New Port Colborne
Operations Centre
PUBLIC INFORMATION CENTRE NO. 1
Monday, January 13, 2014
Municipal Class EA Process

• Many projects related to municipal services and infrastructure that are similar in nature, are carried out routinely, and have predictable and mitigable environmental effects are investigated according to the Municipal Engineers Association "Municipal Class Environmental Assessment," (October 2000, as amended 2007 and 2011).

• The Municipal Class Environmental Assessment (Class EA) process categorizes proposed municipal projects according to their anticipated environmental impact, and requires increasingly stringent review requirements as the magnitude of the anticipated environmental impact increases.

• This project will be conducted in compliance with Schedule “C” of the Municipal Engineers Association "Municipal Class Environmental Assessment," (October 2000, as amended 2007 and 2011).
Municipal Class EA Process

**Phase 1**
Identify and Describe the Problem(s)

**Phase 2**
Alternative Planning Solutions
- Identify reasonable alternative planning solutions.
- Evaluate the alternative solutions, taking into consideration environmental and technical factors.
- Identify a preferred solution to the problem(s).

**Phase 3**
Alternative Design Concepts For the Preferred Solution
- Identify alternative designs to implement the preferred solution.
- Inventory natural, social/cultural and economic environments.
- Identify the impact of the alternative designs after mitigation.
- Evaluate alternative designs.
- Identify a preferred design.

**Phase 4**
Environmental Study Report
- Compile an Environmental Study Report (ESR).
- Place ESR on public record for review for 30 days.
- Notify the public and government agencies of completion of the ESR and of the Part II Order provision in the EA Act.

**Phase 5**
Implementation
- Proceed to construction of the project.
- Monitor environmental provisions and commitments.

**Problem Statement**

**Preferred Solution**

**Preferred Design**

**ESR**

**Agency and Stakeholder Consultation**

NEW PORT COLBORNE OPERATIONS CENTRE
CLASS ENVIRONMENTAL ASSESSMENT
Problem Statement

- The City of Port Colborne maintenance operations are currently carried out at two locations:
  - the Central Operations Facility at 11 King Street and
  - the Parks Division at the former Port Colborne Arena at 52 West Side Road.
- The current facilities are undersized and need of upgrading or replacement in order to meet Best Practices for municipal operations activities.
- The former Port Colborne Arena site has been sold and is no longer considered an appropriate location for municipal operations activities.
- The City of Port Colborne has initiated a Class Environmental Assessment to complete a functional preliminary design for a New Operations Centre.
Revisiting the Class EA Process

• A Class EA process was initiated in 2008 and resulted in the decision to plan for a new purpose-built Operations Centre.
• A preferred location at the intersection of Stonebridge Drive and Highway 58 was selected.
• Further investigation of the geotechnical aspects of the selected site determined that it was not suitable for use as an Operations Centre.
• City Council directed City Staff to revisit the process and determine if the City’s needs have changed, and if so, to reflect them in this Class EA process.
Existing Public Works Facility – 11 King Street

Facts & Figures
Staff – 33
Vehicles/Equipment - 33 large pieces
No. of Buildings – 3 + Sand/Salt Dome
Building Space - 12,420 sq. ft.
Site Area – 142,862 sq. ft.
Existing Parks Facility – 52 West Side Road

**Facts & Figures**
- **Staff** – 14 + seasonal
- **Vehicles/Equipment** - 9 large pieces
- **No. of Buildings** – 2
- **Building Space** - 3,884 sq. ft.
- **Site Area** – 17,326 sq. ft.
Existing Conditions

Both facilities are inadequate to meet the Operations Division’s current needs for the following reasons:

• Lack of central facility impacts operations resulting in higher maintenance and operational costs;
• The current space does not meet space needs resulting in difficulties in serving the public at the Operations facilities;
• Congested traffic in yard area at 11 King Street resulting in increased time to load winter control materials;
• Undersized fleet maintenance facilities resulting in some vehicle/equipment services being performed in the yard;
• Outdated HVAC equipment at facilities resulting in poor climate control and air quality;
• Lack of adequate locker facilities for male and female employees resulting in difficulty in maintaining work clothing and general hygiene;
• Lack of dry vehicle and equipment storage resulting in vehicles and equipment being exposed to the weather;
• Facilities are dated and would not meet current Building Code requirements.
• Inadequate site security, particularly at 52 Westside Road;
• Facilities do not address requirements for disabled persons;
• Lands at 11 King Street are leased from St. Lawrence Seaway and long-term liabilities related to previous use are a concern;
• Lack of suitable space for storage of hazardous materials;
• Environmental concerns due to the location relative to the Welland Canal;
• Equipment is isolated to north end of City and access can be an issue during winter control;
• Designated substances in the buildings at 11 King Street cannot be disturbed without undertaking proper procedures and have significant cost implications; and
• No ability to grow and meet future requirements for additional space or equipment.
Facility Requirements

Administration:
• Administration/Management of Staff and Facility
• Reception Area
• Meeting and Training Space
• Filing and Photocopier
• Material Storage
• Lunch Room
• Washroom Facilities
• Utility Areas
• Health and Safety

Fleet Maintenance:
• Maintenance Bays
• Wash Bays

Fleet Maintenance cont.:
• Parts and Tool Storage
• Small Equipment and Machinery Storage
• Vehicle and Equipment Parking (heated and non-heated)
• External areas for vehicle and equipment parking

Employee Facilities:
• Locker, Shower and Change Facilities
• Mud Room
• Dispatch
• Stores (Material Storage)
Next Steps

• Validate existing conditions at both existing sites.
• Validate present and future requirements for the Operations and Parks Departments.
• Undertake a review of potential alternate solutions including the possibility of renovating existing facilities.
• Prepare documentation for the Stage 2 review.
Agency Consultation

The following agencies have been contacted and asked for comment:

- Aboriginal Affairs Canada
- Ontario Ministry of Aboriginal Affairs
- Ontario Ministry of the Environment
- Niagara Escarpment Commission
- St. Lawrence Seaway Management Corporation
- Ontario Ministry of Transportation
- Canadian Coast Guard
- Region of Niagara
- Niagara Peninsula Conservation Authority
- Canadian Environmental Assessment Agency
- Ontario Ministry of Natural Resources
- Ontario Ministry of Tourism, Culture and Sport
- Fisheries and Oceans Canada
- Transport Canada – Marine Safety Services
How to Provide Your Written Comments

- Complete a comment sheet
- By Mail
- By Fax
- By e-mail to pcoc@portcolborne.ca

Please submit comments no later than January 27, 2014

Thank you for your participation!