

To: Mayor and Members of City Council

From: Leo DeLoyde, General Manager, Development and Infrastructure Division and Bruce Krushelnicki, Director, Planning and Building Department

Date: April 7, 2010

Re: Freeman Station Final Site Location – Ireland House Museum at Oakridge Farm, 2168 Guelph Line
File: 502-02-26

City staff continues to work on the relocation of the historic Freeman Station to Ireland House Museum following the direction arising out of the Community Development Committee meeting of March 29, 2010. This memo details the work that staff have undertaken since March 29, 2010 and provides Council with an amendment to consider.

Staff ask that Council, at its meeting of April 12, 2010, consider bringing forward the following amendment to the recommendations outlined in Development and Infrastructure Report DI-5-10:

Delete the following paragraph;

Authorize the General Manager of Development and Infrastructure to issue a Request for Proposal for a community type use of the historic Freeman Station and report back by the end of Q3 2010.

and add the following;

Delegate the authority to remove the necessary trees at the Ireland House site to the City Forester and Executive Director of Corporate Strategic Initiatives to accommodate the relocation of the historic Freeman Station.

The following provides rationale and actions related to the proposed amendment:

At the Community Development committee meeting of March 29, 2010, Committee considered D&I Report DI-5-10.

Committee supported Option B which would relocate the Freeman Station on the grounds of Ireland House Museum at Oakridge Farm, located at 2168 Guelph Line as follows:



Approve Option B– Ireland House Museum, as outlined in Development and Infrastructure Division Report DI-5-10, dated March 26, 2010, as the final destination site for the historic Freeman Station.

Direct the Executive Director of Corporate Strategic Initiatives to issue a request for proposals for the relocation of the station to the location described in Option B and retain a qualified consulting team for the preparation of a detailed design for the re-location of the Station, including: site plan, landscaping and servicing, foundation design, structure relocation and placement, and a restoration plan within the approved \$1 m budget; and

Authorize the Executive Director of Corporate Strategic Initiatives to apply for site plan approval and building permits; and

Authorize the Executive Director of Corporate Strategic Initiatives procure services for construction of the site works, foundation and relocation of the Freeman Station; and

Authorize the General Manager of Development and Infrastructure - to issue a request for proposals for a community type use of the historic Freeman Station and report back to Committee by the end of Q3 2010.

Committee then directed heritage staff in the Planning and Building Department to notify residents in the area of Ireland House of this recommendation prior to the Council meeting of April 12, 2010. Staff issued notice to residents within 120 metres of the Ireland House property. This notice will have been received by the residents of the area during the week of April 6, 2010.

Council also directed staff to consult with the Museum Board and staff. This consultation has begun and will continue to take place as issues regarding the detailed siting of the Station, construction and usage are addressed.

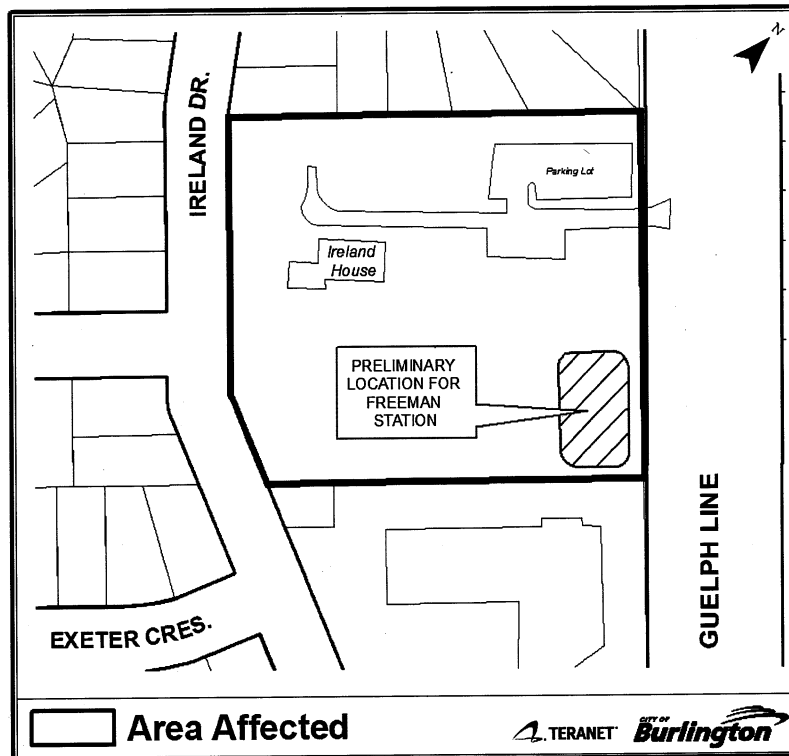
On Thursday, April 1, 2010 the Museum Board approved the following motion:

That the siting of the Freeman Station on the Ireland House at Oakridge Farm property be at the south east corner of the property, or in that general area, along the fence line and facing Guelph Line.

The Museum Board has also expressed interest in exclusively managing and programming the facility once the relocation and restoration of the facility are complete.

City staff from CSI and Planning and Building met with Museum staff and a member of the Museum Board, accompanied by the City's heritage architectural consultant, Mr. Temporale. Several locations on the grounds were considered, and following an on-site discussion, it was agreed that the preferred location is on the east boundary of the property south of the vehicular entrance to Guelph Line.

Map of Preliminary Location for Freeman Station



The proposed station location has been allowed to re-vegetate and is in an early stage of informal regeneration. There are some mature trees in this location along with long grasses and scrubby conditions. An evaluation of the vegetation has been initiated by the City forester to identify the area that will need to be cleared and which specific trees may need to be removed. Every effort will be made to minimize tree loss. The recommendation contains a clause allowing the delegation of tree removal decisions to staff to expedite the re-location.

Based on the assessment of trees and other vegetation and a review of the site conditions a detailed location and site plan will be prepared. It is also proposed that this site plan will include the recommended re-location of an outdoor stage currently situated in the central area of the field adjacent to and west of, the proposed location of the Station. This will provide access and visibility to the Station and will integrate it with other uses on the site. The site plan – prepared in consultation with the heritage architect - will also provide suggestions regarding site treatment around the Station, a tree restoration plan, and plans for pathways and access to the Station from the entrance, the parking area and other features on the site.

In addition to site plan approval, Planning and Building staff has initiated and are processing a heritage permit. This involves consultation with Heritage Burlington about the relocation along with a review of the site and a detailed plan for restoration. Barring any major concerns or issues, both the site plan and the heritage permit are approvals that can be provided under delegated authority.

The train station will be moved to the destination location via a clearing near Ireland Road. Every effort will be made to minimize inconvenience to the neighbours during the re-location.

Discussions with Museum staff indicate that the Museum Board is willing to take on the responsibility for the Freeman Station providing the City covers the full capital cost of the relocation as well as exhibit, curatorial, heritage and related upgrades. The Museum Board asks that the City cover the incremental operating costs of the building itself and insurance and long term maintenance. Staff agree with these requests and will deal with the required incremental Museum budget allocations as part of the 2011 budget approvals process. The City's service agreement with the Museum Board expires at the end of 2010. The station related operating and capital arrangements will be included in the updated service agreement that requires Council approval.

The proposed location of the Freeman Station on the grounds of Ireland House as proposed will involve the potential removal of a small number of trees on the site. The site plan approval process will also require a tree restoration plan in the immediate vicinity of the Freeman Station and may require additional tree plantation. Lighting, heating and other building systems will minimize use of water and energy.

Property owners within 120 metres of the Ireland House property have been notified of the proposal to re-locate the Freeman Station to the Ireland House site. The attached notice (Appendix A) explains that the recommendation from the Community Development Committee will be considered by Council at its meeting on April 12, 2010 and further outlines how one can delegate. Phone numbers of CSI and Planning and Building staff persons are provided in the event that there are further questions.

The Freeman station was rescued from demolition in 2005 and since then City staff has earnestly sought out a permanent location at which it can be restored and made available for public use. Community Development committee has recommended that it be relocated to the grounds of Ireland House Museum at Oakridge Farm on Guelph Line.

Staff have followed this recommendation with further actions to conduct the analysis needed to secure a more detailed location on the grounds based on site and vegetation analyses.

Following final approval by Council of the general site location, staff will proceed in accordance with the authorization provided by Report DI-5-10 to apply for site plan approval, procure services for the construction of the site works, foundation and relocation of the Freeman Station.

This report outlines the work that has been undertaken by staff following the CDC meeting and sets out the next steps that are necessary to undertake the re-location and restoration of the historic Freeman Station.

Respectfully submitted,



Leo DeLoyde
General Manager
Development and Infrastructure



Bruce Krushelnicki
Director of Planning and Building

APPENDIX A



905 335-7600 Ext. 7555
905 335-7880
iglesiasm@burlington.ca

March 31, 2010

Dear Property Owner/Interested Party,

Re: Freeman Station Final Site Location - Ireland House

Please be advised that the Community Development Committee of City Council at its meeting on March 29th, 2010, approved a recommendation to relocate the Freeman Station to the grounds of the Ireland House Museum at Oakridge Farm, located at 2168 Guelph Line. This decision has yet to be finalized. Council will make its decision at the Council meeting on April 12th, 2010 (details below). You are receiving this notice because you own a property within 120 metres of the site proposed for the relocation of the Historic Freeman Station or have expressed an interest in this matter.

Freeman Station is a historic 1906 railway station that was saved from demolition and relocated to a temporary home at the Central Fire Station on Fairview Street in 2005 until a permanent home could be found (see attached sketch). The proposed location at Ireland House would see the station used for additional programming space for the Museum and would provide an opportunity to educate residents and visitors to the City about the City's rail history. Final siting of the station is being confirmed and will likely be located within the southern half of the site near Guelph Line, as shown on the attached map. Staff is working with a heritage architect to determine the best possible siting for the Station, therefore the final location is subject to change.

Council will be considering this recommendation of the Committee at its meeting on April 12th, 2010, at 7:00 p.m. in Council Chambers (2nd floor, City Hall, 426 Brant Street). In addition, a staff report providing further information on this matter is being prepared for Council's consideration at this meeting. The report will be available for review on line at the City's website www.burlington.ca on the afternoon of Friday April 9th.

If you wish to register as a delegation to speak to Council on April 12th regarding this matter, please contact the Clerks Department at (905) 335-7698 or e-mail cityclerks@burlington.ca. Delegations are accepted until noon on the day of the meeting.

Should you have any questions, please do not hesitate to contact the undersigned at (905) 335-7600, ext. 7555, or you may contact Jennifer Johnson at (905) 335-7600, ext. 7358.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Iglesias".

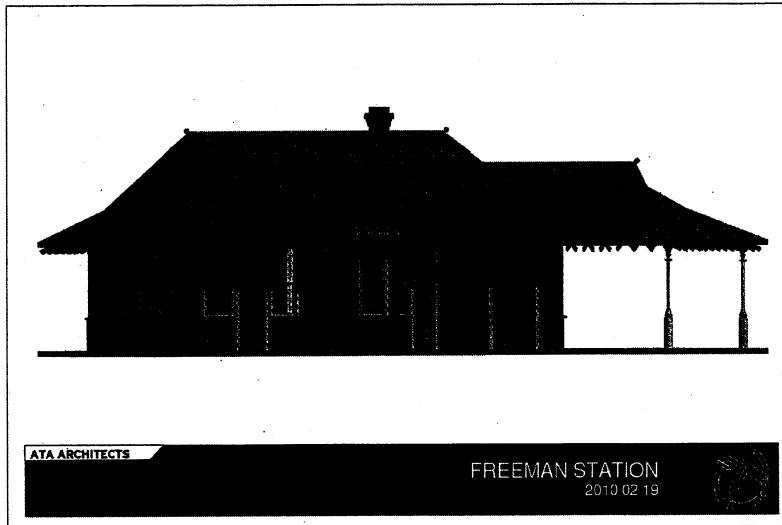
Mariana Iglesias
Heritage and Development Planner

c. CM, GMs, L. DeLoyde, A. Magi, B. Krushelnicki, J. Johnson, M. Dwyer, Council Members

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Architectural Rendering of Restored Freeman Station



Map of Preliminary Location for Freeman Station

