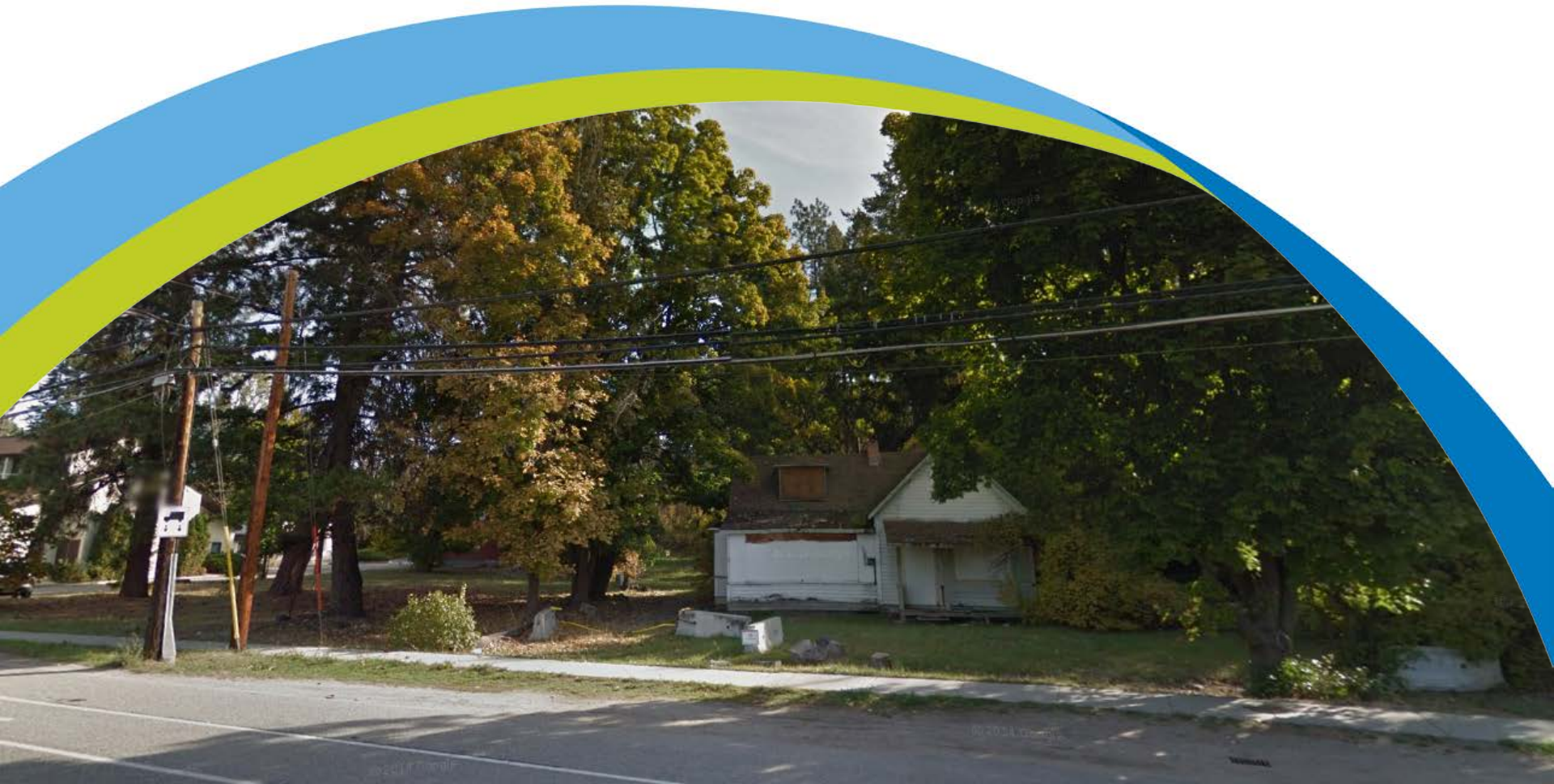
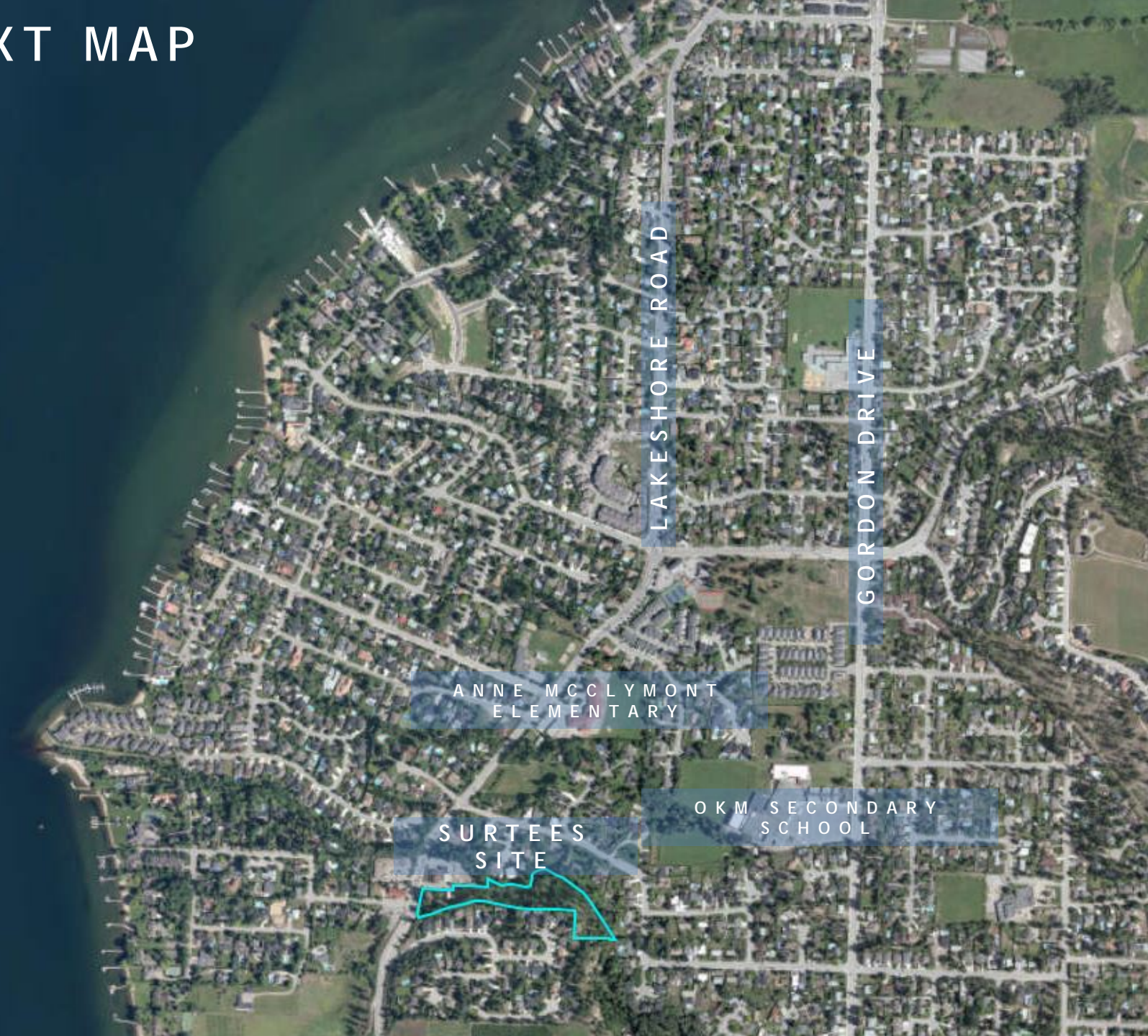


SURTEES PROPERTY: ADAPTIVE RE-USE PROPOSAL

4629 Lakeshore Road



CONTEXT MAP



LAKESHORE ROAD

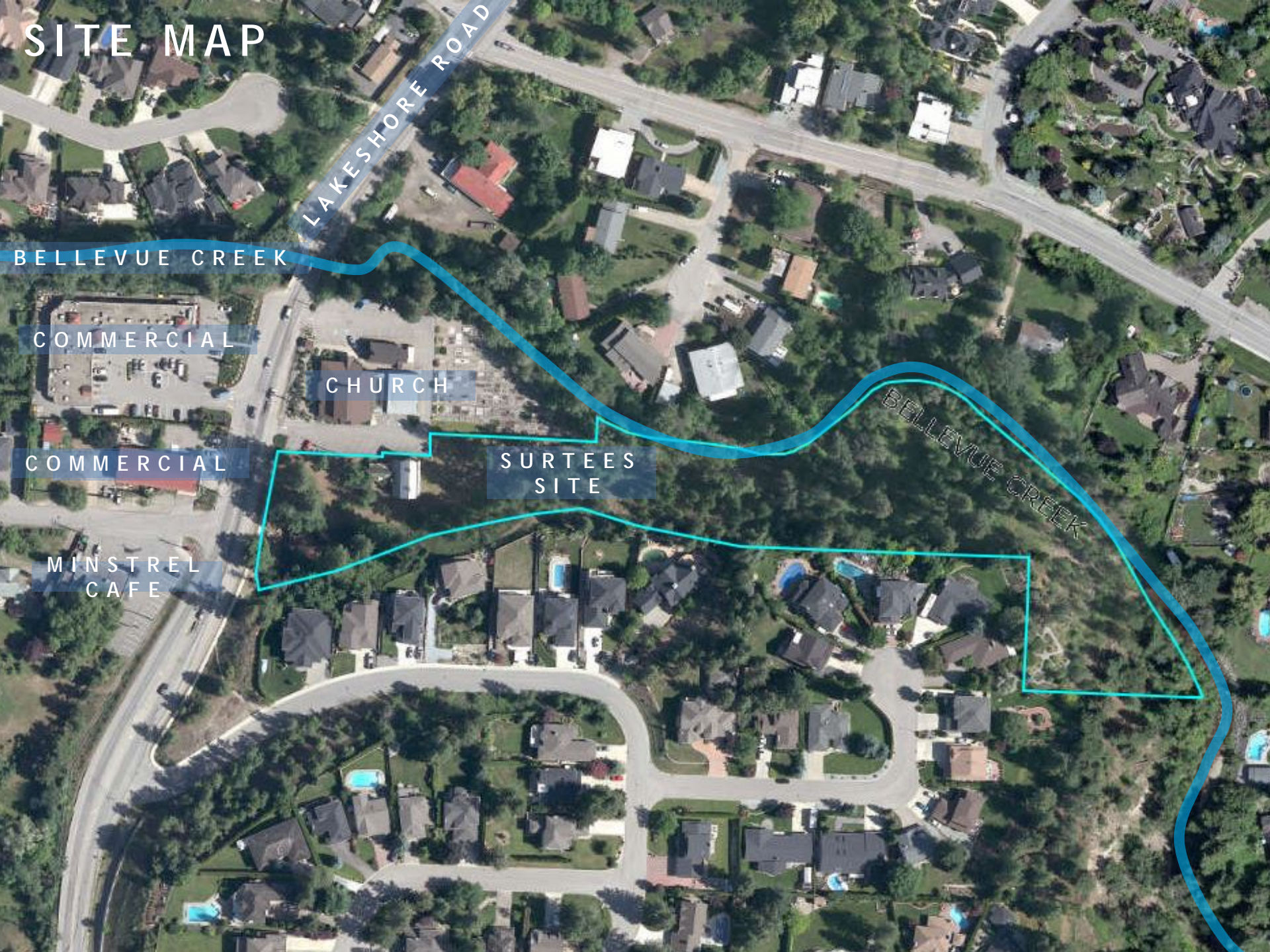
GORDON DRIVE

ANNE MCCLYMONT
ELEMENTARY

SURTEES
SITE

OKM SECONDARY
SCHOOL

SITE MAP



LAKESHORE ROAD

BELLEVUE CREEK

COMMERCIAL

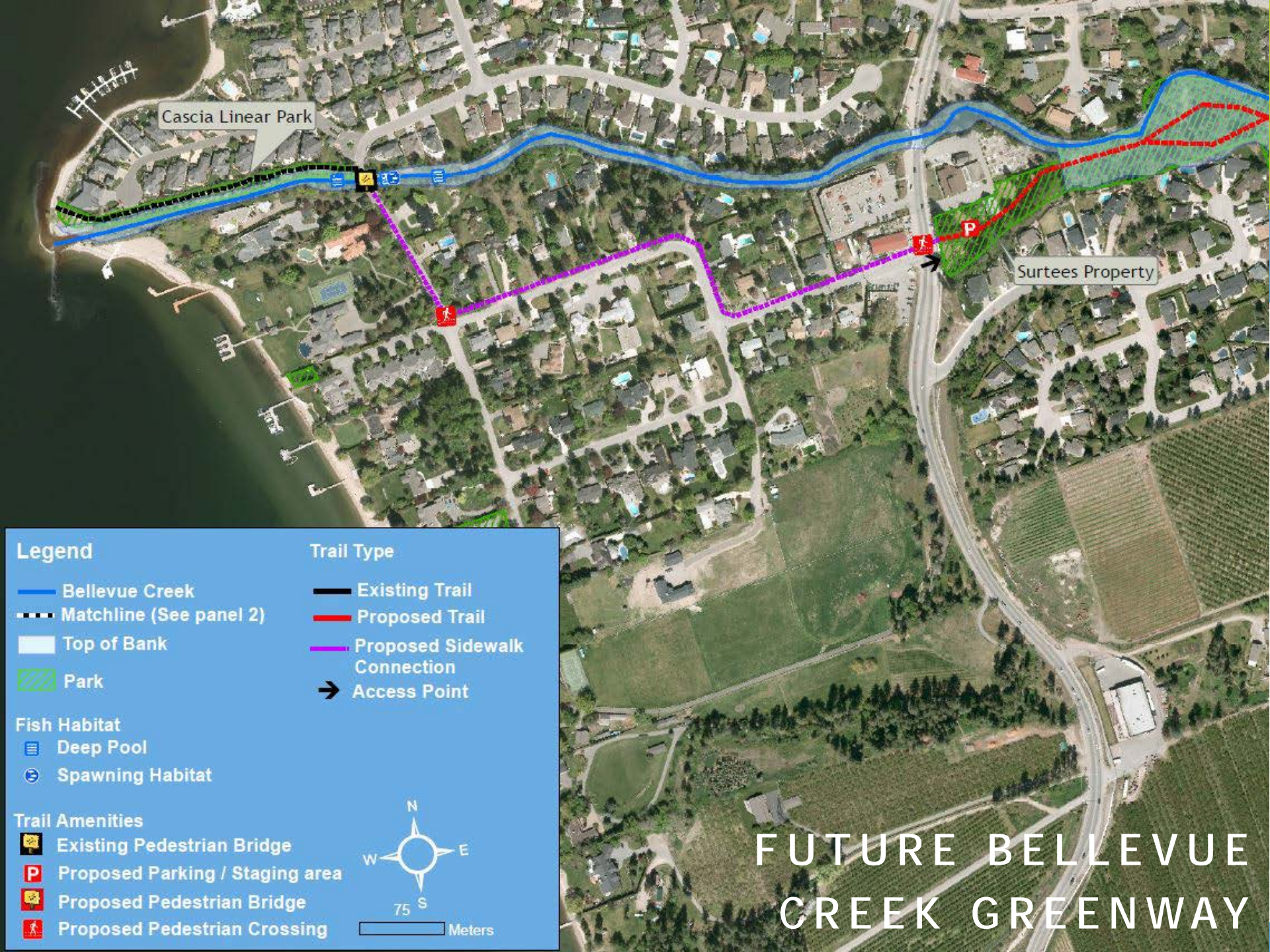
CHURCH

COMMERCIAL

SURTEES
SITE

MINSTREL
CAFE

BELLEVUE CREEK



Cascia Linear Park

Surtees Property

Legend

- Bellevue Creek
- Matchline (See panel 2)
- Top of Bank
- Park

Trail Type

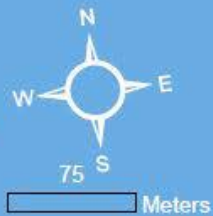
- Existing Trail
- Proposed Trail
- Proposed Sidewalk Connection
- Access Point

Fish Habitat

- Deep Pool
- Spawning Habitat

Trail Amenities

- Existing Pedestrian Bridge
- Proposed Parking / Staging area
- Proposed Pedestrian Bridge
- Proposed Pedestrian Crossing



FUTURE BELLEVUE
CREEK GREENWAY

SUBJECT PHOTOS



Surtees Homestead



Surtees Barn

PARTNERSHIP DETAILS

- ▶ Restoration of Surtees Barn & Homestead
 - ▶ Adaptive re-use
 - ▶ Heritage preservation
- ▶ 75 year lease of Surtees Barn & Homestead
- ▶ 75 year lease allowing +/-2,200sf new commercial building
- ▶ +/- \$200,000 compensation to City for lease value

TRANSPORTATION IMPACTS

- ▶ Lakeshore/Collett Rd roundabout
 - ▶ Long-standing Transportation priority
 - ▶ Access to Bellevue Creek linear trail park
 - ▶ Key to success of adaptive re-use proposal



PARTNERSHIP BENEFITS SUMMARY

- ▶ Preservation and adaptive re-use of two historically significant buildings
 - ▶ no cost to City
- ▶ Maintenance of heritage buildings
 - ▶ no cost to City
- ▶ Strengthening viability of local commercial node
- ▶ Development of Bellevue Creek linear park trailhead
- ▶ Intersection improvements in form of roundabout

COST-BENEFIT ANALYSIS

	Option A Proposed MOU	Option B City Led Initiative
Heritage Restoration Costs	\$0	\$534,000
Transportation Costs	\$850,000	\$850,000
Total Costs	\$850,000	\$1,384,000
Less: lump-sum lease payment	\$200,000	\$0
Net Costs to City	\$650,000	\$1,384,000

Note: Option B is based on stabilization and preservation of the heritage buildings only; cost associated with making the buildings useable and accessible to the public are not included.

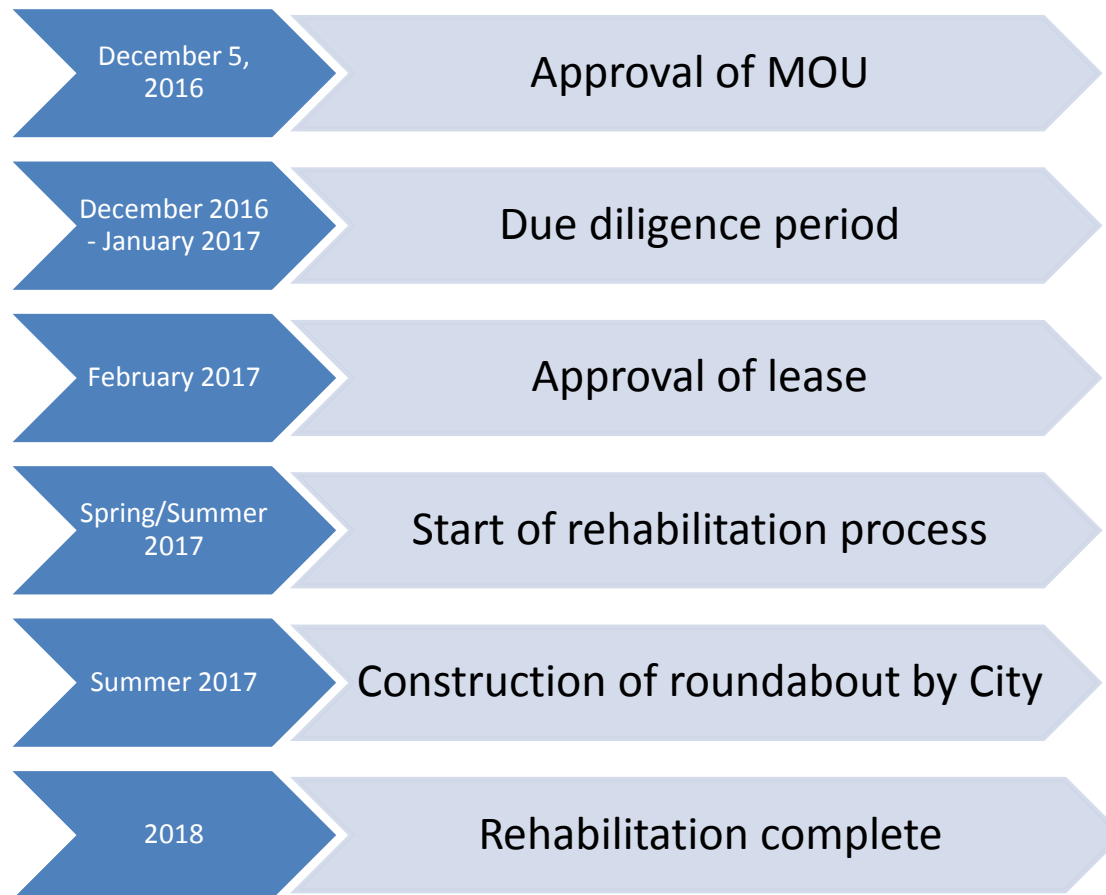
Note: Operating and Maintenance cost savings associated with Option B not included in the analysis.

DEVELOPMENT PROCESS

- ▶ Guided by Heritage Revitalization Agreement
- ▶ No rezoning or change in future land use
- ▶ Heritage Advisory Committee approval
- ▶ Council approval



PARTNERSHIP TIMELINE



HIGH LEVEL CONCEPT

