

FIRE STAFF REPORT

FSR-007/2019

TO: Mayor Gibson & Members of Council
FROM: M. Alcock, Fire Chief/CEMC
DATE OF MEETING: June 11, 2019
SUBJECT: Joint Emergency Services Facility Project Update

RECOMMENDATION(S):

THAT FSR-007/2019 be received for information;

THAT staff be directed to dispose of the existing dwelling located on the Township owned property at 42143 Highway 3;

AND THAT staff be directed to commence the necessary procedures for Zoning By-law and Official Plan Amendments on the subject lands

EXECUTIVE SUMMARY:

This report includes a status update regarding the Joint Emergency Services Facility project, and requests staff direction into the sale or disposal of the existing dwelling structure located on the property.

BACKGROUND

Following the Council-approved purchase of lands on Highway 3, west of Chambers Corners, for the proposed purpose of a Fire Station, and the direction to investigate options, staff have commenced work in earnest to facilitate development of the new facility.

Staff developed a proposal for a Joint Emergency Service facility that would potentially locate Fire, EMS and a shared community Police office for the residents of the Township of Wainfleet. Staff delivered the presentation, outlining the needs of the proposed facility to the Niagara Region Police Services Board on March 28th, 2019. Staff have also met with representatives for Niagara Region and Niagara Emergency Medical Services to discuss service needs.

Unfortunately, the Niagara Region Police Services Board declined any interest in a shared location at the PSB meeting held in Wainfleet on May 30th, 2019.

Understanding the needs of the Wainfleet community and the long-standing lack of facilities for the Community Response Unit, Niagara Regional Emergency Medical

Services have indicated an interest in a shared location provided through a long term Lease Agreement. Niagara Regional Emergency Medical Services have shared their spatial needs for the facility and Township staff are incorporating these needs into a draft plan that is currently being developed.

The lands that the Township has identified as the location for the Joint Emergency Services Facility are currently subject to three different zoning categories under the Township's Zoning By-law:

- The originally-owned lands to the east (approximately 2.5 acres) are located within the Chambers Corners Hamlet and are zoned Commercial,
- The recently purchased lands (to the west) are zoned:
 - Residential within the Chambers Corners Hamlet boundary (approximately 1.8 acres), and
 - Agricultural-1 (Ag-1) outside the hamlet boundary (approximately .7 acres).

The Township will be required to undertake a Zoning Amendment and an Official Plan Amendment to combine and re-title all the lands within the hamlet boundary to "Institutional" for municipal government uses. Following consultation with Township and Regional Planning staff, the Agricultural lands located outside the Hamlet boundary are proposed to remain zoned Ag-1 until such time that the Township deems the lands necessary to be developed for further operations of the facility (ex. training grounds).

OPTIONS/DISCUSSION:

Staff will be required to engage a designer for the development of a site plan for the Zoning and Official Plan amendment applications.

The site plan will also be used to guide the Geological Survey that will be required to determine soil conditions for foundation and structural engineering of the facility.

Further, as required by the Ministry of Transportation, a Traffic Impact Study will be required.

Staff are currently engaging firms that can provide these services following the Township's procurement policies.

The property that was purchased in early 2019 does have both a dwelling and a barn located within the hamlet boundary. Staff are planning to repurpose the existing barn into a centralized storage and training building. This will require a portion of the barn to be partially removed and renovated as provided for in the approved 2019 Capital Project Budget.

The dwelling unit located on the lands, however, will need to be removed. Staff have identified the possibility of disposing (selling) the structure. The Township may sell the

structure via closed bid, open auction or market sale. Purchasers would be responsible for all permits and moving costs. If the home is not sold or moved by the fall of 2019, the Township would move to demolish the structure. (Recommended)

Alternatively, Council may choose to simply demolish the structure. Should this option be select, staff would have all utilities disconnected, salvage any usable materials, and would utilize a contractor for the demolition and disposal of the structure and its contents.

FINANCIAL CONSIDERATIONS:

Site Plan Design, Geological Survey, Traffic Impact Study will be funded through the approved 2019 Capital Project budget.

A request for proposals for a Design Architect and Engineering Services is planned to be undertaken in the late summer of 2019 and will be funded through the approved 2019 Capital Project budget.

The sale of the home may result in the generation of some revenue for the Township, but it is unclear what the final value may be.

OTHERS CONSULTED:

- 1) Deputy Fire Chief
- 2) Strategic Leadership Team
- 3) Niagara Region
- 4) Niagara Emergency Medical Services

ATTACHMENTS:

- 1) Appendix "A" – Topographic Survey

Respectfully submitted by,

Approved by,

Morgan Alcock
Fire Chief/CEMC

William Kolasa
Chief Administrative Officer

APPENDIX "A" FSR-007/2019

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