



**Community Planning and Development Department**

Wednesday, November 06, 2024

**Subject:** Meridian Community Centre Adjacent Lands  
Implementation Plan

**Recommendation:**

**BE IT RESOLVED THAT Council receive Report 2024-0225 Meridian Community Centre Adjacent Lands Implementation Plan, for information;**

**AND THAT as staff have now executed the direction of Council to hire a land surveyor and a local realtor to complete a survey, severance and partial sale of lands adjacent to the Meridian Community Centre (MCC), as directed by Council on September 4, 2024, that By-law No. 73-2024, being a by-law to declare a portion of the severed lands to be surplus to the needs of the Town, be approved in principle;**

**AND THAT Council direct staff to complete the new MCC parking lot on the north portion of the severed lands project using Option \_\_\_\_\_;**

**AND THAT Council direct staff to include a 2025 capital budget(s) in accordance with the recommendations set out in Option \_\_\_\_\_ for the construction of the new MCC parking lot on the north portion of the severed lands;**

**AND THAT Council direct that upon completion of a reference plan to be deposited on title to the severed lands, that the Town Clerk prepare and present for Council's consideration a by-law to declare the south portion of the severed lands to be surplus to the needs of the Town and directing the surplus lands to be sold in accordance with By-law No. 1942(1997);**

**AND THAT Council direct the Town Clerk to provide notice that the subject land is to be declared surplus by advertising on the Town's website.**

**Background:**

On October 4, 2023, Council provided direction to staff to engage in a community consultation process regarding the potential use of Town-owned lands that are located on the east of Hope Lane, north of Summersides Boulevard, and west of Rice Road adjacent to the Meridian Community Center (MCC) known as Part 4, Plan 59R-16105.

On May 29, 2024, Council was presented a report regarding the public engagement process and was provided options for moving forward including three conceptual plans as outlined:

1. the Town retaining all the lands and developing them for surface parking use for the MCC;
2. the Town selling all the lands for development purposes; and
3. a hybrid option of the Town retaining some of the land and developing that portion for parking and a small parkette and selling the remainder for residential development purposes.

Council passed a resolution to proceed with the third hybrid option to retain some of the lands and sell some of the lands. Staff were directed to report back on an implementation strategy for this option.

On September 4, 2024, staff presented to Council a hybrid implementation strategy from Colliers International including the retention of 0.90 acres (0.36 hectares) for establishing approximately 74 parking spaces at an estimated capital cost of \$850,000 and selling 0.71 acres (0.29 hectares) for residential development purposes of the 1.61 acres (0.65 hectares) parcel described as Part 4, Plan 59R-16105.

At this meeting, Council discussed the importance of a parkette on the retained proposed parking lot lands including a trail connection to the East Fonthill Park as well as a safe and aesthetically pleasing walkway from the new parking lot to the MCC.

Council confirmed proceeding with the future hybrid option and directed staff to retain some land for the development of a future parking lot and sell the remainder of the lands for future residential development purposes. Council also directed staff to take the necessary next steps to sever the lands, bring a by-law to surplus the proposed severed lands, and hire a local realtor to sell the south portion of the parcel for sale on the open real estate market.

### **Analysis:**

As a result of the September 4, 2024, Council Meeting, staff have now hired Chambers and Associates Surveying Ltd. to complete the surveying works and Colliers International to sell the south portion of the lands known as Part 4, Plan 59R-16105.

A by-law to surplus the south parcel of the lands as per the deposited reference plan being issued is pending Council approval. It is anticipated that this surplus land by-law will come forward to Council on November 20, 2024.

It is also anticipated that the south portion of the lands will be posted on the open real estate market in November/ December 2024. Council will be kept apprised of future land offers for consideration.

There are three viable options to move forward with the project depending on Council's financial risk tolerance.

**Option 1 – Approving the Design Assignment in the 2025 Capital Budget and Approving a Red-Circled project for Implementation pending sale of the south property using a Design, Bid, and Build Approach**

In this option, the project would be delivered using a traditional design, bid, and build approach. In this alternative, the project would be divided into two capital projects one for design and one for implementation. It is estimated that the cost to complete the design and required permitting is \$80,000 (plus HST) and the cost of construction is \$770,000 (plus HST). Using this approach Council could approve the design assignment as part of the 2025 capital budget and approve the construction phase as a red-circled project pending the sale of the south property to fund the construction phase. By completing the project using this traditional delivery model staff would award an engineering assignment for the design of the new parking lot once the 2025 capital budget is approved and would issue a construction tender following the sale of the south property.

**Option 2 – Approving the Full cost of the project in the 2025 Capital Budget including Design and Construction using a Design, Bid, and Build Approach**

In this option, the project would be once again delivered using a traditional design, bid, and build approach; however, staff would include the entire project budget in the capital budget for \$850,000 (plus HST). In this alternative staff would move forward with a design assignment once the 2025 capital budget is approved and issue a tender for construction immediately following completion of the design. The project would not be red-circled and therefore would not be subject to the sale of the south property.

**Option 3 – Approving project using a Design-Build Approach in the 2025 Capital Budget**

In this option, the project would be completed using a design-build delivery model. In this Alternative, staff would include a project for \$850,000 (plus HST) in the 2025 capital budget for Council's consideration. Staff will issue an RFP for the design-build project once the 2025 capital budget is approved. Using this approach staff will award the design and construction project under one project to the successful proponent. A design-build delivery model may allow the project schedule to be accelerated and will provide the contractor with the ability to use ingenuity regarding the overall design of the parking lot. Using a design-build delivery model the Town will lose some amount of control over the final product.

Staff are recommending proceeding with Option 1 to include a capital project in the amount of \$80,000 (plus HST) in the 2025 Capital Budget for the design of the new MCC parking lot and proceed with the \$770,000 construction contract (plus HST) as a red-circled project in the 2025 capital budget pending the sale of the south property.

Although it is anticipated that the sale of the south property will be completed expeditiously once the property is placed on the market the above option provides more financial certainty for Council.

**Financial Considerations:**

It is anticipated that the sale of the south portion of the lands described as Part 4, Plan 59R-16105 for future residential development will more than accommodate the design and construction costs of the proposed new MCC parking lot on the north portion of the lands. Regardless of the option chosen by Council the Town has the capacity to finance the works and repay itself with the eventual sale proceeds of the new southern parcel.

**Alternatives Reviewed:**

Alternatives for land use options were reviewed through Reports 2024-130 and 2024-0192.

In addition, funding options and project delivery options for the implementation of the new parking lot have been presented in the analysis section of this report for Council's consideration.

**Strategic Plan Relationship: Community Development and Growth**

The implementation plan for the lands adjacent to the MCC for a new parking lot with a community parkette/ trail connection and opportunities for new residential development provide a balanced community approach for growth while also protecting the high quality of life presently enjoyed by Town of Pelham residents.

**Consultation:**

The Town Clerk, Solicitor and Deputy Treasurer were consulted in the preparation of this report.

**Other Pertinent Reports/Attachments:**

Not attached. For reference:

2024-0192 Meridian Community Centre Adjacent Lands Implementation Options, September 2024

2024-0188 Meridian Community Centre Adjacent Lands Implementation Strategy Options and Land Valuation (Closed Session), September 2024.

2024-0130 MCC Lands Options and Public Consultation Results, May 2024.

2023 – 0230 Strategic Use of Town Owned Lands, September 2023.

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