

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 12, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

12 PROPOSAL FOR THE USE OF THE MICHAEL CRANNY HOUSE – WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated September 24, 2013, be approved;**
- 2) That staff provide a report prior to the end of the year exploring a five year maximum lease for the use of Michael Cranny House by Human Endeavour, such lease to include a termination clause if there is significant negative community impact; and**
- 3) That the deputation of Mr. Noor Din, Human Endeavour, Glenkindie Avenue, Maple, be received.**

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Building and Facilities, Recreation and Culture, Building Standards and the Deputy Fire Chief recommends:

1. That the proposal from Mr. Noor Din, CEO of Human Endeavour for the use of the Michael Cranny House that includes a request for a ten (10) year, exclusive lease and to enhance the property, not be pursued; and,
2. That the current rental contract arrangements for tenants, SantaFest and Human Endeavour, be continued.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1.6:

- Provide more partnership opportunities for existing non-profit and volunteer groups to meet the community's social, cultural and recreational needs.

Economic Impact

There is no economic impact related to this item.

Communications Plan

Staff have communicated with the users of the Michael Cranny House to obtain information on their uses of this property and to consult on options available with respect to comments raised at the Committee of the Whole meeting of October 16, 2012.

Council's decision on this matter will be communicated to the current tenants of the Michael Cranny House.

Purpose

The purpose of this report is to provide Council with information on the feasibility of the proposal submitted by Mr. Noor Din, CEO of Human Endeavour at the Committee of the Whole meeting of October 16, 2012, Communication C4 with respect to the use of the Michael Cranny House.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 12, CW Report No. 39 – Page 2

Background - Analysis and Options

At the Committee of the Whole meeting of October 16, 2012, a deputation was made by Mr. Noor Din, CEO of Human Endeavour to request Council's consideration for a ten (10) year exclusive lease of the Michael Cranny House (MCH) and for support of his proposed Michael Cranny Enhancement Plan (Attachment 1).

Council received the deputation and directed staff to report on the options available and address the comments raised during the discussion, including compatibility of programs, services and users within the building's location, current zoning, parking and facility capacity and the implications to the building in modifying the historic MCH.

The MCH is located at 439 Glenkindie Avenue on the north side of Major Mackenzie between Jane and Keele Streets in Maple. The structure currently sits in a residential area. The property is owned by the City of Vaughan and is a one and a half storey building, constructed in ca.1851 with a fieldstone exterior. The building is an historic structure and is named after its original owner Michael Cranny, an early pioneer of the Maple area.

The building is made up of 4 offices, a common meeting room with a small kitchenette, and an unfinished basement. The exterior of the building has seven parking spaces and a small grassy area. A green house, solar panels and a portable shed (belonging to Human Endeavour) are also located on the outside of the MCH. The building is currently zoned for public use, with a limit of 25 overall persons within the house.

Current Status of the Michael Cranny House:

Two rental contracts (renewed annually) currently exist at the MCH. Human Endeavour holds a contract for three (3) office spaces (1050 square feet) and SantaFest for one (1) office space (350 square feet). There is a common, shared meeting room, a kitchenette and a basement. The basement is only used for storage as it is not suitable for public use for programs and services. The background on each group and their purposes for use of MCH are as follows:

Human Endeavour

Human Endeavour is a recognized Community Service Organization (CSO) in existence since 2005 and its mandate is to operate seniors wellness programs, preschool readiness, parenting and computer classes, and, training workshops for economic development / social economy to help newcomers.

According to Human Endeavour's most recent membership list (submitted September 29, 2012), the group currently has 354 members and 302 (85%) are Vaughan residents.

Some of the services currently offered from the MCH are:

- Community based economic development program (social economy incubator);
- Students Placement Service (4 from Maple High School and 2-4 from Seneca College in each term);
- Seniors group (20 local seniors meet twice a week in the evening);
- Green Energy Project;
- Community Gardens / Green House project;
- Numerous hands-on trainings and employment service for unemployed;
- Research and knowledge exchange;
- Participation in Doors Open / Culture Days; and,
- 100 + people / visits use the services throughout the week at this location.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 12, CW Report No. 39 – Page 3

SantaFest

SantaFest is also a recognized CSO. The SantaFest parade was created by a group of volunteer community members in 1999 and since then has grown from 30 entries to more than 60.

According to SantaFest's most recent correspondence, the event serves all of Vaughan residents and attracts between 20-30 thousand spectators whose participants include schools from both YCDSB and YRDSB, private schools, sports leagues / teams, community groups and a variety of businesses.

The SantaFest committee have occupied an office, and shared use of the meeting room since 2000. They use the MCH for storage of parade supplies, paper work archives and for monthly meetings. It should be noted that the closer to parade date, meetings are held weekly and due to demands of the parade weekend, SantaFest accesses the MCH during the entire weekend.

Human Endeavour's Proposal

Human Endeavour's vision for the future is:

- Making the MCH a landmark innovative centre of excellence;
- Improving outlook of the building and basement improvements;
- Increasing tourism with new attractions / activities at the site;
- Continuing and expanding existing services;
- Providing safe and uncongested work environment for staff and clients; and,
- Initiating new services to meet the emerging need of the community.

Human Endeavour envisages key improvements to enhance the significance of the heritage site and make it a tourist attraction by exploring resources and funding options. According to Mr. Din, to fund the costs to enhance the building, he could apply for grants through the Ontario Trillium Foundation and / or Government of Canada. However in order to qualify to submit an application, Human Endeavour is required to have a ten (10) year lease on the Michael Cranny House. Mr. Din's goal is to secure the ten (10) year lease, apply for the capital funding grants and work (with the City's permission) on the applicable enhancements to the Michael Cranny House.

Proposed Enhancement Plan:

Human Endeavour's proposed enhancement program includes:

- Finishing the basement to make it usable for additional office space;
- Improving the exterior and interior look of the house;
- Adding solar panels to make it a complete green energy house;
- Improving the community gardens; and,
- Setting up sitting space outdoors for the community (close to community gardens).

Comments regarding Proposed Enhancement to MCH:

Based on comments from Building Standards and Fire and Rescue, and in consultation with Building and Facilities and Recreation and Culture, the following are comments and concerns with regards to the proposal by Human Endeavour:

1. Finishing the basement to make it usable for additional office space is not recommended as the ceiling is low and not accessible. Further, additional office space would require additional parking spaces. It is recommended that the basement continue to be used for storage purposes only.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 12, CW Report No. 39 – Page 4

2. The required interior and exterior work is vast and will likely have extensive costs to ensure the house meets Ontario Building Code requirements to meet the increase and change in use of the house from its current office use to the various uses being proposed by Human Endeavour.
3. The addition of solar panels to the exterior of the building to make it a complete green energy house requires many panels where there is limited space on the exterior and will change the historical landscape of the building. A building permit will be required for the installation of additional solar panels and will require professional review. A structural engineer will need to confirm if the building structure can accommodate extensive solar panels and clarification may be required from the proponent to determine if they will be relying on the Ontario Power Authority Feed in Tariff micro fit program to finance the solar power initiative. It should be noted that the Building and Facilities Department in consultation with the Manager of Environmental Sustainability, is currently reviewing opportunities to make all buildings more environmentally sustainable (also recognized goals of Heritage Vaughan).
4. The current uses at MCH already places pressure on the electrical and computer wiring systems. Typically, older homes do not meet the current accessibility standards and will require further consultation with the Building Standards Department to ensure that accessibility, fire protection standards, Ontario Building Code, etc. are met to meet the proposed changes of use. A building permit and heritage approvals will also be required depending on the proposed changes. *Note: Any architectural changes to the proposed building as a result of a proposed enhancement plan is to be reviewed by Cultural Services staff to ensure that any changes to the interior or exterior of the house is compatible with the architecture of the house and takes into account the preservation of the heritage features of the house.*
5. This proposal displaces SantaFest from the MCH and with dedicated facility space at a premium, they would not have an office, meeting or storage space. In general there is greater demand from community groups for space than is available. For example, additional request for space (office and studio space) from the CariVaughan Festival was recently made at Council.

The MCH is a facility within the City's inventory that is available for short term rentals (renewed annually) and thus the rental contract for SantaFest and Human Endeavour. Where a building is suited to a long term lease, the current practice would be to work in collaboration with the Purchasing Department to issue a Request for Proposal, advertising the availability of the space and the invitation to submit proposals for its use. A recent example is the program space at Garnet A. Williams Community Centre awarded in the fall of 2012.

Should Council determine that this proposal has merit, it is recommended that the overall uses by Human Endeavour be determined in more detail (i.e. training centre, office use, meeting site, etc) and a consultant be hired at their costs to determine what the impact/costs will be to convert and upgrade the building for the proposed uses. This would include a full structural assessment, and a review of electrical, mechanical, accessibility and parking requirements.

Recent Communications:

During the deputation made by Mr. Din at the Committee of the Whole meeting of October 16, 2012, comments were raised regarding the current use of the building including compatibility of programs, services and users within the building's location, current zoning, parking and facility capacity.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 12, CW Report No. 39 – Page 5

Throughout this past year, staff identified concerns regarding some of the activities taking place in the building and met regularly with both tenants. Discussions took place regarding terms and conditions of use that must be followed. All items were brought to the attention of those responsible for immediate attention and correction. Subsequent visits have shown that the required improvements were made.

Staff will continue to correspond and hold meetings with the tenants to discuss usage of shared areas recognizing that this continues to be area that could be further improved.

Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the Vaughan Vision 2020 initiative of **Service Excellence**, specifically to “Demonstrate Excellence in Service Delivery”.

The findings and recommendations are consistent with City of Vaughan policies and practices and factor the results of consultation with the community groups and analysis of the proposal described in this report.

Regional Implications

There are no regional implications associated with this report.

Conclusion

The Michael Cranny House is currently being used by two groups, Human Endeavour and SantaFest. Mr. Din's proposal, which includes a request for a ten year lease, to be the exclusive user of the facility and proposed building modifications would displace a current user that cannot be accommodated elsewhere. As well, the proposed changes could potentially put pressure on the facility's infrastructure such as the electrical and have implications from the Ontario Building Code.

Staff recommends that the Michael Cranny House Proposed Enhancement Plan by Human Endeavour not be pursued and that the City continue to permit to SantaFest and Human Endeavour on an annual basis.

Attachments

1. Michael Cranny Enhancement Plan

Report Prepared By:

Mary Reali, Director Recreation and Culture, ext 8234
Angelo Cioffi, Manager Buildings, ext 8101
Terri Cosentino, Manager Client Services, ext 8078
Angela Palermo, Manager Cultural Services, ext 8139

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)