments regarding this report should be submitted to Phil Pesek, Manager of Facilities & Fleet [facilitiesandfleet@thebluemountains.ca](mailto:facilitiesandfleet@thebluemountains.ca).

**J. Attached**

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N/A

Respectfully submitted,

Phil Pesek,  
Manager of Facilities & Fleet

For more information, please contact:

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### Report Approval Details

Document Title:	CFS.25.031 Project status update for Ravenna Public Works Depot and existing Fire Hall.docx
Attachments:	
Final Approval Date:	May 14, 2025

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

**Phil Pesek - May 14, 2025 - 3:19 PM**

**Monica Quinlan - May 14, 2025 - 5:01 PM**