
HALDIMAND COUNTY

Report PWO-02-2019 Hagersville Library and Active Living Centre Infrastructure Grant Application

For Consideration by Council in Committee on October 29, 2019



OBJECTIVE:

To receive Council approval to submit a grant application to the Investing in Canada Infrastructure Program (ICIP) for a potential Hagersville Library and Active Living Centre project.

RECOMMENDATIONS:

1. THAT Report PWO-02-2019 Hagersville Library and Active Living Centre Infrastructure Grant Application be received;
2. AND THAT the submission of an application for the Hagersville Library and Active Living Centre project to the Investing in Canada Infrastructure Program grant program, be approved.

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Respectfully submitted: Philip Mete, P. Eng., General Manager of Public Works Operations

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

In September 2019, the provincial and federal governments released \$1 billion in federal grant funding through the Investing in Canada Infrastructure Program (ICIP) for Community, Culture & Recreation (CCR) projects. Proposals considered under the CCR must improve access to and/or quality of community, cultural and recreation infrastructure. Grant funding for projects is provided on a cost-sharing basis as follows: federal government 40%, provincial government 33.33% and 26.67% from the applicant. Projects must be substantially completed by March 31, 2027, and the deadline for applications is November 12, 2019. Ministry representatives involved in administering the CCR process have indicated they expect there will be significant uptake and competition for this funding.

Staff are requesting Council's approval to submit an application to the ICIP for a new, co-located Hagersville Library and Active Living Centre, currently identified to be constructed on the Hagersville Arena/Grant Kett Park site.

BACKGROUND:

In March 2018, the provincial and federal governments signed an agreement for \$11.8 billion in federal funding through the Investing in Canada Infrastructure Program (ICIP) in four program areas: (i) Transit; (ii) Green; (iii) Rural & Northern; and, (iv) Community, Culture & Recreation. The grant program is based on a cost-sharing model with each partner (federal, provincial and proponent) contributing to a project.

In September 2019, \$1 billion in funding opened for proposals within the Community, Culture & Recreation (CCR) stream; the outcome of the CCR is to support projects which improve access to and/or quality of community, cultural and recreation infrastructure. Funding will be provided on a cost-

sharing basis with the federal government providing up to 40% in funding towards a project, the province 33.33% and, in this case, the municipality contributing 26.67%. Projects must be substantially complete by March 31, 2027 and the deadline for applications is November 12, 2019.

Funding will be available for two types of capital projects:

1. Rehab and Renovation Projects (project cap of \$5 million); and,
2. Large Scale Multi-Purpose Facilities (project cap of \$50 million).

Eligible assets within these categories include:

- Recreation Facilities (e.g. hockey arenas, multi-purpose recreation centres);
- Cultural Facilities (e.g. theatres, libraries, museums, cultural centres);
- Community Centres/Hubs (e.g. multi-purpose community spaces offering a variety of services); and,
- Education and Health Facilities Advancing Truth and Reconciliation Commission Calls to Action.

Applications will first be assessed by the province using the following policy objectives:

- Meets community and user needs;
- Promotes good asset management;
- Represents good value for money; and,
- Improves accessibility.

Projects which focus on vulnerable populations (e.g. low income persons) and Indigenous peoples will be given additional consideration as part of the process.

Proposals which are supported at the provincial level will be submitted to the federal government for review and potential approval. The estimated timeline for approvals is winter 2020 from the provincial government and spring/summer 2020 from the federal government. Projects must be substantially complete by March 31, 2027.

Having reviewed the criteria for this funding program, staff are recommending the submission of an application within the Large Scale Multi-Purpose Facilities stream for the construction of a new, co-located Hagersville Library and Active Living Centre.

ANALYSIS:

The Community, Culture & Recreation (CCR) stream of the Investing in Canada Infrastructure Program (ICIP) supports the creation of community infrastructure that is publicly accessible, multi-purpose and brings together a variety of different services, programs and/or social and cultural activities to reflect local community needs.

Proposals will be reviewed according to the following criteria:

- 1: Community Need;
- 2: Funding Need for Proposed Project;
- 3: Provincial Land-Use Planning;
- 4: Efficiencies Through Joint Projects;
- 5: Project Readiness;
- 6: Financial Risk Assessment and Due Diligence;
- 7: Organizational Capacity for Implementation;
- 8: Developed Operation Plan; and,
- 9: Accessibility.

Having reviewed the criteria, staff recommend Haldimand County submits an application within the Large-Scale Multi-Purpose Facilities category for the construction of a new, co-located Hagersville Library and Active Living Centre. Staff have preliminarily identified a location on the Hagersville Arena/Grant Kett Park site on the basis that these additional uses would complement the existing arena and ball facilities, and would create an integrated community hub.

The proposal supports several current County priorities and initiatives, including:

1. Council's direction for the creation of Youth and Seniors Advisory Committees to enhance the programs and services within these key growing demographic populations; and,
2. The County's recently-completed Parks and Recreation Service Plan, which is intended as a guideline for renovating and developing municipal assets to enhance quality of life indicators in the areas of healthy and active living.

The current Hagersville Library—while enjoyed by local residents—is limited in terms of programming and service spaces, accessibility and parking. Council has included, in the Tax Supported Capital Budget, funding in 2019 (\$52,000) for a feasibility study related to creating a more efficient and accessible Library for the community in the coming years and has identified approximately \$3.5 million for construction in 2020.

Hagersville is also limited in terms of accessible public buildings/spaces for other recreation, leisure and community socialization pursuits. The Hagersville Community Centre is more than 100 years old and, while it has been renovated to meet building and fire codes, it remains difficult to access and would not meet future Accessibility for Ontarians with Disabilities Act requirements (and could not be renovated to do so). While the Community Centre is well-utilized for meetings and smaller events, residents would benefit from additional public spaces for other types of programming, particularly related to recreation, arts and culture, healthy living activities and socialization. The only other public meeting space in the community is the Almas Room, on the second floor of the Hagersville Arena, which is limited in size and amenities for any type of programming.

The potential of an Active Living Centre (ALC)—which takes a holistic approach to personal well-being and combines physical activity with mental, spiritual and social engagement—co-located with the Library, would meet this gap in service. As well, it would offer the possibility of enhanced partnerships with local community groups and agencies to provide programming and service (e.g. life skills classes such as cooking to create healthy and affordable meals, health and wellness workshops, financial management, etc.). The multi-purpose-designed ALC would support multi-generational (children, youth, adults, seniors) programming in the areas of fitness and leisure, socialization, health and wellness, lifelong learning, arts and culture and much more.

The proposed location of the new facility—preliminarily identified as being situated on the Hagersville Arena and Grant Kett Park property—offers the synergies of enhanced recreation, socialization, community engagement and tourism opportunities. While adjacent and walkable to the downtown, the Park is an oasis of green space suitable for many types of library, leisure and cultural programming and the hosting of special events and activities for all ages, abilities and incomes.

Staff have begun to create a potential design plan for the co-located Hagersville Library and Active Living Centre on the site. It is expected that, should this grant application be successful, significant community consultation will be conducted with stakeholder and potential partner groups to develop the details of the project, including design and operating opportunities.

At this time, the Hagersville Library and Active Living Centre, as proposed, would have an estimated combined budget of \$9.8 million (Attachment 1), with the County's contribution amounting to approximately \$2.6 million.

The County has had success co-locating similar facilities with the recent opening of the Library + Heritage Centre in Cayuga, which has been extremely well-received by the community and visitors, and has become a popular destination for library and cultural programming.

FINANCIAL/LEGAL IMPLICATIONS:

The Council Approved Tax-Supported Capital Budget and Forecast for the years 2019 to 2028 includes the Hagersville Library Replacement (C.773.0017) \$52,600 (for a feasibility study) in 2019 and \$3,448,500 (for replacement) in 2020. The Capital Budget and Forecast does not include funding for an Active Living Centre, which would be a new asset, intended to be constructed only if third-party external grant funding is made available (for example, through the Investing in Canada Infrastructure Program). The following chart outlines the projected budget to be reflected in the grant application. It should be noted the grant application excludes applicable taxes, as this is considered an ineligible cost:

Proposed Facility	Projected Budget (excluding applicable taxes)	Max. Federal Funding (40%)	Max. Provincial Funding (33.33%)	Min. Municipal Funding (26.67%)
Library	\$5,368,703	\$2,147,481	\$1,789,388	\$1,431,834
Active Living Centre	\$4,431,297	\$1,772,519	\$1,476,952	\$1,181,826
Total:	\$9,800,000	\$3,920,000	\$3,266,340	\$2,613,660

The Hagersville Library replacement construction included within the Council Approved Tax-Supported Capital Budget is outlined below:

Hagersville Library Replacement	Current Approved Budget
Expenditures:	
Building Replacement	\$3,448,500
Total Expenditures	\$3,448,500
Financing:	
Debt	\$2,759,400
DCRF Library	\$21,400
Library Reserve	\$137,100
DCRF Library Debt	\$530,600
Total Financing	\$3,448,500

The proposed Library replacement project, as shown in the Capital Budget, currently estimates the use of Development Charges. It is unknown, at this time, if this project would be eligible for funding from the new Community Benefit Charge. As well, the remainder of the project is expected to be debt financed as there are insufficient funds available within the Library Reserve Fund.

As this project is not included in the capital forecast, this additional infrastructure will ultimately impact the County's existing long-range capital funding plan, as future repairs and maintenance will be required, as well as future replacement of the asset. Associated operating costs are currently unknown, but would likely include an increase to the Tax-Supported Operating Budget.

If the County is successful with this grant application, a further report to Council will be brought forward outlining the specific details of the Active Living Centre as well as any revisions required to the existing Hagersville Library Project budget, otherwise the existing Hagersville Library project will remain in the budget.

STAKEHOLDER IMPACTS:

This proposal is being developed by staff from the following Departments: Community & Development Services, Engineering & Capital Works, Financial & Data Services and Public Works Operations.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Hagersville Library and Active Living Centre Cost Summary.