



REPORT

Council

Meeting Date: July 9, 2024

FROM: Parks and Open Space Department

DATE: June 25, 2024

SUBJECT: **Oakville Marine Search and Rescue - Relocation to Bronte Harbour**

LOCATION: 2508 Lakeshore Road W

WARD: Ward 1

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RECOMMENDATION:

1. That the relocation of Oakville Marine Search and Rescue to Bronte inner harbour for the spring 2026 boating season, be approved.
2. That the 2024 capital budget be amended to add a new capital project for the renovations and improvements to relocate Oakville Marine Search and Rescue to Bronte harbour (2508 Lakeshore Road W), in the amount of \$1,750,000 funded from the Capital Reserve.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Oakville Marine Search and Rescue (OMSR (formerly TOWARF) will be relocating from Oakville harbour (2 Navy Street) to Bronte inner harbour (2508 Lakeshore Rd W).
- 2508 Lakeshore Rd W is the former Metro Marine building and is a Heritage designated building.
- Relocation is expected to be complete for the spring 2026 boating season.
- Significant renovations are required at 2508 Lakeshore Rd W to accommodate OMSR operations. Specific localized building renovations related to OMSR operational needs are required, as well as state of good repairs are necessary throughout the building.

- There are efficiencies, future cost avoidances, and opportunities by relocating OMSR to Bronte inner harbour.

BACKGROUND:

OMSR has been operating for several decades out of a Town owned building in Oakville harbour (municipal address known as 2 Navy Street). There is an above ground fuel tank and fuel dispenser, a gantry (overhead crane), and a seasonal dock for the vessel as ancillary equipment used by OMSR.

Several factors have prompted discussion regarding relocating the OMSR operation to Bronte inner harbour.

The (former) Metro Marine building at 2508 Lakeshore Road West is a two-storey heritage building located on the south side of Lakeshore Road West within the Bronte inner harbour. The majority of the Metro Marine Building is used and rented to a boat repair tenant. Town harbours staff have workstations, and storage in a portion of the north side of the building. A large section of the building is vacant and currently used for storage purposes.

COMMENT/OPTIONS:

Relocating OMSR operations from Oakville harbour (2 Navy Street) to Bronte harbour (2508 Lakeshore Rd W) would be advantageous for several reasons including efficiencies, cost avoidance for the Town, and opportunities in the use of both buildings. Facilities department staff have closely reviewed the building at 2508 Lakeshore Rd and provided sketches that outline how a ground floor and connected upper level can be used by OMSR for their operation. They have also provided building renovation cost estimates. A summary of rationale for the relocation of OMSR from Oakville harbour to Bronte harbour include:

- Improved docking capability for OMSR's new larger vessel. Safer location for the new SAR vessel up river in Bronte harbour. Major easterly summer storms that overtop the pier at 2 Navy Street can create significant wave action in the current OMSR boat slip.
- Cost avoidance for the Town to repair the gantry (overhead crane) and associated seawall at 2 Navy Street. The OMSR vessel can be lifted by the Town's travel lift in Bronte for inspections, bottom washing, repairs, seasonal launch and haul out onto a cradle or trailer.
- Cost avoidance for the Town in future replacement of the above ground fuel tank at 2 Navy Street. Fuel is available for OMSR in Bronte at the Bronte Outer Harbour marina.

- Significantly more parking in Bronte at 2508 Lakeshore Rd W for OMSR crews
- Potential cost avoidance to the Town in repairs and accessibility compliance through repurposing the building at 2 Navy Street.
- Relocation of OMSR allows for a repurposing of the 2 Navy Street building. The Town has issued an RFP for a seasonal restaurant and that will be further discussed in a report at the August 13, 2024, Council Meeting.
- Opportunity to create a space and environment for OMSR in Bronte harbour at the former Metro Marine building that reflects their current operation and needs, that cannot be accommodated in the older building at 2 Navy Street.
- Although they are relocating to the western end of their territory, their new Hike 34 SAR vessel is 45% faster than their current boat. This significant increase in speed more than compensates for the increased response distance.
- Relocating OMSR to 2508 Lakeshore Rd W will maintain the building's maritime function, aligning with its historical use as a Heritage structure. This move will ensure a productive application of the building, which has several constraints for other potential uses due to its harbour location and heritage designation. Notwithstanding this, the OMSR's use of the building will be limited to only approximately one-third of the buildings total space. As a result, there will still be opportunities to consider additional potential uses, in the remainder of the building space, when the current lease for that portion of the building expires.
- Halton Marine unit is also based out of Bronte so there are potential synergies during search and rescue missions.
- OMSR will maintain a small presence in the building at 2 Navy Street for their radio room on the second floor, but the remainder of the building at 2 Navy Street would be available for a potential community use within the park.

Relocating OMSR will take some time as they must move during their “off-season” (November – March), and the necessary renovations must be completed at 2508 Lakeshore Road W for them to occupy the space and operate out of the new facility. Town Harbours staff will work closely with OMSR to ensure their relocation and future operation is efficient and successful. To meet the target date of Spring 2026 for OMSR to operate out of Bronte harbour, a project timeline of 9-12 months is anticipated based on the following tasks: engage an architectural consultant, undertake the detail design, prepare tender specifications and documents, obtain permits, and undertake construction. The estimated cost for the renovations and improvements is \$1,750,000 and work must be initiated by fall 2024 at the latest. This requires additional funds be added to the 2024 capital budget.

The renovations for OMSR will be done concurrently with “state of good repair” work throughout the building. This cost has already been approved through a previous

capital budget and the 2 projects will be tendered together for greater efficiency and anticipated cost savings.

CONSIDERATIONS:

(A) PUBLIC

The public is not impacted by the relocation of OMSR from 2 Navy Street to Bronte inner harbour (2508 Lakeshore Rd W).

(B) FINANCIAL

Relocating OMSR from 2 Navy Street incurs a capital cost associated with building renovations at 2508 Lakeshore Rd W estimated at \$1,750,000 and requires an increase to the 2024 capital budget. The additional funding required for the OMSR relocation is recommended to be funded from the Capital Reserve. There is no impact expected on the annual operating budget of OMSR.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

This report has been prepared in conjunction with the Facilities, Finance and Legal departments.

(D) COUNCIL STRATEGIC PRIORITIES

This report aligns with Council's strategic priority for Accountable Government.

(E) CLIMATE CHANGE/ACTION

Elimination of an above ground fuel tank and operation in a marine environment at 2 Navy Street is reducing environmental risk for the Town.

APPENDICES:

Appendix A – Layout and location of OMSR new operation in Bronte inner harbour.

Prepared by:

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Recommended by:

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Submitted by:

Paul Damaso, Commissioner Community Services