

## COUNCIL REPORT

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**Meeting Date:** April 19, 2021  
**Department:** Building & Planning  
**Report No.:** BBP-2021-28  
**Submitted by:** Jennifer Huff, Director of Building & Planning  
**Approved by:** Fred Tranquilli, Chief Administrative Officer / Clerk  
**SUBJECT:** **Potential Use of Land for Donation to SMGH – Alternative Options**

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**RECOMMENDATION: THAT:** Council receive report BBP-2021-28 for information, AND THAT: Council confirm a preference for donating a portion of 61 Brennan Drive to Strathroy Middlesex General Hospital Foundation in accordance with Option A lot configuration.

### **STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

*Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.*

Specifically, Council unanimously adopted the provision of a variety of attainable housing options that address affordability challenges as a key strategy of the Growth Management Goal.

### **BACKGROUND:**

Council received a staff report on March 15, 2021 which provided background on the Strathroy Middlesex General Hospital Foundation fundraising goals and strategies, including specifically 'The Building Foundations Project'. The Municipality has been asked to participate in this fundraising project potentially by way of donating lands to support residential construction in partnership with students in the Construction Technology Co-op program at Holy Cross Catholic Secondary School (HCCSS). The product/project would then be sold and proceeds used to fund medical equipment required in the Digital Radiology Suite, as well as future building project fundraisers.

To this end, the Municipality evaluated its land inventory and identified a parcel of land that could potentially be further investigated for donation, being 61 Brennan Drive. The March 15, 2021 report contained two potential options for how the donated lands could be configured. Staff advised Council that these were preliminary configurations and if Council directed, staff would further refine the lot configurations for further consideration by Council. Council directed staff to further pursue the land

### Option A

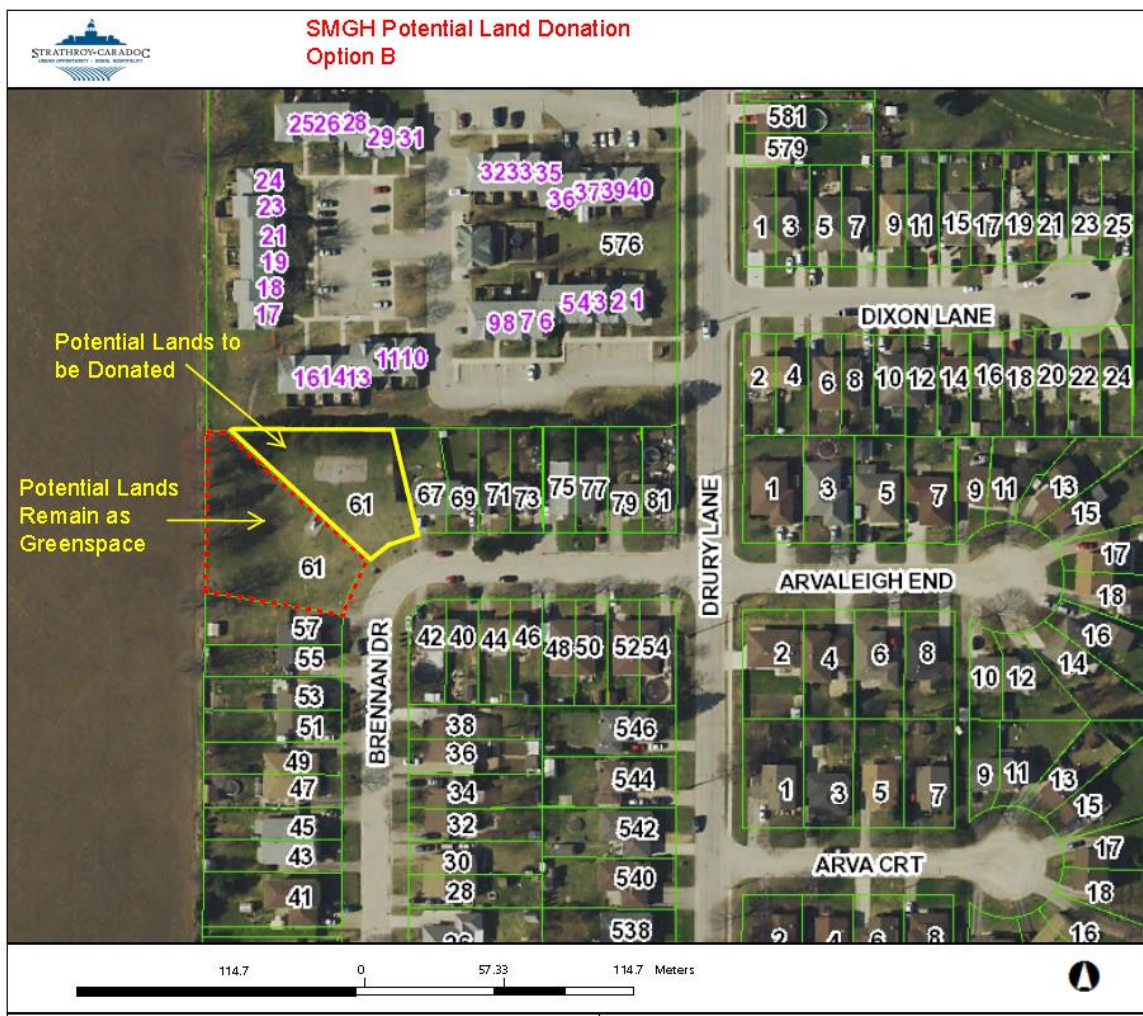


- Page 2 of 4

Municipality's Strategic Plan, being the desire to provide a variety of attainable housing options in the Municipality.

- The extension of Brennan Drive would provide connectivity between an established and a future residential community. The benefits of this connection relate to access to recreational amenities, servicing and infrastructure efficiencies, as well as social connections.
- The portion of the cost of servicing and road extension, as well as the appraised value of the land would be built into value of the Municipality's financial contribution to the SMGHF, and it is likely that the donation of the three parcels of land to SMGHF could cover the Municipality's donation for multiple years.
- Staff have received a preliminary cost estimate for the works associated with the extension of services and the road, being \$ 191,000.00. It is estimated that Phase 1 could be completed by the end of this year, while the works required to facilitate the required road and servicing extension could be completed in 2022. A preliminary servicing / road design is attached to the report.

## OPTION B





- The lot area is significantly bigger than what is in the area and the construction of a one or two unit dwelling type does not appear to make efficient use of the land.
- Lands could be immediately serviced without the need for servicing or road extensions.
- No additional work or costs would be required to facilitate the transfer of the lands other than necessary steps to consider the area surplus as well as the purchase and sale agreement.
- This option does not appear to be as consistent as Option A with one of the Municipality's key strategies associated with the Growth Management Goal in the Municipality's Strategic Plan, being the desire to provide a variety of attainable housing options in the Municipality.
- Upon conveyance of land, the Municipality would be obliged to find future lands for donation or resume the cash / cash-in-lieu financial contribution to SMGHF in future years.

#### **COMMENTS:**

Staff have been advised by representatives of the SMGHF that they have reviewed both options above and prefer Option A. Upon receiving direction from Council, SMGHF will arrange for an Open House to present the 'preferred' option to the public for feedback. Thereafter, the Municipality will undertake zone change application in accordance with the 'Next Steps' identified in the March 15, 2021 report.

#### **CONSULTATION:**

This report was prepared with input from the Chief Administrative Officer / Clerk as well as the Manager Public Works and Manager of Environmental Services and the Municipality's consulting engineer.

#### **FINANCIAL IMPLICATIONS:**

As noted above, with each phase of the work, if the combined appraised value of the land and engineering / construction costs is less than \$100,000.00 the Municipality would be expected to contribute the balance either as cash or by-way of in-kind donations through the exemption of building permit fees etc. If the appraised value to the land is more than \$100,000.00 the Municipality would consider the excess to be applied to the Municipality's donation for the following year.

Staff propose that the costs all of the required works associated with the Brennan Drive extension be incorporated into the global cost of the municipality's project. For example, if the total municipal costs/contribution/value related to the project total \$400K that would represent the Municipality's participation in the SMGHF fundraising initiative for the next four years.

#### **ATTACHMENTS:**

- Preliminary Design for Brennan Drive Extension - Spriet Associates