

Staff Report



To	General Committee
Subject	Wastewater Innovation Centre – Delegated Authority to Lease Property
Date	December 10, 2025
Ward	All
From	R. Pews, P.Eng., Director of Corporate Facilities
Executive Member Approval	J. Schmidt, General Manager of Community and Corporate Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	FAC008-25

Recommendation(s):

1. That the Director of Corporate Facilities be delegated authority to negotiate a property lease agreement for space to relocate City staff and equipment occupying 157, 161 and 167 Bradford Street properties.
 2. That the particulars of the lease be in a form acceptable to the Director of Corporate Facilities, Director of Legal Services and Director of Infrastructure with the lease being executed by the Mayor and City Clerk.
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Executive Summary:

The purpose of this report is to seek delegated authority to execute a property lease to relocate staff and equipment to permit the construction of the Wastewater Innovation Centre (WIC).

Key Findings:

The WIC project is anticipated to begin construction activities in April 2026. This project will provide a new mixed-use facility consisting of administrative, operational, maintenance, and related spaces to support growth and demand to treat wastewater in Barrie.

The location of the WIC facility requires demolition of several City-owned buildings occupied by City staff. 157 and 161 Bradford St. are occupied by the Corporate Facilities department. 167 Bradford Street is occupied by Wastewater Operations. The staff and equipment stored in the facilities must be relocated in advance of the planned demolition of these properties.

Staff from Corporate Facilities completed a space assessment and determined that there is no available City owned property that can accommodate the space needs of the impacted departments. Space needs include but are not limited to the following: office, meeting and administrative space to accommodate approximately 40 staff, shower and changeroom access for Wastewater staff, outdoor storage space for Corporate Facilities and Wastewater Operations fleet and equipment, and indoor heated storage space for Corporate Facilities and Wastewater Operations fleet and equipment.

Leasing property was determined as the best approach to move forward. Proceeding with a leased property permits the WIC project to continue as scheduled, avoiding construction escalation costs. The cost to lease will be significantly lower than an alternative option to construct temporary facilities.

General Lease Terms. Although final lease details will be subject to the particulars of the property leased, the following general terms are anticipated:

- Term: 5 years, with optional extension term should one be required
- Best-effort occupancy date of April 1, 2026 or better to minimize delaying the demolition of the existing Bradford Street properties
- Maximum rent-free fixturing period negotiable
- Common Area Maintenance (CAM) fees to be apportioned based on actual costs, and shall exclude property taxes should the leased space be declared a Municipal Capital Facility
- Landlord to complete leasehold improved by the City, including the provision of shower, storage and office space modifications as necessary

Financial Implications:

The total lease cost is subject to negotiations. Once finalized, it will be allocated across the approved budgets of the departments occupying the respective spaces. This approach will not have a negative impact on the City's financial plan.

Alternatives:

The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could direct staff to construct temporary facilities to accommodate staff and equipment. This alternative is not recommended as the capital costs necessary will far exceed the lease costs of similar size and spaces required. In addition, the construction of this space will push the WIC construction several months, resulting in additional construction escalation costs.

Strategic Plan Alignment:

Affordable Place to Live		
Community Safety		
Thriving Community		
Infrastructure Investments	X	The recommended motion permits the construction of necessary infrastructure to support wastewater services.
Responsible Governance	X	The recommended motion provides financial efficiencies over alternative options.

Additional Background Information and Analysis:

N/A

Consultation and Engagement:

No public consultation was required in relation to this staff report.

Environmental and Climate Change Impact Matters:

There are no environmental and/or climate change impact matters related to the recommendation.

Appendix:

N/A

Report Author:

P. Bovolini, Manager of Facility Planning & Development

File #:

Not Applicable

Pending #:

Not Applicable