



PUBLIC INFORMATION NOTICE

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Phone: 519-599-3131 – Fax: 519-599-7723

cao@thebluemountains.ca www.thebluemountains.ca

Date: June 4, 2021

From: Shawn Everitt, Chief Administrative Officer

Subject: Proposed Preferred Location for a Craigleith Service Area Multi-Use Operations Facility

Dear Resident,

The purpose of this notice is to provide preliminary information about a potential Town project being considered that has been identified as being near your residence as outlined on the map contained within this package. Town staff are looking for early engagement with our community to get your input, specifically, on the proposed preferred location of this potential project. The proposed preferred location will be considered by Council at the June 29, 2021 Committee of the Whole meeting.

The project involves the potential construction of a Multi-Use Operations Facility in the Craigleith area. You have received this letter as your property is within 250 meters of the proposed preferred location. The Multi-Use Operations Facility could be used by the Town to potentially provide a range of municipal services, similar to what is currently offered at Town Hall in Thornbury as well as a public works yard for storing equipment and potential relocation of the current Teed Fire Hall and the Grey County Emergency Medical Services (EMS) Station in Craigleith.

Selecting a Location

Through the 2021 budget process, Town Council authorized staff to begin the initial stage of the Craigleith Service Area Multi-Use Operations Facility project. This initial stage includes the identification of a staff recommended preferred location.

Staff will be bringing forward a report outlining the process to consider potential lands and a staff preferred location for this project at the June 29, 2021 Committee of the Whole meeting.

A final decision will not be made at this meeting. Committee of the Whole is a meeting that provides Council members the opportunity to consider, debate and analyze topics before a decision is made. The recommendation for the proposed preferred project location will be sent to the July 12, 2021 Council meeting where a decision may be made to determine a preferred location. Within this letter, staff have included a number of engagement methods available for you to have your say about this project.

When reviewing suitable locations for this project, the following factors were considered as key features:

- A site five 5 acres in size or larger (as determined by reviewing other comparable municipal facilities in the region)
- A site currently zoned to permit the use of a Multi-Use Operations Centre to avoid the need for any Official Plan Amendment(s) or Zoning Amendment(s)
- A site that is currently owned by the Town or other government agency
- A site that is able to be developed without causing significant impact to adjacent properties based on the current permitted uses
- A site that is located centrally within the Craighleith area
- A site with existing access to appropriately sized utilities and services such as water and wastewater and other utilities
- A site with access to appropriately constructed road network

Town staff have considered six properties as potential locations for this project. The staff preferred location is on Grey Road 19 and is identified on the attached map.

It is important to note that the Town is currently within the early stages of project development. No conceptual designs have been prepared and there are still many details that need to be worked out. This is why the Town would like to get you involved now, so you have a chance to share feedback early in this process and be engaged throughout the process if the project next steps are approved by Council through future budget processes.

It is important to note that if Council endorses a preferred location, there are several key aspects of this project that require consideration before proceeding with the actual development and construction of a facility. However, this is a critical step in the project that allows staff to focus on a site:

Key Aspects and Considerations

- Applicable First Nations will be consulted on the proposed location
- Consider the valuable input from local area residents, stakeholders and agencies through the project planning processes
- If any community benefits can be incorporated into the site development to address any missing or desired services identified by the community
- If the preferred site can provide for other community needs such as attainable housing, medical clinic and or access to additional parking
- If this project can achieve efficiencies and support development needs for Emergency Services (Fire and Paramedic Services)

- If this site can enhance overall transportation and traffic management in the Craighleith area

Although the project is just in the early stage, Town staff have considered potential next steps for the project as well as a proposed project schedule. We cannot stress enough that these potential next steps and project schedules are preliminary and will be subject to change based on the feedback received and decisions made by Council in the future.

Proposed Next Steps and Timeline

2021

- Collect feedback from residents and stakeholders regarding the proposed project location and provide it to Council
- Perform a needs assessment for the various municipal departments to determine workspace requirements in the proposed facility
- Establish a proposed Capital Project Sheet for the 2022 Town budget process
- Proposed costing will be estimated based on the identified needs and similar type, recently built facilities in Southern Ontario in the past 3 years
- Review the site to ensure limited clearing of vegetation during development
- Review the site to determine if additional studies or reports are required to assess the viability of the preferred location
- Determine if additional archeological surveying is required that focuses on the cultural and historic significance of the local area
- Complete a land survey of the property to establish property lines and provide clear boundaries of any areas of the property that require protection and or buffering
- Receive Council endorsement on a preferred location for a potential Multi-Use Operations Facility in the Craighleith Service area (4th Quarter 2021 - 1st Quarter of 2022)

2022 (pending successful completion of the process identified in 2021 above)

- Begin the preliminary site plan design process
- Collect feedback from residents and stakeholders regarding the proposed preliminary site plan design and provide report back to Council
- Council will consider the proposed Capital Project Sheet during the budget process and determine how to proceed with the project
- Continue active engagement with the indigenous communities to ensure appropriate and proactive consultation and collaborative relationship building throughout the project

- Begin preliminary architectural design of the facility and collect feedback from residents and stakeholders regarding the design and provide report to Council
- Site plan approval by 3rd Quarter of 2022 and approval of 30% design by 1st Quarter of 2023
- Preparation of the site for pre-construction, including landscaping and buffering of neighbouring properties and strategic greening of the property prior to construction to ensure 3 years of vegetation growth before construction completion

2023

- Achieve 90% overall design approval by Council in the 2nd Quarter of 2023
- Develop all related Request for Proposals (RFPs) and Tenders for siteworks and construction in the 3rd Quarter of 2023

2024

- Award RFP's and Tenders in the 2nd quarter of 2024
- Begin the siteworks and construction in the 2nd Quarter of 2024

2025

- Continue construction through to 2026

2026

- Facility is fully constructed and operational in the 2nd Quarter of 2026

How to Participate in the Process

The Town is committed to listening and engaging with residents and stakeholders throughout the project. Questions about this project should be directed to:

Shawn Everitt, Chief Administrative Officer
cao@thebluemountains.ca

If you would like to participate in the process, you are encouraged to send written correspondence directly to Council through the Town Clerk. Submissions related to the June 29, 2021 Committee of the Whole meeting **must be received by the Town Clerk no later than 12:00 p.m. on Friday June 25, 2021.**

However, you can also **submit a deputation request** to present your opinions during a Council or Committee of the Whole meeting or you can participate in the regularly scheduled **public comment periods** during a Council or Committee of the Whole meeting.

For more detailed information about these engagement options and necessary deadlines, please visit our website at www.thebluemountains.ca/correspondence-deputations.cfm or contact the Town Clerk at 519-599-3131 ext.232 or via email at townclerk@thebluemountains.ca.

Pending Council direction and approval at the July 12, 2021 Council meeting, a project webpage will be created on the Town's website www.thebluemountains.ca and will be updated regularly with new information pertaining to this specific project.

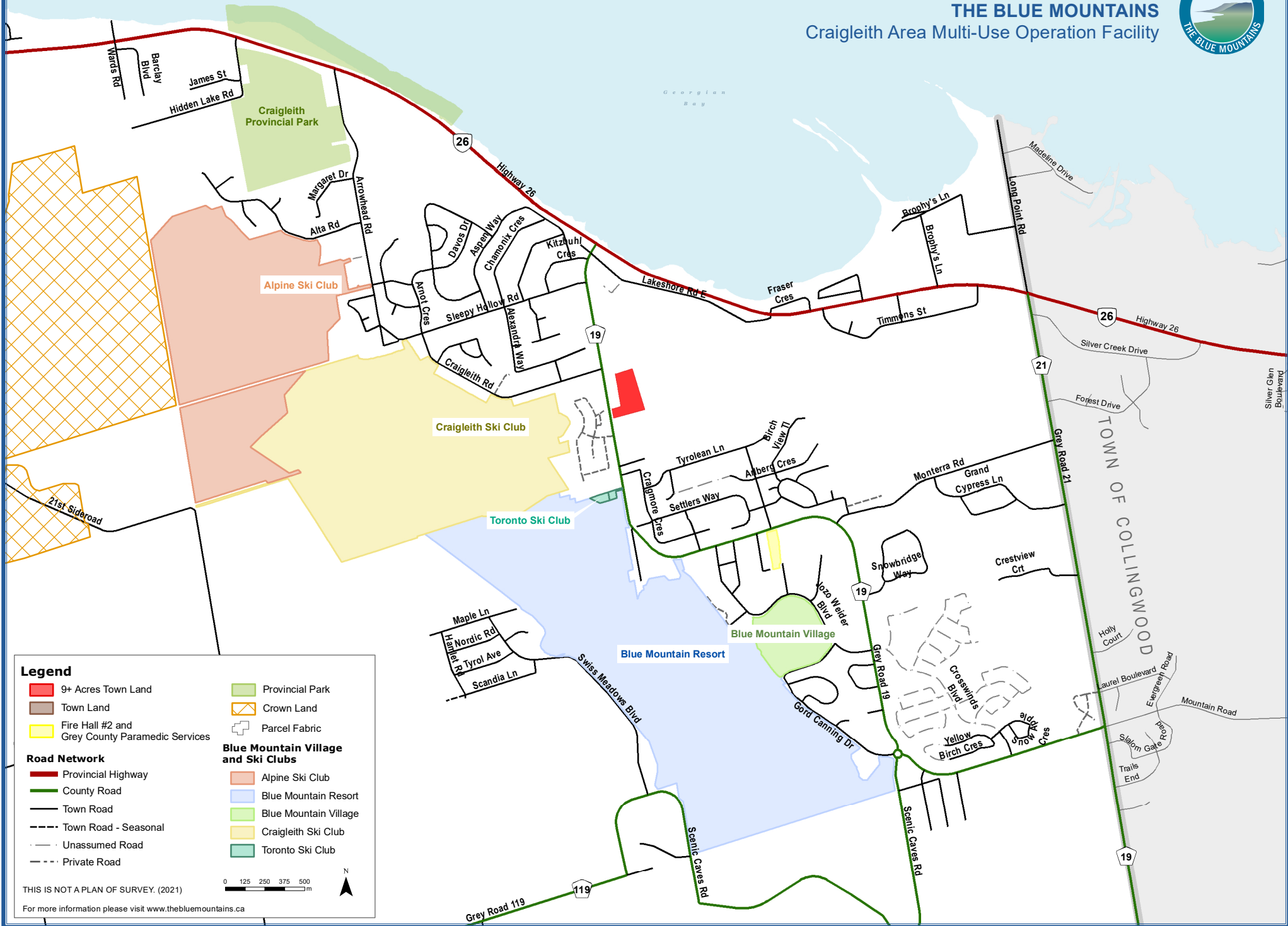
Your input will be considered by Town staff and Council and will provide the basis of future Frequently Asked Questions (FAQ's) documents related to this project.

Sincerely,

Shawn Everitt,
Chief Administrative Officer
Town of The Blue Mountains
519-599-3131 ext.234
cao@thebluemountains.ca

TOWN OF THE BLUE MOUNTAINS

Craigleith Area Multi-Use Operation Facility



Legend

- 9+ Acres Town Land
- Town Land
- Fire Hall #2 and Grey County Paramedic Services

- Provincial Park
- Crown Land
- Parcel Fabric

Road Network

- Provincial Highway
- County Road
- Town Road
- Town Road - Seasonal
- Unassumed Road
- Private Road

Blue Mountain Village and Ski Clubs

- Alpine Ski Club
- Blue Mountain Resort
- Blue Mountain Village
- Craigleith Ski Club
- Toronto Ski Club

THIS IS NOT A PLAN OF SURVEY. (2021)

For more information please visit www.thebluemountains.ca

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