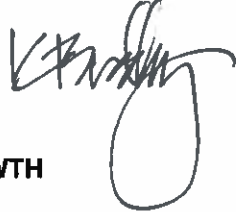


TO: GENERAL COMMITTEE


SUBJECT: ALLANDALE TRAIN STATION LANDS & BUILDINGS –
OVERVIEW & PLAN MOVING FORWARD

WARD: ALL WARDS

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GENERAL MANAGER OF INFRASTRUCTURE & GROWTH
MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Plan moving forward for the sale and lease of the Allandale "Lands" (commercial parcels identified in Appendix A) and "Buildings" (including the 3 train station buildings, the conservation heritage easement and the no-build zone adjacent to Lakeshore Drive), be endorsed which includes:
 - a) Seeking strategic real estate advice, as a result of the RFP process which will provide opinion and recommendations on highest and best use of the Lands, optimal time and method for land disposition, and
 - b) Issuance of a Request for Proposals (RFP) for the lease of the Buildings following receipt of the strategic real estate advice and in accordance with the procurement process already initiated through the Request for Information (RFI), FIN2010-1521, Redevelopment of the Allandale Train Station Buildings.

PURPOSE & BACKGROUND

Report Overview

2. This staff report provides an overview of the Allandale Station Lands and Buildings to date, and the Plan for moving forward toward redevelopment of the Lands and the lease of the Buildings. A map of the subject lands is attached as Appendix A.

Background

3. Through Council support, approvals and financial investment, the City has continued the implementation of foundation elements or pillars required for the redevelopment of the Lands, the restoration and lease of the Buildings and the creation of a public transit hub.
4. The City has invested over \$10M in road and servicing infrastructure, site design and building restoration on the Allandale site. As a result of such investment, the City has benefited from the:
 - a) Operation of the second GO Station in Barrie, the Allandale Waterfront GO Station;

- b) Improvements made to the City's public transit network with the establishment of the Allandale Transit Hub;
 - c) The exterior building restoration to base building design of the historic Allandale Train Station, and through public consultation, public retention of the Buildings and knowledge of public interest and opinion on their use and functional programming lease options; and
 - d) The construction of an internal road network functional with external improvements and fully serviced Lands, making immediate redevelopment of the Lands attractive to buyers.
5. A more detailed overview outlining the approvals and investments to date is included in Appendix B.

ANALYSIS

Moving Forward

6. There are two directions that continue investment of the redevelopment of the Allandale Lands and Buildings. These are:
- a) Seeking strategic advice on the sale and redevelopment of the Allandale Lands, and
 - b) The issuance of the RFP for the lease of the Buildings
7. An estimated timeline chart concerning the Plan moving forward is illustrated in Appendix C.

Seeking Strategic Real Estate Advice

8. On June 3, 2013 Council directed staff to issue a Request for Proposals for strategic real estate advice related to the sale and redevelopment of municipally owned properties in the City Centre. The Allandale Lands have been included in that land inventory. The strategic advice being sought will provide an evaluation of highest and best use, priority ranking of properties for their short, medium and long term sale and redevelopment potential and a recommended land disposition strategy.
9. The City has continued to gather valuable information concerning the Allandale site through a variety of processes, including issuance of request for proposals, marketing the Lands on the open market and through exclusive negotiations. The real estate market continues to evolve and private interest in the redevelopment of the Lands has continued and broadened with an increase in the number of development corporations who have shown interest in the lands' redevelopment.
10. By including the Lands in the land inventory, staff are anticipating receiving real estate advice that will assist in best positioning the Lands for their future sale and redevelopment and the best method for their disposition. From that advice, staff will be reporting back to General Committee seeking direction on the Lands' sale and redevelopment.
11. The RFP was issued on September 25, 2013 and closed on October 18, 2013. Four submissions were received. The successful proponent will be selected with their report due on December 12, 2013. Staff will therefore be reporting on the strategic advice, early in the new year.

Lease of Train Station Buildings

12. The Allandale Lands and Buildings were rezoned by Site Specific Bylaw 2006-282 which remains in effect. It resulted in restrictions on use of existing and future buildings and maximum building height to 5 storeys. Types of uses that are permitted in the Buildings, include retail, restaurant, offices, art gallery and service stores, among others. The restrictions placed on the

lands and buildings were to retain the views of the significant Train Station Buildings, their prominence on the waterfront and to ensure compatible future uses of the site. The public was engaged in the planning process, through the statutory public meeting which later led to the passing of the Bylaw.

13. In June 2009, a public consultation process was initiated specific to the redevelopment and proposed use of the Allandale Station Lands. The report recommended, among other things:
 - City retention of the Train Station Buildings and no-build zone;
 - Public use and cultural programming of the buildings;
 - That commercial leased space target cultural organizations and creative industries;
 - Creating an architectural vision that includes historic aspects and allows for flexible community use;
 - Ground floor retail uses;
 - The creation of a tourism strategic plan;
 - Branding of the Station Lands.
14. On May 3, 2010, Council passed Motion 10-A-219, regarding the Allandale Train Station Restoration Plan by adding the following paragraph,
 - a) "5. That in addition to paragraphs 1-4, staff investigate potential public-private partnership opportunities for both the restoration of the train station and programming components that would maintain public ownership of the station, but allow for private commercial use, as long as it conforms to the current applicable zoning bylaws."
15. As a result of this motion, a Request for Information (RFI) was issued in early 2011 seeking information related to lease options, future management, operations and maintenance of the heritage Buildings and partnership requirements. The City included in the RFI information on the proposed programme scope and criteria for use and development of the Buildings. These included that:
 - a) The Buildings were to encompass 3 distinct facilities (dining hall, passenger station and office building);
 - b) The Open Space courtyard is to remain as the City's connection to the waterfront and anchor to the downtown;
 - c) Traffic and pedestrian access and flow to and through the site are highly important and must be clearly visible;
 - d) A strong historical rail heritage focus is recommended;
 - e) Public washroom accessibility is recommended;
 - f) A balance of private and public opportunities encouraging interaction and community public access;
 - g) A 4 season component is recommended, education program or special events;
 - h) Operation and functions of the facilities to be managed by 3rd party (partnerships with the City may be considered); and
 - i) Technical servicing capabilities of the site to include fiber-optic/high speed.

16. There were 3 developers who provided information. However, the RFI was not in a form to solicit bids or proposals for the Buildings' lease, but only to gather information that would assist in a future procurement process.
17. Given that the RFI was not to be used to prequalify or screen proponents, a subsequent procurement process would broaden the scope of potential proponents interested in the lease of the buildings.
18. Building uses are regulated by Site Specific Bylaw 2006-282 and the functional programming criteria is understood from public consultation. The uses and programming scope for the Buildings were included in the RFI and information concerning lease options and arrangements for maintenance and operation has been gathered from the responses to the RFI. The next step is the issuance of the RFP seeking proposals for the lease of the Buildings. It is proposed that the building uses and their programming scope and criteria will continue to guide future interest in their lease.
19. From a timeframe perspective, it is proposed that the RFP be issued after the City has obtained strategic real estate advice concerning Allandale. Although the overall report is targeted for mid December, staff can work with the successful proponent to obtain an interim report specific to Allandale prior to the full report. The advice may influence decision making on the lease of the Buildings. Items may include additional land requirements necessary for parking or loading/unloading areas. The City will be paying for such advice that will provide a more current real estate market perspective that could influence future sale and lease arrangements. Staff will be reporting back on the real estate advice specific to Allandale in the new year, or sooner, making recommendations on the form, content and issuance of the RFP for lease of the Buildings.

ENVIRONMENTAL MATTERS

20. There are no environmental matters resulting from the recommendation.

ALTERNATIVES

21. There are alternatives available for consideration by General Committee.

Alternative #1

General Committee could choose not to endorse the Plan or part thereof, moving forward with either the strategic advice for the sale and redevelopment of the Lands or issuance of a RFP for the lease of the Buildings.

This alternative is not recommended as the RFP for strategic real estate advice has already been issued with a report due mid December. The advice will assist the City in marketing and positioning the Lands for redevelopment opportunities at the highest and best uses their opportune time for sale and the method by which to sell them. Putting the Lands back on the market or entertaining exclusive negotiations for their sale and redevelopment may form part of the real estate advice.

In addition, such advice could influence the lease of the Buildings. Staff will be reporting back to General Committee in the new year or sooner, as it relates to recommendations made for the sale and redevelopment of the Lands. As well, and specific to Allandale, there may be recommendations related to revisions to the RFP process for the lease of the Buildings. At that time General Committee will have the opportunity to consider future actions concerning the Lands' sale and lease of the Buildings.

FINANCIAL

22. There are no financial implications for the Corporation resulting from the proposed recommendation.

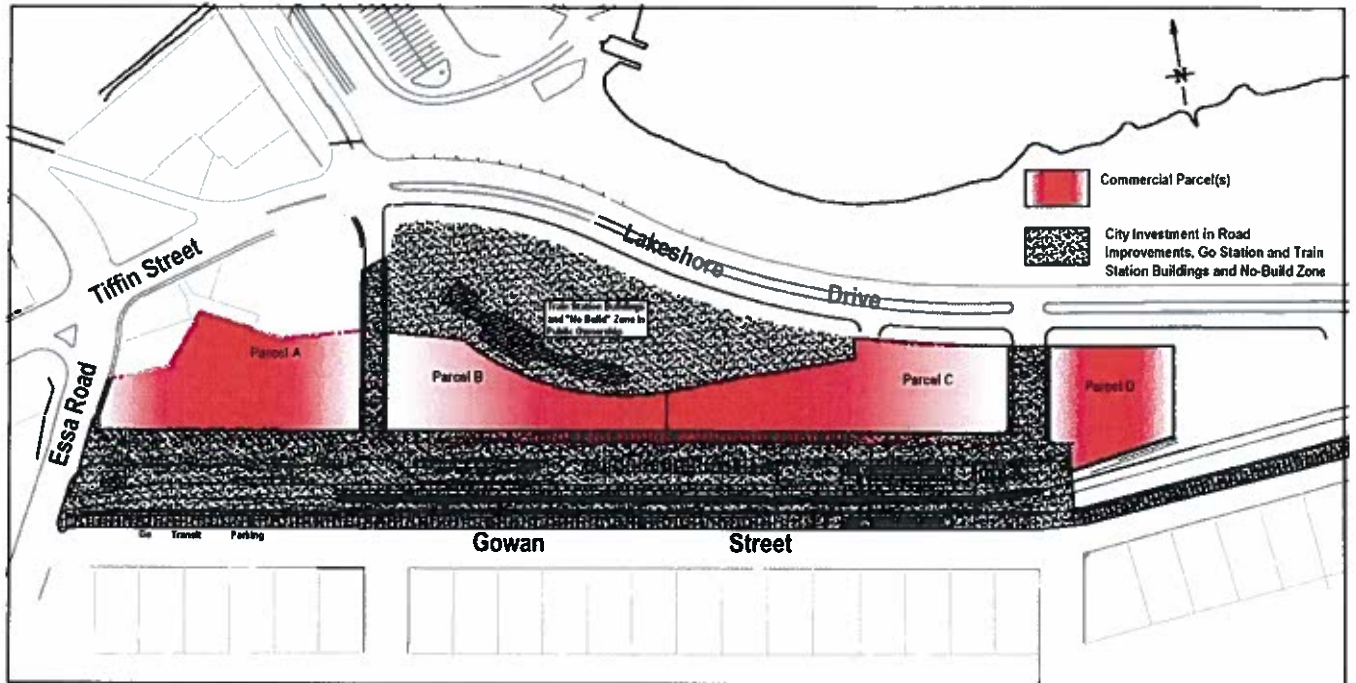
LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

23. The Staff Report is not specific to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachments: Appendix A – Allandale Station Lands
Appendix B – Overview
Appendix C – Estimated Timelines
Appendix D – Allandale Station Lands – 2007 and 2012
Appendix E – Allandale Train Station Building Restoration

Appendix "A"

Allandale Station Lands



Appendix "B"

Overview

Redevelopment of the Allandale Station Lands

1. In February 2008 Barrie issued a Request for Expressions of Interest (RFEI) to determine the best opportunities for public/private partnerships in the use of the Buildings and the sale and redevelopment of the Lands. The RFEI required 4 key elements to be implemented in the final design and use of the lands:
 - a) Train Station Building Restoration with future public access opportunities;
 - b) Integration of the Train Station Buildings maintaining their prominence in the community;
 - c) A GO public transit station including 150 parking spaces, public access and circulation;
 - d) A development concept that adheres to site-specific parameters, bylaw and planning requirements.
2. On April 2011, staff reported to Council on Options for the sale and redevelopment of the Allandale Station Lands. Council directed staff to list the lands for sale on the open market, save and except the Buildings. Further, Council authorized staff to proceed with the preparation of a master site servicing plan, reference plan and construction of servicing infrastructure to make the Lands ready for redevelopment.
3. In September 2011, Barrie actively marketed the property for sale, as a Waterfront Development Opportunity that included a master site servicing plan, a reference plan, zoning information and a draft agreement of purchase and sale including a purchase price and shared infrastructure costs. No submissions were received at that time.
4. On December 6, 2011, staff hosted meetings with prominent developers to gauge their interest and commitment in presenting an offer to the City for the purchase of the lands. Staff also engaged consultants and real estate brokers and provided tours of the lands and property.
5. The lands remained on the market for sale. Two subsequent submissions were received for the purchase and redevelopment of the lands. In January 2012, Council directed staff to enter into exclusive negotiations until September 2012, with Mr. Mark Porter. Such negotiations were to include the redevelopment and sale of the lands and programming of the Train Station Buildings. A presentation of the development concept for public consultation was required prior to reporting to Council. Exclusive negotiations expired.

Allandale Waterfront GO Station and Infrastructure Improvements Works

6. The City has undertaken internal and external infrastructure improvement works in order to make the site more development ready, and in partnership with Metrolinx, in order to facilitate the operation of the Allandale Waterfront GO Train Station and associated public transit hub. The total cost to date is approximately \$6.24M which includes:
 - a) The GO Station Platform and Gowan Street reconstruction which included the replacement and improvement of the Gowan Street and William Street culvert/storm sewers, urbanization of Lakeshore Drive, including sidewalk, curb and gutter and grading of the boulevard and adjacent to the train station buildings;
 - b) The pedestrian underpass tunnel,
 - c) The preparation of a Master Site Servicing Plan and its implementation through the construction of the internal road network, traffic signals, and installation of site servicing including sanitary, water and utility services for the future redevelopment of the lands.

7. Attached as Appendix D are the before (2007) and after (2012) aerial photos of the site demonstrating the infrastructure improvement works that have been implemented on the Allandale Station Lands to date.

Community Consultation

8. The Allandale Lands and Buildings were rezoned by Site Specific Bylaw 2006-282. It resulted in restrictions on use of existing and future buildings and maximum building height to 5 storeys. The public was engaged in the planning process, through the statutory public meeting which later led to the passing of the Bylaw.
9. In June 2009, a public consultation process was initiated specific to the redevelopment and proposed use of the Allandale Station Lands. The public was engaged through an Open House held June 10, 2009, a facilitated consultation session on June 16, 2009 and interviews conducted with key organizations/persons. Findings from the public consultation resulted in the "Allandale Village Development Community Consultation Report", dated November 1, 2009 prepared by Solutions Inc. The report recommended, among other things:
 - a) City ownership of the Train Station Buildings and no-build zone;
 - b) Public use and cultural programming of the buildings;
 - c) That commercial leased space target cultural organizations and creative industries;
 - d) Creating an architectural vision that includes historic aspects and allows for flexible community use;
 - e) Ground floor retail uses;
 - f) The creation of a tourism strategic plan;
 - g) Branding of the Station Lands.

Restoration Plan for the Train Station Buildings

10. In April 2010, the City retained consulting services for Contract Administration and Field Services for the Phase 2A, Allandale Train Station Base Building Restoration. The capital budget for the restoration to base building design was approved to \$5.4M. Phase 2B, Building Programming and use of the buildings, was initiated through the issuance of the RFI, FIN 2010-1521, Redevelopment of the Allandale Station Buildings and through previous public consultation.
11. The City has maintained the buildings and obtained insurance and security while the buildings remain unoccupied. The annual cost for the train station buildings, their maintenance and security is approximately \$150,000. See attached Appendix E for a view of the restored station buildings.
12. In addition, Metrolinx has prepared a draft Allandale Waterfront Station Master Plan, dated August 2013, that provides a conceptual layout to guide station development over the long-term. The Study also provides a solution that would enable the relocation of the inner city carriers from the downtown terminal.
13. The overall vision is to provide a higher level of customer service through integration with Barrie Transit and intercity carriers, improve multi-modal access, and plan for increased activity as GO service and ridership grow.
14. The draft Allandale Waterfront Station Master Plan makes reference to the historic Allandale Station, but currently does not provide specific recommendations for the integration of the historic train station buildings into the Master Plan. Staff is continuing to explore opportunities and connections for the development of the Allandale Waterfront GO Station as a mobility hub.

Appendix "C"

Estimated Timelines

Date	Strategic Advice RFP	Lease of Station Buildings (RFP)
June 3, 2013	Motion 3-G-140 directing staff to issue RFP	
September 25	RFP Issued	
October 8		Pending Litigation lifted
October 18	RFP closes (4 submissions received)	
October 28	Allandale SR to GC	Allandale Staff report to General Committee
October 29	RFP Awarded	Staff to initiate discussions involving successful proponent from RFP strategic advice award and possible interim report for Allandale Items to be finalized: lease options, programme scope and priority criteria elements, possible incentives for tenant improvement, heritage maintenance and operation options. EMT to be engaged in decision making
November		Possible receipt of strategic real estate advice specific to Allandale
December 12	Strategic Advice Report Due	
January –February, 2014	Reporting to General Committee on strategic real estate advice including Allandale	Consider real estate advice in the preparation of the RFP for lease of Buildings
February	Subject to real estate advice and Council direction, begin the process of sale for City owned properties	Issuance of RFP for Lease of Buildings
March		RFP closes RFP awarded for lease of the Buildings
April		Agreements to be entered into for lease of Buildings, including decisions concerning no-build zone, its design and construction

Appendix "D"
Allandale Station Lands – 2007 and 2012



Appendix "E"

Allandale Train Station Building Restoration

