

<b>To:</b>	Warden Matrosovs and Members of Grey County Council
<b>Committee Date:</b>	May 8, 2025
<b>Subject / Report No:</b>	CSR-CW-08-25
<b>Title:</b>	Acquisition of Land for EarlyON Redevelopment in Hanover
<b>Prepared by:</b>	Anne Marie Shaw
<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	Hanover
<b>Status:</b>	

## Recommendation

1. That report CSR-CW-08-25 regarding the acquisition of land for redevelopment of the EarlyON in Hanover be received; and
2. That staff be directed to enter into an agreement of purchase and sale in the amount of \$225,000, conditional on Council's approval, for the property located at Lot 22, Plan 846, 17<sup>th</sup> Street Crescent in Hanover and that a by-law be prepared for Council's consideration; and
3. That the purchase of the property be funded from the EarlyON capital reserve fund; and
4. That staff be directed to initiate the RFP process to secure the services of an architect to complete site plan and build drawings and bring the RFP results to council for consideration.

## Executive Summary

The purpose of this report is to move forward with the purchase of a parcel of land located at Lot 22, Plan 846, 17<sup>th</sup> Street Crescent in Hanover. The lot will be used to redevelop an EarlyON centre that meets programming, parking and accessibility needs. Once the parcel of land is secured staff will initiate the request for proposal (RFP) process to secure an architect and bring the RFP results to council for consideration.

# Background and Discussion

EarlyON Child and Family Centres offer free, high-quality programs for families and children from birth to six years old. Parents and caregivers can learn and play with their children, meet other parents and get advice from early childhood professionals.

EarlyON centres offer a variety of drop-in programs, parent/child interactive programs and parenting programs to promote responsive adult-child relationships and encourage children's play and inquiry based on the pedagogy in *How Does Learning Happen?*

The existing EarlyON Centre that is directly operated by the County of Grey is located at 515 9th Street Hanover. It is a very well attended EarlyON. In 2024 there were 2,598 visits made by children and 2,038 visits from parents/caregivers. Due to its aging infrastructure, limited parking, and lack of accessibility, the building is not meeting operating needs of the program and the community. The building must be accessible by the end of 2025 to be compliant with the Accessibility for Ontarians with Disability Act (AODA).

The Ministry of Education, which holds an interest in the building since 1980, has agreed to the sale of the current building, with the condition that the proceeds be allocated towards a new EarlyON location as outlined in report to council [SSR-CW-09-21](#).

## Property Acquisition

Staff worked with the Bruce Grey Catholic District School Board (BGCDSB) to purchase a lot located at Lot 22, Plan 846; Hanover (17<sup>th</sup> Street Crescent). The lot is 18,070 square feet and has telephone, natural gas, storm sewer and hydro access.

Staff brought forward a report in August 2024 for approval to work with BGCDSB to purchase the lot. The school board had to go through their own internal processes to determine if there was an internal buyer or if the land could be sold outside of the school system. After completing this process BGCDSB is willing to enter into an agreement of purchase and sale with Grey County for \$225,000. The value of the lot is in the \$220,000 - \$230,000 range. The school board must sell the lot at market value or the acquisition cannot move forward.

The lot is currently zoned R1. In consultation with the Town of Hanover staff the use for the building would fall into the existing zoning. An environmental assessment by GEI Consultants showed no issues, a historical review of the site was complete with no findings and a title search revealed no significant findings.

The lot is located beside a long-term care facility so there is plenty of potential for inter-generational activities and learnings.

## Next Steps

Staff would like to move forward with the purchase of the parcel of land and initiate the RFP process to secure the services of an architect to complete site plan and build drawings. Staff would bring the results of the RFP to council for consideration.

Staff are proposing a 3500-4000 square foot slab on grade building with an outdoor play area and parking. The building will consist of staff offices, two classrooms, a small kitchen, storage and a room for a small Early Learning and Child Care Hub.

## Scope of Work

Staff will prepare a request for proposal for architectural services consisting of the following services:

- Schematic Design and Development Phase: drawings for site plan approval, class C cost estimate for overall building costs site.
- Construction Document Phase: Full set of architectural drawings ready for tender and specification.
- Construction Phase: oversight of architectural and engineering activities during construction.

## Costing

A rough estimate for the construction of a 4000 square foot building will cost somewhere between \$350 and \$375 per square foot (\$1,400,000 – 1,500,000) plus soft costs, playground and a contingency will total approximately \$1,950,000. A cost C estimate will be brought back to council based on architect drawings. This up-to-date estimate will provide a more accurate estimate based on current material and labour costs.

Cost of Construction	\$1,500,000
Soft Costs	\$275,000
Playground	\$ 25,000
Contingency	\$150,000
<b>Total</b>	<b>\$1,950,000</b>

## Financial and Resource Implications

Funding for the acquisition of the land will come from the EarlyON capital reserve. There is currently \$1,167,717 in this fund.

Funding sources for the project include:

EarlyON capital reserve	\$1,167,717
Accessibility reserve	\$351,387
Sale of Existing Building	\$899,999
<b>Total Funding</b>	<b>\$2,419,103</b>

# Relevant Consultation

- ☒ Internal
- ☒ Finance, Clerks, Legal
- ☐ Bruce Grey Catholic District School Board, Town of Hanover, GEI Consultants

# Appendices and Attachments

