



Brampton

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Report

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

DATE: July 27, 2009

Date: 14 July 2009

File: P60 AL

Subject: Information Report Alderlea Redevelopment

Contact: Alex Taranu, Manager, Urban Design (905.874.3454)

OVERVIEW:

- As part of the initiative towards Brampton as a distinctive city and a “great place”, The City of Brampton’s downtown has been identified as a potential major destination within the City and the Greater Toronto Area. The heritage buildings located in the Downtown play a vital role in this placemaking process as they contribute to its image, character and success.
- Staff has initiated several studies in support of City Council’s commitment to Downtown revitalization, heritage preservation, restoration and adaptive reuse of heritage buildings in the Downtown and other locations across the City.
- The approved 2007 Capital Budget included an initial \$1 million and the approved 2009 Capital Budget included an additional \$8 million (\$4.179 million from Community Development Fund and \$3.821 million from Investing in Ontario grant) for redevelopment of this heritage property.
- Work has started on Alderlea, the most valuable city-owned heritage property in Downtown, with budget allocations and a feasibility study to be completed shortly. This report provides an update on the status of work and includes a summary of budget report, Council resolutions and the current workplan for Alderlea.
- Immediate plans for this year are for the completion of the feasibility study (which includes complete due diligence, business case, concept plans and program), stakeholders and public consultation through the summer and the initiation of the demolition of the Legion wing with the stabilization of the heritage building for the next winter. The stabilization of the heritage building is necessary to protect this asset from further deterioration.

RECOMMENDATIONS:

- 1. THAT** the report entitled "Information Report Alderlea Redevelopment" be received.

BACKGROUND

The City owns a number of heritage properties throughout Brampton, most of them are of significant importance and a number are located within the Downtown. The cross-departmental City-owned Heritage Buildings Technical Team was formed in 2006 to assess the potential development opportunities for their preservation and adaptive reuse. The Technical Team makes recommendations on the broader issues of restoration costs, prioritization of conservation work and the exploration of alternative methods for the preservation and reuse of heritage buildings.

In October 2007 the Planning, Design and Development Committee endorsed and Council approved the Downtown Heritage Strategy Report. This provided an environmental scan of all heritage resources including Alderlea, and brought to light the interrelationships between all of the City's heritage initiatives. The current report focuses on Alderlea, the most valuable city-owned heritage property in the Downtown.

Alderlea is an exceptionally well-preserved heritage building built in 1867. Alderlea, which means "meadow of alder trees" is considered to be the City's most important heritage resource in the Downtown. The property holds tremendous landmark status and sits on an elevated terrace overlooking Gage Park – the former front lawn of the house. In 1944, the Royal Canadian Legion purchased Alderlea. In 1947 the Legion expanded the house and in 2002 the property was purchased as a gift to the citizens of Brampton for the Sesquicentennial Anniversary. During the transition of the Royal Canadian Legion to their new location at 80 Mary Street, the City discovered the presence of mould while carrying out routine repairs in Alderlea. The City took immediate action to contain the mould, expedite the Legion's move to their new premises and undertake necessary remediation and security measures.

The approved 2007 Capital Budget included an initial \$1 million and the approved 2009 Capital Budget included an additional \$8 million (\$4.179 million from Community Development Fund and \$3.821 million from Investing in Ontario grant) for redevelopment of this heritage property.

Currently, the building is vacant with security and maintenance being provided by the Buildings and Property Management Department. The building grounds are presently being used for City staff parking since 2003.

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DEVELOPMENT POTENTIAL

The following is a summary of materials presented to Budget Committee in November 2008 and approved by Council (see recommendations on page 4)

Since 2006 internal consultation has occurred and through the preliminary work on the project some key observations emerged:

- Alderlea is a key site in the Downtown with high potential to be a main destination for citizens and tourists alike;
- Alderlea has the potential to play a significant role in the placemaking process for Downtown;
- Alderlea and its grounds are a 'green site' that is closely connected, historically and functionally, to Gage Park and City Hall all the while being slightly set apart from the more intense Four Corners;
- The site has potential to reflect the City's culture, history, and image as well as build on, and enhance, the City's Flower City Strategy and related heritage, marketing, and economic goals;
- Due to Alderlea's historical significance, location, and the fact that it was purchased as a gift for the City's Sesquicentennial, Alderlea should be considered a priority project;
- Alderlea should remain in public ownership because of the opportunities it creates for the City to brand itself as the 'Flower City' and the important role it could play for the community at large;
- The balance of the other City-owned heritage buildings should be sequenced in such a way that would allow for the prioritization of Alderlea; and
- The Invest in Ontario grant has provided nearly half of the funding for the Council approved project budget, allowing for a significant restoration, preservation and adaptive reuse of Alderlea.

Council Resolution (Excerpt)

- CWB004(a)-2008
1. *That the report from A. Taranu, Manager of Urban Design and Special Projects, Planning, Design and Development, dated November 30, 2008, re: **Alderlea Redevelopment and Reuse** (File P60 AL) to the Committee of Council (Budget) meeting of December 1, 2, and 3, 2008, be received; and,*
 2. *That Alderlea be a City-operated, corporate City facility for meetings, visiting officials, private and public*

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corporate and cultural events, and receptions making it a Downtown landmark and a demonstration project of the Flower City Strategy; and,

3. *That the Legion addition be removed and a new addition be erected in its place, subject to programming details; and,*
4. *That the Alderlea building should undergo immediate and necessary conservation and stabilization work to ensure the protection of this historic asset; and,*
5. *That approval be given for the consultant to proceed with the completion of the Feasibility Study and that Staff initiate concept development; and,*
6. *That the 2009 Capital Budget include funding of \$8 M for Alderlea with the staging details to be determined through the completion of the study and approval of the details.*

Vision for the Future

As expressed in the Council report, staff was of the opinion that Alderlea's Redevelopment could:

- Further enhance the branding and positioning of the City's reputation as the Flower City;
- Reflect the character of the City, "who we are";
- Become part of a destination, a place that integrates and builds on our rich history;
- Contribute to sense of place for the Downtown, a place that all Bramptonians can be proud of;
- Contribute to character and economic vitality of the downtown;
- Create an exciting meeting place and provide flexible user space; and
- Be a demonstration of history, heritage, tradition, and sustainability representing the transition from Flowertown to Flower City.

Due Diligence Conclusions

To address the adaptive reuse of the building, a consultant team led by ATA Architect was hired in 2007. The consulting team has performed an investigation into the condition of the building and a Due Diligence Report has been circulated and reviewed by staff. The Due Diligence Report identifies the history, heritage elements (exterior, interior, grounds) and state of the building (structural, mechanical, electrical) and recommends measures for the preservation and stabilization of this

historic structure, as well as important work that could commence later this year. The report provided staff with new critical information that allows for a more thoughtful and strategic approach to the site.

Based on the completed Due Diligence Report and Staff's work, the following primary conclusions have emerged:

Legion Hall Addition:

1. The Legion portion is in a state of disrepair;
2. Physically, and architecturally, the Legion addition lacks value and would not be economical to retrofit as mechanical, electrical and life safety systems do not meet current Building Code requirements; and
3. The Legion addition must be removed and replaced if desired with an equal or lesser sized facility that is of similar expected cost and will improve operating effectiveness (subject to programming details).

Alderlea villa:

1. This heritage structure is very worthy of preservation and must be retained;
2. The building must be stabilized immediately to ensure the appropriate and cost-effective protection of this unique, historic asset, Alderlea;
3. Irrespective of what future decisions are made for the programming of this facility the building requires immediate conservation measures;
4. The original heritage features such as the veranda, greenhouse must be reinstated;
5. From a technical perspective, mechanical, electrical and life safety systems will require complete replacement to meet current Building Code requirements; and
6. Future landscaping is to reflect the historic grandeur of Alderlea, with the intent to maximize space for greening utilizing historic plant species.

Use Considerations

Redevelopment should be based on the heritage, history, location and other unique assets of the site. It will be a combination of restoration, reconstruction, development of the building and beautification of the grounds.

As described in the November Council Report, Staff and the consultants have also examined reuse and redevelopment strategies for Alderlea; through a series of case study reviews and potential uses, criteria and programming options have been identified and evaluated.

Based on consultant work and staff interviews, a number of potential uses have emerged; such as:

- A corporate facility with public access which could host dignitaries, special meetings and events as well as heritage, horticultural, and senior groups for a variety of programmed activities and public rental when available;
- Large, state-of-the-art gathering space for approximately 100 people with full kitchen facilities;
- Small museum or commemoration component, reflecting the City's Flowertown Heritage and culture that may include restored period rooms; and
- Restored grounds, connection to Gage Park and other landscaping elements such as heritage gardens, gazebo, etc.

Through work undertaken staff evaluated various operation models for Alderlea and Council approved that the building be retained in public ownership and be operated by the City as a facility for a range of both public and private events.

The site development option approved by Council includes the preservation and restoration of Alderlea, the reconstruction of the greenhouse, restoration of the link to Gage Park and the beautification of the grounds.

Schedule and Sequencing of work

The order of magnitude cost for the adaptive reuse of Alderlea has been identified as \$8 million (the approved budget allocation). We know, through our due diligence, the work that needs to be undertaken. Stabilization work was undertaken in the Fall of 2008 to avoid further deterioration and prepare the building for winter.

Based on Council approval of the report in December 2008, at Budget time, staff directed the consultant to proceed with the finalization of the Feasibility Study and Business Case Development. The outcome of the Concept Plan Development will be presented to stakeholders and the public in the near future. The consultant will also finalize a restoration plan and detailed programming. The final recommendation report will be submitted for Council approval and detailed design be initiated on its basis.

Part of the work schedule includes Public Information Sessions and Public Bulletins to the neighbouring community at each major project stage. The communication is to address project development and to address mitigation of typical construction activities as noise, dust, traffic, street parking and hours of operation.

Staff has also outlined a multi-year workplan with the project be broken down into three phases, they are as follows:

Phase 1: 2009-2010

In addition to the finalization and approval of the Feasibility Study and detailed program, this phase will entail the demolition of the Legion addition and moving forward to finalize the detailed design with a final estimate and tender for 2010 construction. This phase will also include the immediate stabilization of the building for the winter.

General Schedule:

ATA Architects to Complete Due Diligence Work	Late July '09
Information Report to PD & D	July 27, 2009
Demolition of Legion Hall:	
Complete Terms or Reference for Legion Demo. (Contractor)	July 24, 2009
Tender Close Demolition of Legion Hall	Aug. 16, 2009
Public Information Meeting (No.1) (Aug 16 to Sept 05/09)	Sept. 05, 2009
Public Communication (No.1) (Aug 16 to Sept 05/09)	Sept. 09, 2009
Tender Award at Council	Sept. 09, 2009
Demolition Start	Sept. 28, 2009
Contract Completion	Dec. 01, 2009
New Design and Restoration:	
Complete Terms of Reference (RFP) Arch. Restoration & New	Sept. 14, 2009
Architectural Tender Closing for Restoration & New	Oct. 03, 2009
Award of Architectural Commission at Council	Oct. 21, 2009

Phase 2: 2010-2011

This phase will entail full restoration of the interior and exterior of Alderlea, updated electrical and mechanical systems, reconstruction of the original heritage elements including the greenhouse and veranda, the construction of the new state-of-the-art conference facility.

General Schedule:

Restoration & New Facility Design Period	Nov '09-May '10
Construction Tender - Restoration & New Facility	Late May 2010
Award of Construction Tender	June 2010
Public Communication (No.2)	July 2010
Construction Start - Restoration & New Facility	July 2010
Construction Substantial Completion - Phase 2	Dec. 2011

Phase 3: 2011-2012

This phase will entail the tender documents and construction of the landscaping components which include: the restoration of the grounds, recreation of the linkage to Gage Park, creation of new heritage gardens and additional elements such as a gazebo.

At the completion of each phase staff will report back to Council.

Budget Considerations

A preliminary estimate to cover the work for all 3 phases has been identified by the consultant, in the range of approximately \$8 million. The approved 2007 Capital Budget included an initial \$1 million of which approximately \$660,000 remains. The funds have been used on mould remediation, consulting fees and security. The balance will be used in 2009 for design, stabilization and partial restoration. The approved 2009 Capital Budget included additional funding of \$8 million (\$4.179 million from Community Development Fund and \$3.821 million from Investing in Ontario grant) for this heritage property.

Staff will continue to monitor other potential grants (related to heritage preservation, and cultural developments etc.) from higher levels of government and submit applications when an appropriate one to this project will be found and report back to Council.

CONCLUSION

As per recommendations approved by Council, in 2008, staff is moving ahead with the Feasibility Study and initiation of the demolition of the Legion addition.

Immediate plans for this year are:

- The completion of the Feasibility Study (which includes complete due diligence, business case, concept plans and program)
- Stakeholders and public consultation through the summer/fall
- The initiation of the demolition of the Legion addition with the stabilization of the heritage building for the next winter.

Staff recommends that the demolition associated with this report and other materials be part of a future Public Information Session which is to be organized with stakeholders through the summer and incorporating the outcome of the Feasibility Study.

Future reports will detail the outcome of the Feasibility Study and update Council on the status of work on this important project.

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Respectfully submitted:

Original Signed By

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Karl Walsh, MCIP, RPP, OALA
Director,
Community Design, Parks
Planning & Development

Agreed:

Original Signed By

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John B. Corbett, MCIP, RPP
Commissioner,
Planning, Design & Development