CITY OF HAMILTON

Hamiton Police Services Board

Report to:  Mayor & Members
           Committee of the Whole
Submitted by: Lois Morin
             Administrator

Date:  June 22, 2010
Prepared by: Lois Morin
           Administrator
           905-546-2727

SUBJECT:  Ancaster Community Policing Centre and Museum Lease Agreement
           (PSB 10-056)

RECOMMENDATION:

That Report PSB 10-056 respecting the Ancaster Community Policing Centre and Museum Lease Agreement be received.

Lois Morin, Administrator
Police Services Board

EXECUTIVE SUMMARY:

The Police Services Board met on Monday, June 21, 2010 and respectfully submits the above recommendation which, the Police Board approved.
SUBJECT: Ancaster CPC and Museum Lease Agreement (City Wide) (PSB10-056)

BACKGROUND:
(see attached report PSB 10-056)

ANALYSIS OF ALTERNATIVES:
(see attached report PSB 10-056)

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:
(see attached report PSB 10-056)

POLICIES AFFECTING PROPOSAL:
(see attached report PSB 10-056)

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:
(see attached report PSB 10-056)

CITY STRATEGIC COMMITMENT:
(see attached report PSB 10-056)

Attachment: PSB 10-056
Ancaster CPC and Museum Lease Agreement (City Wide)

cc Chief Glenn DeCaire, Hamilton Police Service
Deputy Chief Eric Girt, Field Support
Superintendent Michael Shea, Corporate Services
Marco Visentini, Legal Counsel
Ted Mason, Chief Accountant
Bill Farkas, Manager of Real Estate, City of Hamilton
Karen Kelly, Legal Services, City of Hamilton
Councillor Lloyd Ferguson, Ward 12, City of Hamilton
Anna Bradford, Director of Culture, City of Hamilton
HAMILTON POLICE SERVICES BOARD

- RECOMMENDATION -

DATE: 2010 June 21

REPORT TO: Chair and Members
Hamilton Police Services Board

FROM: Glenn De Caire
Chief of Police

SUBJECT: Ancaster CPC and Museum Lease Agreement
(PSB 10-056)

RECOMMENDATIONS:

a) That the Hamilton Police Services Board approve a Lease Agreement between the Hamilton Police Services Board (Tenant) and the City of Hamilton (Lessor), for the purposes of providing a new location for the HPS to operate the Ancaster Community Policing Centre (CPC), as well as provide a permanent home for a Hamilton Police Museum and artifact storage.

b) That the Hamilton Police Services Board authorize the Chair of the Police Services Board to enter into a Lease Agreement, with the City of Hamilton to lease “Tisdale House”, located at 314 Wilson Street, Ancaster, in a form satisfactory to the City of Hamilton Legal Services;

c) That the Lease Agreement for “Tisdale House”, 314 Wilson Street, Ancaster, contain the following terms and conditions:

- **Area:** Approximately 1,050 square feet main floor space for use as a Community Policing Centre and Museum, 735 square feet of basement for artifact storage, and 735 square feet of second floor space for minor artifact storage;

- **Term:** A period of ten (10) years, commencing on July 1, 2010 and expiring on June 30, 2020; and

- **Rental Rate:** $2.00/annum/year, plus H.S.T.
d) The payments will be made from Account #55358-376614.

Glenn De Caire  
Chief of Police

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

FINANCIAL – The rental rate of $2.00 per year, for approximately 2,570 square feet, is a token amount to allow the Police Services Board to utilize the historic "Tisdale House" for the purposes of the operation of a Community Policing Centre and Museum. The proposed ten (10) year lease was acceptable to the staff of Corporate Services, of the Hamilton Police Service, and the City of Hamilton’s Culture and Recreation Department. The rental rate excludes hydro, water usage and heat. These costs are minimal and will be incorporated into the Facilities’ Budget. The lease is exempt from property tax, as it has been deemed a “municipal capital facility”, under By-Law 04-208. The payments will be made from Account #55358-376614.

STAFFING – Police Facilities’ staff will be utilized to complete the renovations and there is no impact on staffing this facility after completion.

LEGAL – A formal Lease Agreement has been drafted by City Legal and is currently being reviewed by the Police Services Board Legal Counsel.

BACKGROUND:

In 2009, the Hamilton Police Service celebrated 175 years of policing with a wonderful Exhibit of history and artifacts, at the Fieldcote Museum, in Ancaster. This display of historic police articles filled the entire Museum and was a collection from many storage areas, station displays, Museum Trailer and personal items belonging to previous members of the Service. The Exhibit was on display for over three (3) months and was reported to be one (1) of the most popular exhibits ever displayed at the Museum. Past Chair of the Police Services Board, Bernie Morelli, promised to find a permanent home for these Exhibits in his closing comments on the opening night of the Exhibit and a working committee was formed.
Councillor Lloyd Ferguson and Director of Culture and Recreation, Anna Bradford, from the City of Hamilton, presented the idea of allowing the Hamilton Police Service to utilize the historic “Tisdale House”, as the permanent home of the Police Museum. At the same time, Police Facilities’ staff were aware of a request to relocate the current Ancaster Community Policing Centre, from the Municipal Centre, at 300 Wilson Street, to a new location, to allow for additional space in the existing Centre. “Tisdale House” is large enough to accommodate both a Museum and a Community Policing Centre; it is also located beside the Old Town Hall which is beside the Municipal Centre. This is important since members of the community identify with the current location of the CPC. The whole municipal square now has an even greater “people” focus.

The original location of the “Tisdale House” was 413 Wilson Street, at the current location of Glendale Motors. The house is the oldest intact house, in the Town of Ancaster, and dates back to the early 1820’s. The house was moved to its present location circa 2000 and placed on a new foundation and basement and has had a new furnace and electrical system installed. It is structurally sound and requires no structural enhancements. The interior space has been gutted of the many renovations and remodeling that had taken place over the past century and a half. What remains is a “marvelously intact c 1825 interior although some minor repairs are required.” (Source The Tisdale House, Ancaster Ontario Historic Structures Report, May 2008, Craig Sims-Heritage Building Consultant-Kingston).

The moving of the facility and restoration work to this point was completed by a local tradesperson who enlisted many volunteers. Unfortunately, this person passed away and the project has remained dormant for many years in an unfinished state. The completion of the project will be spearheaded and completed primarily by Hamilton Police Service Facilities’ staff and Retirees. Funding for the supply of materials will be provided by the Culture and Recreation Department and is reflected in the Lease Agreement. There will be little or no extra cost to the Police Service since the materials will be paid for.

The facility does not have an Ontario Heritage Act designation, likely because it was moved from its original location. The restoration of the house will be completed to ensure that the historical architectural items are preserved and the intact interior is showcased and preserved to protect its’ heritage features. The City of Hamilton’s Culture and Recreation Department will provide guidance and resources to this project, as it is completed.

The house will also conform to requirements of the Ontarians with Disability Act to provide barrier free access and washroom facilities to a newer addition to the rear of the house.
The basement of the house is new, dry and has lots of ceiling height. It will provide a safe storage space for artifacts. The second storey loft will be left unfinished and be used for storage also. It is accessed by a very steep, but architecturally significant staircase that should not be altered. The pitch of the roof and knee wall location makes the loft space unacceptable for display or public access. None of the original walls will be moved as part of this project.

This shared use facility will provide a wonderful opportunity to combine the Museum, staffed by Retirees and a Community Policing Centre, staffed by officers and volunteers, to showcase our history, while preserving and showcasing the oldest building in Ancaster/Hamilton.

GD/D. Bowman
Attachment: Sketch – Alterations to Tisdale House, Ancaster, Ontario

cc: Deputy Chief Eric Girt, Field Support
    Superintendent Michael Shea, Corporate Services
    Marco Visentini, Legal Counsel
    Ted Mason, Chief Accountant
    Bill Farkas, Manager of Real Estate, City of Hamilton
    Karen Kelly, Legal Services, City of Hamilton
    Councillor Lloyd Ferguson, Ward 12
    Councillors for the City of Hamilton
    Anna Bradford, Director of Culture, City of Hamilton