



Committee Report

To: Warden Paul Eagleson
Members of the Museum Committee

From: Cathy McGirr
Director, Museum & Cultural Services

Date: July 12, 2018

Re: Security of property of the municipality and potential actions in relation to the 254 High Street, Southampton Property former ownership of St. Paul's Anglican Church

Recommendation:

That County Council commit funding to the archival expansion project over a 5-year term of \$400,000 per annum in 2018 to be funded from the annual County Levy.

Background:

As per the closed report on May 17, County Council was provided with a number of scenarios regarding the Museum expansion with and without the Applied Research Centre (Ontario Nuclear Institute) on the newly acquired property at 254 High Street.

The options have been included below for reference.

Option 1 - New build capital project, compression from the original plan by 15%: new area 16,110 sq.ft. vs. 18,935 sq.ft. reduction of archival storage original 5,950sq.ft. to 5,060sq.ft. (or by 890 sq.). Distance between new building and the house would only be 20 feet. Given the very close proximity, the desire would be to proceed with demolition of the house.

Option 2 - New build capital project at the compression of 15% or 16,110 sq.ft. combined with Applied Research Centre on entire lot. Although the analysis continues, based on other Applied Research Centre's design, a reasonable expectation is 5,000 sq.ft per floor for a total of 15,000 sq.ft. with full public access to additional 1,860 sq.ft. by use of the community gallery space and classroom spaces and 104 seat theatre. With this option, removal of the house would be necessary to accommodate this option.



Option 3 - New build capital project at original size of 18,935 sq.ft. with no research centre. Removal of house would be necessary to accommodate this option and a park feature could be put in place.

Option 4 - New build capital project at original size of 18,935 sq. ft. attached to the Applied Research Centre on the entire lot. Square footage of the Applied Research Centre of 12,730 sq. ft. Removal of house would be necessary to accommodate this option.

The staff recommendation is that with Option 1 and a clearance of only 20 ft. that leaving the house would not be compatible for the neighbourhood or any future lot layout whether a parkette or to co-locate the applied research centre. This option also involves a reduction to the new Archive build by 15% which is not the preferred choice as it would significantly reduce the community space regardless of the addition/inclusion of the Applied Research Centre.

Through these estimates it is clear that the house will need to be removed from the site in order to accommodate any new build scenario. In order to provide transparency and seek meaningful dialogue with the public as we progress with public meetings staff are recommending that clarity around the County's intentions for the house be explicated stated.

While the house was originally put on the heritage registry, we understand through the Town of Saugeen Shores, that at the June 25th meeting of the committee of the whole the house was removed from the registry and this was passed at the July 9th meeting. Future direction regarding the demolition of the house will be communicated with the tenants and the public as appropriate.

With our new Development Officer on board we are now in a position to focus our efforts and start preparation and execution of our fundraising plan. As outlined in the Financial Feasibility Study securing funding from the County is vitally important to the overall success for our fundraising campaign. The plan outlined a 9-million-dollar scenario for investment from all levels of government. A contribution level of 2 million from the County which could be achieved with a \$400,000 annual commitment over 5 years, would enable us to have a solid base to secure additional funds through a variety of stakeholders as identified. With the Owen Sound Regional Hospital commitment completed in 2018 the \$200,000 allotted for 2018 could be diverted as a start to the Museum expansion project with an additional \$200,000 tax levy impact or less than half of 1%.



Our collective efforts to advance the Ontario Nuclear Innovation Institute concurrently with the proposed Museum expansion are continuing. Project Innovate has been delivered and is ready to move towards implementation, pending Bruce County Council adoption. This overarching regional strategy, representing the first phase of our collaboration with Deloitte, establishes the framework to advance economic development and innovation in Bruce County. With Project Innovate nearing fruition, our work with Deloitte has shifted focus towards the design and development of the Institute, specifically the business plan. To this end, we have signed a Memorandum of Understanding with Bruce Power, aligning our approach and incorporating work their consultant MaRS has undertaken.

On May 16th we announced this new partnership to establish the Institute, noting the property beside the Museum (254 High St.) as the location of choice. Recognizing the critical need for community support, we have launched a local dialogue with the community of Saugeen Shores (Southampton) to further discuss this option and gather feedback to determine if this is, in fact, the right location for the Institute. Two Neighbourhood Drop-in Sessions at the Museum have been held so far (June 12 & July 5), with one more planned this coming fall. These events have been successful in facilitating productive discussion. We have heard the community's feedback on a number of topics, including; a desire to review building design options, readily available access to project information, concern with increased parking demands and traffic safety and congestion, details on how the Museum expansion fits into the overall vision, maintenance of neighbourhood aesthetics and preservation of the historical feel and heritage value of the existing house on the property.

Looking ahead, our partnership with Bruce Power will continue working with Deloitte and MaRS to further develop the business plan for the Institute. This will include the business case, an operational model, governance structure and financial model (both capital and operational). Additionally, we will begin incorporating the community's feedback into the development and design process, commissioning architectural drawings, a traffic and parking study and delivering an Institute website to track progress and keep the public informed. The planned approach is to present all of this work to Council and the public this fall, when we are further along in the process and have new information to share.

In order to achieve the project time lines and as further discussion points for our next meeting with Bruce Power, CEO Mike Rencheck and Bruce Power Institute Project Lead Frank Saunders on July 20, 2018, it is imperative that County Council's commitment for funding is secured.



BRUCE county

Financial/Staffing/Legal/IT Considerations:

At this time there are no financial, staffing, legal or IT considerations associated with this report. The financial impact is articulated in the body of the report above.

Interdepartmental Consultation:

Link to Strategic Goals and Elements:

While the goals are not specifically related the item does relate too many of the overall Strategic Values: Innovative, skilled - High quality of life for all residents - A dynamic centre for economic development - Proud and vibrant.

Museum Strategic Plan Alignment:

Strategic Pillars: Provide Relevant, Compelling Programming, Optimize Use of Space

Approved by:

Kelley Coulter
Chief Administrative Officer

Note: This Committee Report was previously circulated at the July 12, 2018 Closed Meeting and is being released as a result of a 2019 closed meeting investigation. On January 9, 2020 the Executive Committee approved the recommendation for the release of this report as part of the supplementary agenda.