
HALDIMAND COUNTY

Memorandum CAO-M02-2021 Hagersville Library and Active Living Centre For Consideration by Committee of the Whole on March 4, 2021



To: Mayor Hewitt and Members of Council
From: Craig Manley, MCIP, RPP, Chief Administrative Officer

Project: Hagersville Library and Active Living Centre

Timing: 2024

Cost: \$10.3 million

BACKGROUND:

The existing Hagersville Library—while enjoyed by local residents since 1945—is limited in terms of accessibility, programming and services spaces and parking. The existing Library was scheduled to be replaced in 2020 in the Capital Budget (\$ 3.795 million funded from debt). Hagersville also has a shortage of accessible public buildings/spaces for recreation, leisure and community socialization. In particular, the current Community Hall is approximately 100 years old and has challenges for accessibility and functionality.

The combined Hagersville Library + Active Living Centre is in keeping with Haldimand County's facility and service planning to create co-located community hubs that maximize service delivery to a diverse population. In 2019, the County opened its first co-located facility, which serves as the service delivery model for the proposed building. The Cayuga Library + Heritage Centre has been widely-praised by residents and visitors for its multi-purpose/ multi-generational design principles (new cultural, genealogy and socialization spaces), functionality, access and efficiency.

Hagersville has been identified as being the second-fastest-growing urban community in Haldimand County—particularly for youth and seniors—with the second-lowest individual income average. It is anticipated the town will grow by 30% from its current population of 3,100 by 2026. The project—which will also serve the neighbouring towns and hamlets of Springvale, Garnet and Nelles Corners—builds on existing operating partnerships (Haldimand Abilities Centre, Chamber of Commerce) to create new and accessible (low cost, no cost) programming and will provide contemporary community facility space for this growing area.

In 2020 the County delayed the replacement of the Library in order to apply for Green Infrastructure funding to help facilitate the construction of this new integrated facility to be located in Hagersville's Grant Kett Park—which is already the site of the Arena and three ball diamonds as well as the natural amphitheatre used for events such as Hagersville Rocks. This application was unfortunately unsuccessful, however, the overall need and concept continue to be viable and is proposed to be included in the Capital Budget in 2024 to be funded through a combination of Development Charges, community fundraising and debt financing.

The Concept:

The Library + Active Living Centre is a combination of library/community hub space, community meeting space, gymnasium, community hall, cultural display space. As currently designed it would be a 1182 sq. m. multi-use facility incorporating a 667 sq. m. Library and a 515 sq. m. Active Living Centre.

Features include: flexible arts and culture exhibit spaces; programming, educational, and meeting spaces of varying sizes; a commercial kitchen; youth, children and seniors spaces; attached outdoor pavilion space; and, washroom facilities that serve the building and users of the surrounding Park amenities. The Hagersville Library + Active Living Centre will offer an innovative and cost-efficient approach to service delivery that will serve the needs of this growing community for decades to come. The design incorporates fully-accessible, flexible and functional public spaces for multi-purpose (small- or large-group activities) and multi-generational activities. It will be located centrally in the community, within walking distance to multiple neighbourhoods and amenities.



It is critical to note that the current concept, size and functions is preliminary and that prior to construction further community consultation, needs analysis and design work and construction costing is required.

Funding:

The following fund sources are proposed for the new integrated facility. We separate the funding for each project component for budget purposes to follow the Ontario Financial Information Return (FIR) reporting categories.

Funding Source	Library	Active Living Centre	Total
239200 - Donations	578,620	453,720	1,032,340
267400 - Library Reserve Fund	2,900		2,900
266000 - DCRF Leisure Services		4,083,480	4,083,480
276200 - DCRF Library Debt	780,750		780,750
248000 - Debenture Proceeds	4,423,930	-	4,423,930
260500 - CRR Community Halls		2,200	2,200
	5,786,200	4,539,400	10,325,600

The Active Living Centre component is a new facility, so is primarily funded from Development Charges (DC's) and with the required Community Fundraising Donation no additional debt funding is required. The Library component is a replacement which only has a small amount eligible for DC funding. The unfunded balance after all other sources funding (DC's, Donations) is funded from Debt.

It is important to note that the construction of this facility **is dependent upon the community raising approximately 10%** of the total construction cost - **\$1 million** before construction occurs. This can include traditional fundraising as well as the sale of the existing community hall asset owned by the Hagersville Chamber of Commerce. This quantum is consistent with the community fundraising that was required for the Dunnville and Cayuga Arenas which were a similar overall cost. Current County policy is that the funds be 'in hand' as opposed to simply be pledged before construction occurs.

Proposed Timing:

The introduction of significant new projects into the Capital Program needs to align with the long term funding strategy and be introduced when the financial room available to accommodate it. A careful review of this critical principle indicates that the earliest the project could be implemented is 2024.

This timing also reflects that:

- It is a significant and complex capital project and that approximately 24 months is required to complete the detailed design, engineering, community consultation to finalize the design and procurement process to prepare bid documents, review submissions and select the contractor; and
- The capacity of the community to raise the required community contribution of \$1 million given other competing needs and the timing required to achieve this.