

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. ES-2017-0002**

**FOR THE CONSIDERATION OF  
COUNCIL  
APRIL 12, 2017**

**SUBJECT: DEMOLITION OF FORMER PEFFERLAW YOUTH CENTRE, 272  
PEFFERLAW ROAD, PEFFERLAW, ON**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. ES-2017-0002 prepared by the Emergency Services Department dated April 12, 2017 respecting the demolition of the former Pefferlaw Youth Centre located at 272 Pefferlaw Road.**
- 2. That Council approves the site location for the new Station 1-8 and the intended demolition of the former Pefferlaw Youth Centre located at Part Lot 22, Part 1, 65-R16564, municipally known as 272 Pefferlaw Road, Pefferlaw, ON.**
- 3. That staff report back with demolition estimates.**

**2. PURPOSE:**

To obtain approval from Council for the site location of the new Station 1-8 and the demolition of the building adjacent to the existing Pefferlaw Fire Hall to accommodate for the design and rebuild of the new fire hall on properties municipally known as 272 and 270 Pefferlaw Road.

**3. BACKGROUND:**

In conjunction with the 2016 Building Condition Assessment of Station 1-8 prepared by Brown & Beattie dated October 3, 2016 and the recommendations provided in the Fire Master Plan dated December 2016, Council approved \$240,000 in the 2017 budget for the design of the rebuilding of the Pefferlaw Fire Hall.

**4. ANALYSIS:**

A component of the design and rebuild of the new fire station was to obtain a desirable location. The property adjacent to the existing fire station is owned by the Town and

has been vacant for approximately seven years with annual operating expenses in the amount of approximately \$17,000.00.

The said property was placed on the Heritage Register in 2002, however the property has never been designated as heritage property.

Staff met with the Heritage Committee on April 5, 2017 to advise them of the proposal to demolish the existing structure for the purpose of rebuilding Station 1-8.

A site and grading plan and aerial photo are attached as Attachments 1 and 2 respectively to this report.

The Development Services Department has confirmed use of the property for a fire hall would be compliant with the Town's Official Plan, the Pefferlaw Secondary Plan and that the Town is exempt from all requirements pertaining to Zoning Bylaw 500.

The properties are not under the Lake Simcoe Region Conversation Authority jurisdiction as such, approval is not required. However, approval would be required from the Regional Municipality of York prior to demolition and would be obtained in conjunction with the design and rebuild component for Station 1-8.

As stated in the 2016 Building Condition Assessment of this property dated December 5, 2016 prepared by Brown & Beattie it was suggested that an amount of \$452,370 be placed into reserves in 2017 to complete necessary structural repairs to be compliant with building codes. Over a twenty year period, it is estimated that over \$1,000,000 would be required to be placed into reserves for this property.

Staff believe the most economical and sustainable location to rebuild the Pefferlaw Fire Hall would be to combine the two Town owned properties. Preapproval of the demolition of the existing building at 272 Pefferlaw Road is necessary to move forward with the design element. Notification would also be provided to the Heritage Committee through the demolition permit process. The complete design and approval of the new Pefferlaw Fire Hall would be completed prior to the demolition of the existing structure.

In an effort to focus on the design to ensure the site will meet the needs of the Georgina Fire and Rescue Services, approval is required from Council to demolish the existing structure.

## **5. RELATIONSHIP TO STRATEGIC PLAN:**

This report addresses the following strategic goals:

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 4: "Provide Exceptional Municipal Service" – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

**6. FINANCIAL AND BUDGETARY IMPACT:**

The 2017 approved budget for the design and rebuild would not be affected.

Staff will report back with the estimated cost of the demolition. Funding of the demolition would come from the future funding for the building construction.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

This report is provided for Council's information as such there is no reference for public consultation or notice.

**8. CONCLUSION:**

As stated, staff believe the most economical and sustainable location to rebuild Station 1-8 would be to combine the two Town owned properties. Preapproval of the demolition of the existing building is necessary to move forward with the design element.

The complete design and approval of the new Pefferlaw Fire Hall would be completed prior to the demolition of the former Pefferlaw Youth Centre.

Recommended by:

Approved by:

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Ronald Jenkins, CMM III, CFO, Fire  
Service Executive, CEMC  
Director of Emergency Services/Fire Chief

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Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1 – Site and Grading Plan of Concession 5, Part Lot 22, Youth Centre and Fire Hall*

*Attachment 2 – Aerial Photo of Youth Centre and Fire Hall*