

Grand River Conservation Authority

Report number: GM-11-21-86

Date: November 26, 2021

To: Members of the Grand River Conservation Authority

Subject: Update on Lands Declared Surplus – Guelph

Recommendation:

THAT the Grand River Conservation Authority General Membership receive GM-11-21-86 – Update on Lands Declared Surplus as information.

Summary:

On September 28, 2021 the City issued a demolition permit for 797 Victoria Rd. N., Guelph and a number of conditions were attached that required additional steps be taken for the demolition. The focus of the additional steps required incorporation of many heritage mitigation measures and therefore significantly increased the overall cost of the demolition. The original estimate for demolition was \$70,000 and with the increased measures escalated to \$160,000 plus HST.

Under GRCA's purchasing policies, where the emergency expenditure exceeded one hundred thousand dollars (\$100,000) a report may be presented to the General Membership at the next scheduled meeting, outlining the nature of the emergency and the goods and services purchased under this exception.

Report:

On September 24, 2021, a confidential report was presented to the General Membership that provided an update on the lands municipally known as 797 Victoria Road North in the City of Guelph. Trespassing, vandalism and break-ins of the vacant farmhouse and two outbuildings were an on-going issue. Two outbuildings were burnt down in May and July of this year and there was evidence of fire incidents in and around the remaining farmhouse. The City of Guelph issued an order under the *Fire Protection and Prevention Act* to remove the farmhouse. On September 27, 2021, City of Guelph Council approved the removal of the property from the Municipal Register of Cultural Heritage Properties and a demolition permit with conditions.

The demolition permit was issued on September 28, 2021 and included the following special heritage conditions:

- a. That the stone farmhouse be recorded by a qualified heritage consultant before and during the careful dismantling of the building using high quality digital photography and text description in order to better understand the evolution of the building and the materials and methods used to construct the house;
- b. That the stone farmhouse be dismantled carefully with the intention to salvage all granite and limestone from the exterior walls with minimal damage to the materials;
- c. That the salvaged stone be delivered by the owner's contractor to the City of Guelph's stone storage location at the owner's expense;
- d. That the contractor responsible for the careful dismantling make all reasonable efforts to salvage any extant wooden doors, interior wood trim, wooden window sashes (including any

associated early hardware) as well as any large wooden framing timbers for possible appropriate reuse by the owner or for purchase by others; and

e. That the owner is encouraged to present (in text and photos) the history of the Shortreed farmstead through interpretive materials planned for the Guelph Lake Conservation Area.

Section 10.9 of the GRCA Human Resources Policies recognizes that emergency situations may arise that necessitate emergency purchases outside of the typical purchasing processes. This work was considered an emergency situation and the Emergency Purchases Policy was followed. This policy allows for any Manager or Director to make an emergency purchase in excess of the normal purchasing limit of \$25,000 and the CAO or Deputy CAO must be notified as soon as possible for subsequent approval. If the expenditure exceeds \$100,000, the General Membership may receive a report at the next scheduled meeting outlining the nature of the emergency and the goods and services purchased under this exception.

The costs associated with the removal of the burnt outbuildings and demolition of the farmhouse was originally estimated at \$70,000, however it was noted that the cost may increase depending on the heritage review recommendations.

Implementation of the required heritage mitigation measures significantly increased the overall cost of the demolition. Total costs associated with the Shortreed/Fontinato property are approximately \$160,000 plus HST. This includes a designated substances report and abatement, demolition of outbuildings and the farmhouse, well and septic decommissioning, oil tank removal, two reports completed by a heritage consultant and site restoration.

Financial Implications:

The original estimate for the demolition and associated costs was \$70,000.

Implementation of the required heritage mitigation measures significantly increased the overall cost of the demolition. Total costs associated with the Shortreed/Fontinato property are approximately \$160,000 plus HST.

The expenses will be funded from the land sale reserve.

Other Department Considerations:

None.

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Figure 1: Shortreed/Fontinato Residence - 797 Victoria Road North, Guelph

