



Community Open House **November 18, 2025**

Open House Agenda

3:30 p.m. Welcome & Board Viewing:

- Sign in, receive dots, explore information boards, staff available for questions.

4 p.m. Short Presentation and Q & A:

- Deputy Mayor Keith Bell to provide a brief summary.

Immediately Following the Presentation:

- Dot-voting activity: use your coloured dots to share your priorities and perspectives.
- Complete the survey.

4:30 p.m. Visioning Activity (optional)

Stay for a lightning round visioning activity to provide your ideas about the properties and Brechin.



About the Properties

- 2287 & 2291 Highway 12 (St. Andrew's Hall & the former Standard Bank)
- Both built in the 1900s
- Township purchased properties in 2023 for \$650,000 & \$110,500
- ~8,166 sq. ft. combined
- Both vacant
- Adjacent to Highway 12 (MTO jurisdiction)

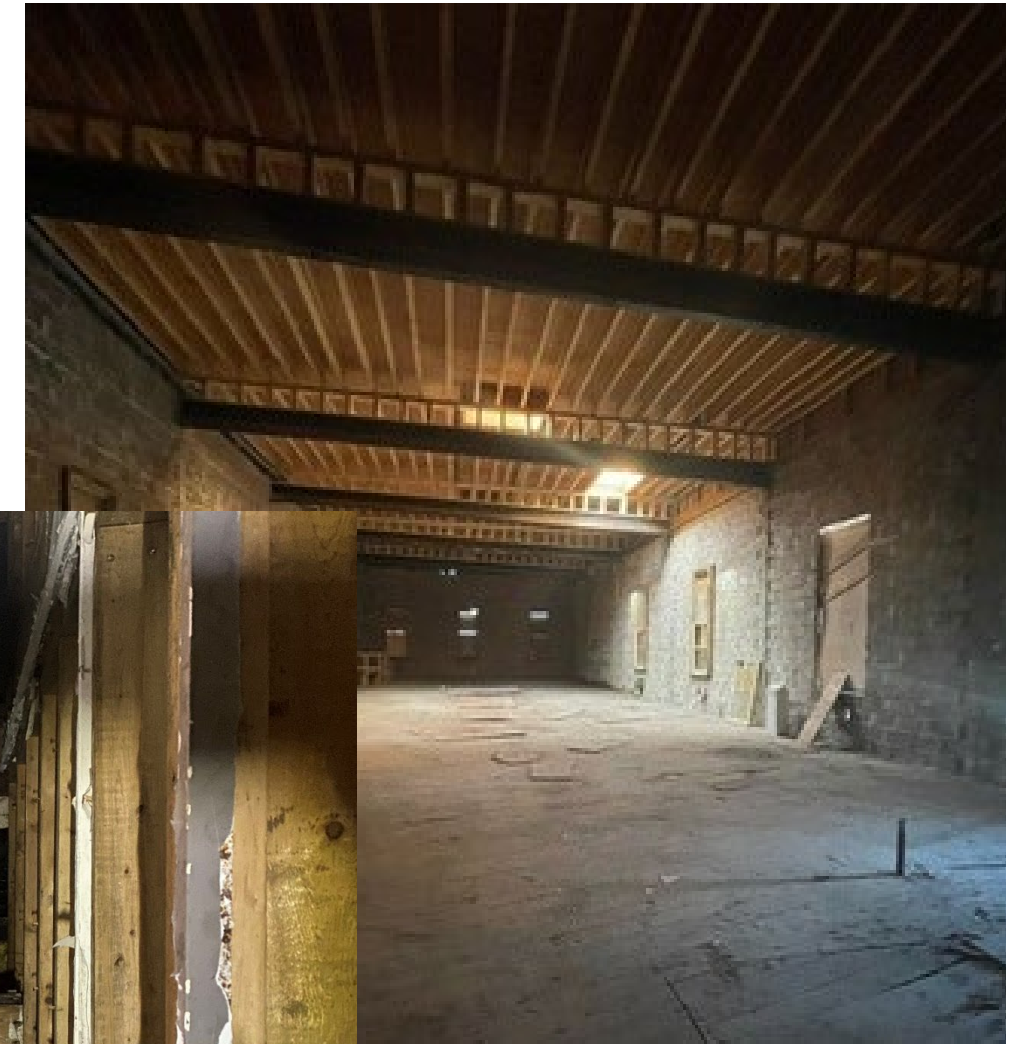
About the Properties

- St. Andrew's Hall – wagon repair shop, dealership, parish hall
- Former Standard Bank – early 1900s bank, later small businesses
- Both culturally significant but not heritage designated



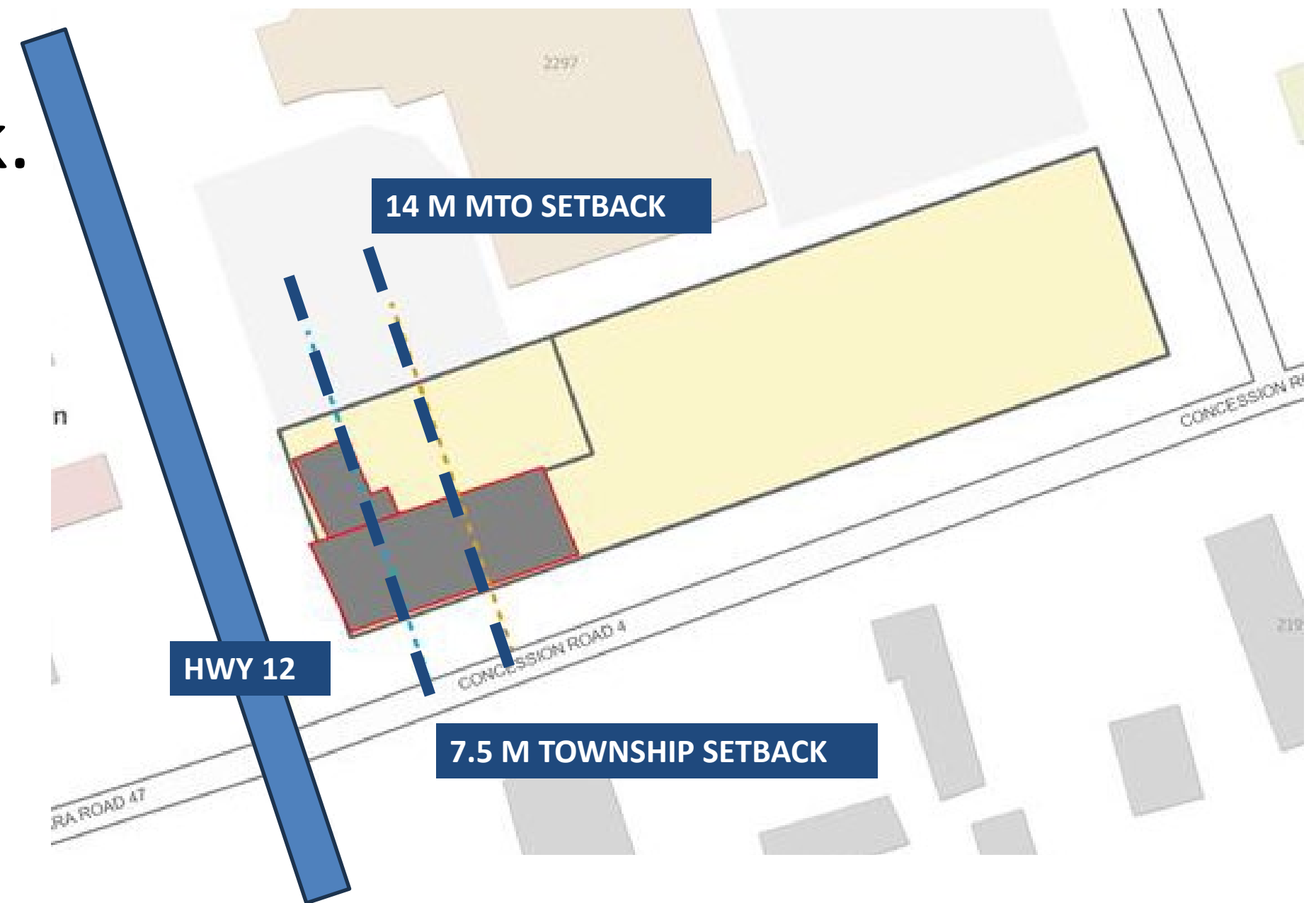
Condition of Buildings

- Structural deterioration
- Outdated/missing systems
- Water infiltration, cracked masonry
- Not accessible or code compliant



MTO Setbacks

- Buildings sit inside MTO setback.
- MTO setback is 14 metres.
- Township setback is 7.5 metres.
- Relocation/reconstruction required.
- Only cosmetic work allowed without triggering MTO requirements.



High-Level Cost Estimates

- ~\$400,000–\$700,000 to move buildings
- ~\$160,000 for demolition
- Full scope has not yet been determined or priced.
- Full renovation costs to be determined depending on scope.
- Does not contemplate costs such as potential environmental remediation.



Funding to Date

- RED Program – up to \$148,780.
- GICB application – not successful.
- The Township continually evaluates grant opportunities to pursue.
- No capital funding secured for redevelopment to date.

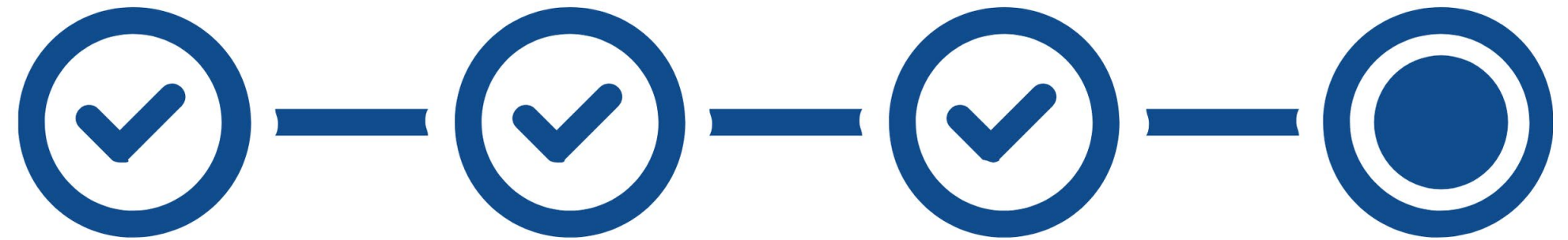


Community Input

- Preferred future uses
- Support for redevelopment
- Funding opportunities
- Alternative options
- Amenity priorities

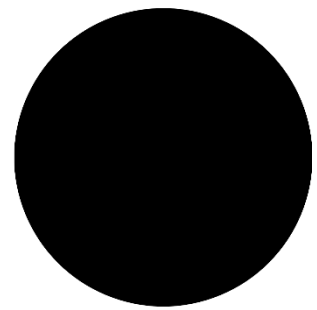


Next Steps



- Survey closes November 21, 2025.
- Staff summarize feedback and report back to Council.
- Continue to assess grant opportunities.
- More engagement if development proceeds.

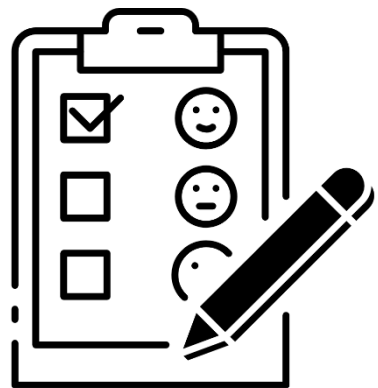
Open House Activities



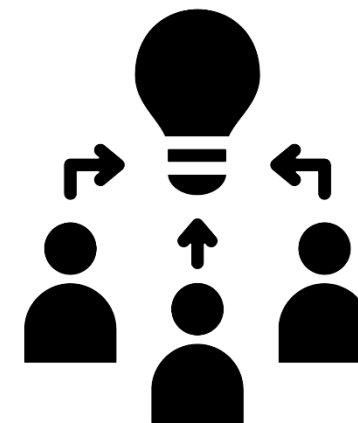
Dot voting stations.



Speak with staff.



Take survey.



Lightning round
visioning session.

Questions?