

INFRASTRUCTURE SERVICES

Staff Report

REPORT NO: IS 2023-13

TO: Council

SUBMITTED BY: Jeff Molenhuis, P. Eng., Director of Infrastructure Services

PREPARED BY: Jeff Molenhuis, P. Eng., Director of Infrastructure Services

REVIEWED BY: Sharon Chambers, CAO

DATE: May 29, 2023

SUBJECT: Land Acquisition - Public Works Operations Centre 1065 Gingerich Road, Baden

RECOMMENDATION:

THAT the Mayor and Chief Administrative Officer be authorized to execute all necessary agreements and documents required to complete the transaction for the purchase of 1065 Gingerich Road, Baden.

SUMMARY:

This staff report recommends purchase of lands adjacent to the existing Public Works Operations Centre to facilitate the future expansion and construction of the Public Works Operations Centre on Sandhills Road. Additional land requirements are necessary to accommodate existing operational activities and future growth of the Public Works group as identified in a space needs report previously completed by Stirling Rothesay Consulting Inc. and presented to Council on March 20, 2023.

BACKGROUND:

The Public Works Operations Centre is currently situated on a 3.3 hectare site (8 acres), which is over capacity for material and equipment management needs. The Public Works Operations Centre Space Needs Study was completed by Stirling Rothesay Consulting Inc. A report was presented to Council on March 20, 2023 that outlined current and future space needs for the department. The intent of this study was to review the Operations facility performance and functionality at the current location on Sandhills Road. The study also reviewed the current setting on site, including meeting efficient and effectiveness-based targets for site movements, safe operating environments, environmental site management, material and equipment management, staff administration needs as well as vehicle and equipment operations, including needs to accommodate growth. The consultant proposed site plan concepts at the existing site with expanded area, to address issues currently lacking within the existing facility such as areas for storage, environmental material management, vehicle wash bay location, and stormwater control and treatment. This was completed in concept only.

REPORT:

The total space needs to accommodate the Township's 60-year growth horizon would be in the 34 acre range. Staff engaged adjacent land owners to determine opportunities to purchase. As a result, staff are recommending the purchase of 1065 Gingerich Road in Baden.

Staff are recommending this larger growth window so that comprehensive site planning can be considered, and staged growth can take place over the growth window as needed. 1065 Gingerich Road is approximately 46 acres in total and has suitable land available, contiguousness to the existing site and the value of the land is reasonable at this location.

Based on the above, staff are recommending the Mayor and CAO be authorized to execute all documents required to finalize the purchase of 1065 Gingerich Road.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

This initiative supports the goals and strategies of enhancing:

- Quality of Life through Active Transportation and Transit investments; and
- Responsible Governance through Active Communications, Fiscal Responsibility and Infrastructure Investments.

FINANCIAL CONSIDERATIONS:

The negotiated purchase price is \$1,000,000, plus legal fees, real estate fees, and applicable taxes. The 2023 Budget for land acquisitions for the PWOC is \$1,200,000.

ATTACHMENTS:

Appendix A – Public Works Operations Centre Space Needs Assessment and Concept Design
Figure 2 – 1065 Gingerich Road