



STAFF REPORT
Municipality of Wawa



Maury O’Neill, CAO
Economic Development

To: Mayor and Council	Report No.: CAO 2022-05
Date: June 15, 2022	Council Meeting Date: June 21, 2022

O.P.P. OFFICE SPACE AT WAWA TOWN HALL

Recommendation

THAT Council receive Report No. CAO 2022-05 dated June 15, 2022 and direct that staff inform Superior East O.P.P. and Infrastructure Ontario that the space used as an O.P.P. satellite office is no longer a necessary service requested by the Municipality and that the use of this space at 40 Broadway Avenue will no longer be available to Superior East O.P.P. effective December 31, 2022.

FURTHER that a letter be sent to Minister of Solicitor General and Infrastructure Ontario that the Superior East Region is in immediate need for a new O.P.P. Detachment to accommodate regional policing needs.

Background

After review of the office, space and storage needs of the Municipality, along with Council’s expressed desire in the Wawa Strategic Plan to make Council Chambers and facilities at 40 Broadway Avenue accessible to the public, staff is recommending that the building space currently used by the O.P.P. be returned for use by the Municipality by the end of the year.

Should Council approve that the use of the space used as a Superior East O.P.P. satellite office at 40 Broadway, be returned to the Municipality at year-end, staff will be in a position to issue an RFP to hire an Engineer/Architect to review the town hall building condition and consider redesign options that would ensure the Wawa Public Library, Council and Provincial Court Chambers and municipal office needs meet accessibility requirement, as well as current operational needs. For example, the return of the office space will permit the Municipality to relocate its IT/GIS services to 40 Broadway making operations more effective and efficient.

The potential relocation of IT/GIS services to 40 Broadway will enable the Municipality to consider selling 3 Maple Street (former Sault College Building) in 2023, creating a potential revenue and reducing future capital and asset replacement obligations.

Should Council approve to end the agreement to have the space used for a Satellite O.P.P. office by the end of the year, staff recommends that Municipal Council immediately send letters to the Premier, Minister Rickford (MNDMF), Ministry of the Solicitor General, O.P.P Headquarters and Infrastructure Ontario requesting that a new Superior East Detachment be considered as a high priority by the provincial government.

In April 2021, Council previously approved that the Municipality demonstrate its support and commitment to the building of a new Regional O.P.P. Detachment and agreed to provide municipally owned property beside the Tourist Information Centre on Highway 101/Mission Road at no cost for a Superior East O.P.P. Detachment.

Staff is reviewing other options for Municipal Council to consider that may encourage and support that a new Regional O.P.P. Detachment is built in Wawa in the short-term which includes:

Option 1: Land Contribution – Municipality provides land to the Province for a building to be constructed through Crown Construction. Province would design, develop, own and be responsible for the on-going cost of the detachment.

Option 2: Lease Base Building Only – Municipality designates land and constructs the base building. The OPP would pay for the cost of leasehold improvements. The Province would lease back the building for the market rate (with OPP investment considered).

Option 3: Turnkey Building – Municipality designates land and constructs a complete building including base building and leasehold improvements. The Province would lease back the building for market rate.

A meeting between O.P.P. Facilities Section, Municipal Policing Bureau (MPB), Infrastructure Ontario and the Municipality is being organized to review the options and staff will provide a future report for Council's consideration at a later date.

The CAO has met and reviewed all matters covered in this report with O.P.P. Staff Sergeant Kevin Fellingner who indicated that the Superior East O.P.P. Detachment will be able to accommodate the request to relocate its staff from 40 Broadway at the end of the year, subject to Council's direction. The Staff Sergeant further supports that the Municipality work with the Province to request that new detachment be commissioned soon, especially to accommodate the staff and equipment to be relocated to the existing O.P.P. offices on Pinewood Drive in 2023.

Wawa Strategic Plan

The staff recommendations presented in this report meet the goals and objectives set-out in the Wawa Strategic Plan (2021-2025).

In the Plan, Council identified that staff complete a conceptual design with cost estimates and financing strategies to upgrade the Town Hall and make it accessible as a key priority under Infrastructure Improvements (INF-8) in 2022-2024.

In addition, under Key Priority – Government Operations, it states that actions to support and encourage the building of a new O.P.P. Detachment should be completed in 2022/23 (GG-7).

Under Key Priority – Programs and Services Review, action item PS-1 states that the Municipality should review its property holdings, determine surplus properties and sell any land or buildings not needed.

The staff report also meets the vision and mission statements of the Wawa Strategic Plan which focus on financial sustainability.

Conclusion

Staff recommends that Council advise the O.P.P. that its satellite office located at 40 Broadway is no longer a necessity or required by the Municipality and that the use of the space by the O.P.P. will no longer be available effective December 31, 2022.

A Resolution to support this recommendation will be placed on the upcoming Regular Meeting of Council.

Submitted for Consideration:



Maury O'Neill, CAO