

Staff Report 2021-0158

Meeting Date: June 8, 2021

Subject: Old Bolton Fire Hall Renovation

Submitted By: Tom Darlow, Manager, Corporate Facilities, Community Services

RECOMMENDATION

That to repurpose the Old Bolton Fire Hall as a community space over the course of 2021 and 2022, a Capital Project in the amount of \$7,479,800 with funding as outlined in Table 2 of Staff Report 2021-0158, be approved.

That staff be directed to investigate lease opportunities in the Downtown core to provide temporary programs and services and report back to Council.

REPORT HIGHLIGHTS

- The Old Bolton Fire Hall ('Fire Hall') remains vacant except for the VOYOGO bus rentals, since the Fire and Paramedics Services were relocated to 14002 Highway 50 in 2019.
- A Bolton Revitalization Plan was completed by MDB Insight and included a recommendation to convert the facility into a hub that offers multiple services including an innovation centre.
- Council approved this Plan through Staff Report 2021-0067 which recommends, in principle, the Fire Hall be repurposed as community space including but not limited to vendor space, an innovation hub, maker space and drop in space for youth and seniors.
- Staff were directed to bring a report back to Council highlighting the budgetary costs to complete a renovation to create an Innovation Centre at the Fire Hall.
- Based on the amenities listed in the Bolton Revitalization Plan, staff estimate the capital costs to complete a full renovation of the building, including Accessibility for Ontarians with Disabilities Act (AODA) requirements, is approximately \$7,479,800.

DISCUSSION

History

Bolton Fire Hall 302 was relocated from 28 Ann Street to a new facility on Highway 50 in 2019. Since that time the facility has been used for storage and bus parking until a long-term vision for the property could be developed. The purpose of this report is to provide a cost estimate for the scope outlined in the Plan and secure funding for the project.

The Fire Hall was constructed in 1988 and has a total floor area of 10,003 square feet. It is a two story, brick, slab on grade structure with surface parking to the rear. The building is built on a load bearing concrete block and erected with steel joist construction

suspended on a concrete slab. The lower floor was used as garage bays for Fire and Paramedic apparatuses, the upper floor was common space for the Fire and Paramedics Staff. The building is currently does not meet the accessible requirements under the Accessibility for Ontarians with Disabilities Act (AODA). (see Schedule 'A' for East Elevation)

Downtown Bolton Revitalization Plan

Bolton Downtown Revitalization Plan was approved by Council on March 30, 2021. Council approved that the Town maintain ownership of the Old Bolton Fire Hall and repurposed as a community space including but not limited to vendor space, innovation hub, maker space and a drop in space for youth and seniors. Staff were directed to report back to Council with the costing and design recommendations for the building prior to the 2022 budget process.

Downtown Bolton Revitalization Task Force

The Downtown Bolton Revitalization Task Force is an integral part to the vision of the facility. At the inaugural meeting in May the Task Force reviewed Council's decision to create a space for the community. There were lengthy discussions about service gaps in the downtown core that the renovated Fire Hall may fill. To affirm these notions the Task Force recommended that the Town rent a temporary space to pilot programs and services to help identify revitalization drivers. This model is similar to the space that the Town leased in Southfields while the community centre was being constructed. Staff believe renting space in the downtown core while the Fire Hall is being renovated is excellent way to test various programs and partnership opportunities that can be transferred to the Fire Hall once the renovation is complete. Staff recommend that the Town begin to investigate any available lease opportunities and report back to Council.

Design and Construction

Staff will engage a design/construction team to construct the building based on the hub concept outlined above. The building, while in overall fair condition, requires a significant renovation to meet the proposed uses and AODA requirements. Major work was completed to preserve the building as part of a 2020 approved capital project including foundation and drainage improvements as well as a new asphalt roof. The most substantial cost will be the installation of an elevator to access the second floor. The building would be altered to maximize the space for the new use, but the intent is to retain the Fire Hall look and appeal to honour the history of the facility.

Staff have also reviewed the building permit and zoning requirements. Preliminary conversations with the Chief Building Official suggest a 'Change of Use' building permit

would be required to permit the use of the building as an “assembly occupancy” from its previous use as a Fire Hall.

The lands are currently zoned institutional. Discussions with Planning staff suggest a Minor Variance is required to permit commercial oriented uses *only* if it is the predominate use of the facility. Otherwise, space can be rented for such activities like a farmer’s market, artisan fair or pop-up retail and the commercial rate (in the fees by-law) will be applied.

The facility is located in the Humber River flood plain. Based on preliminary discussions with the Toronto Region Conservation Authority there may be a reduction in flood risk now that emergency services will no longer operate out of the facility. Flood risk is related to the use of the building, it does not refer to the level of damage a flood may cause to the structure. In the case of the Fire Hall, a flood may prevent emergency vehicles from accessing the building whereas other types of uses could be postponed or closed during a flood. Staff will look for opportunities to floodproof the building through the retrofit.

Table 1: Capital Expenditures

Design	\$1,119,400
Construction Costs	\$4,940,800
Permits & Fees	\$30,000
Project Management	\$270,200
Contingency	\$1,119,400
Project Total	\$7,479,800

The capital expenditures are a high-level estimate based on the scope and timelines of the Downtown Bolton Revitalization Plan. Any changes to scope or timelines will impact the accuracy of the estimate.

Staff recommend this project to be a term of Council project which means it will be funded over a period of two years (2021/2022) with expected completion to occur by end of 2022.

Staff recommend funding the term of Council project as outlined below in Table 2.

Table 2: Proposed Funding

2021 - Tax Funded Capital Contingency Reserve	\$2,000,000
2022 - Federal Gas Tax Fund/Canada Community Building Fund	\$3,500,000
2022 - Capital Asset Replacement Reserve	\$1,979,800
Total Funding	\$7,479,800

The current uncommitted balance in the Tax Funded Capital Contingency Reserve is \$7,425,360 including the contribution from the Town’s 2020 year-end surplus. The current

uncommitted balance in the Federal Gas Tax reserve is \$1,551,839 and the Capital Asset Replacement reserve is \$16,677,145.

The Federal Government announced in March 2021 that there will be a one-time doubling of Gas Tax Funds which means the Town's one-time allocation from the Federal Gas Tax Fund is \$2,027,558. The Town is waiting to be advised whether the Region will use their existing method of allocating gas tax funds to the local tiers. If this occurs, it will provide the Town with approximately an additional \$1.6 million of one-time funding. Staff recommend allocating the Town's portion of one-time funding of \$2,027,558 and funding of \$1,472,442 from the Federal Gas Tax Reserve for a total of \$3,500,000 to be used to fund this project. The remaining Federal Gas Tax funds would be used to fund eligible infrastructure funding in the 2022 budget. The Federal Gas Tax Fund has been renamed Canada Community Building Fund to better represent the purpose of the fund.

Staff are investigating other funding opportunities for this project, if other funding applications are approved the tax funded portion of the project will be reduced and any excess funds in Table 2 returned to their respective reserves. Currently there is funding available for application through the Green and Inclusive Community Buildings Program through the Federal Government. It appears that this project would be a good fit for an application. If the Town was successful retrofits up to \$10,000,000, 80% of the project is eligible for reimbursement. Some project costs will need to be added specifically for high performing building envelop, solar and HVAC equipment, however they will be more than offset by the grant amount. Staff will report back to council if successful with the Green and Inclusive Community Buildings Program.

COUNCIL WORK PLAN

Sustainable Growth

- Bolton downtown revitalization

Connected Community

- Actively promote tourism including our cultural and village main street assets
- Promote community enrichment through support of local groups, enhances partnerships and events

Improved Service Delivery

- Provide options for an innovation hub for residents, entrepreneurs and small business

ATTACHMENTS

Schedule A: Photo of Old Bolton Fire Station