



Closed Committee Report Confidential

To: Warden Paul Eagleson
Members of the Museum Committee

From: Cathy McGirr
Director, Museum & Cultural Services

Date: July 5, 2018

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

Recommendation:

That the Museum Director, proceed with a demolition request for the existing structure at 254 High Street, Southampton, ON, and that; Council commit funding to the archival expansion project for 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. Proceeding with a demolition request for the house will enable us to clearly articulate our intentions which have been one of the main areas questioned through the public consultation.

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%.

Financial/Staffing/Legal/IT Considerations:

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



Corporation of the County of Bruce
Museum

brucecounty.on.ca

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:

A handwritten signature in black ink, appearing to read 'Kelley Coulter', written in a cursive style.

Kelley Coulter
Chief Administrative Officer