



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: March 13, 2023

Subject: SRREC 23.04 Paisley Community Centre – 2nd Floor Library and Multi-Purpose Recreation Space

Report from: Carly Steinhoff, Park, Facilities and Recreation Manager

Appendices: Appendix A – Paisley Community Centre 2nd Floor Drawing, Appendix B and C – Photos of Existing Paisley Library and 2nd Floor of Paisley Community Centre

Recommendation

Be It Resolved that Council hereby,

1. Recommend to proceed with a Request for Proposal (RFP) for the renovation of the 2nd Floor of the Paisley Community Centre to include space for the Paisley Library and multi-purpose recreational space to an upset limit of \$453,863 from 21-RECC-0013;
2. Support the submission of an application to the Building Communities Through Arts and Heritage - Legacy Fund if it is determined that the renovated Community Centre 2nd Floor Library/Recreational space is an eligible project; and
3. Provide a copy of this report and recommendations to Bruce County.

Report Summary

Over the last few years, staff have been working with the County of Bruce regarding the need to address the future needs of the existing Paisley Library to provide enhanced/additional library space that allows for more programming and library services to the community.

The current Paisley Library is located in a municipally owned building which was purpose built for a library in 1967. The space is approximately 900 sqft and does not currently meet accessibility requirements for the entrance and washroom facilities.

Due to the limited configuration of the space, library programming and the provision of other related services are a challenge.

Historically, it was identified that in order to address these needs the most suitable solution was to relocate the Library to the 2nd floor of the Paisley Community Centre. Funding to support this relocation and renovation of the space was identified in the capital budget. Staff were also successful in obtaining a grant to support some of the expected costs.

In addition, another grant was received to support the installation of a new elevator that could service the library and other users of the 2nd floor of the Paisley Community Centre. The installation of this elevator is scheduled for later this year.

Due to past difficulties in tendering for the construction of this space another option was to consider renovating the current library location by adding 500 sqft onto the space. It came to our attention that the costs for this option but be eligible for a Federal Grant - Building Communities Through Arts and Heritage - Legacy Fund. This program supports projects that are celebrating a milestone and are supportive of Arts and Heritage. Paisley is celebrating its 150 years of incorporation in 2024 and this project might be suitable for a grant of this nature.

Staff have had conversations regarding potential funding from the Federal Department of Canadian Heritage to commemorate the Village of Paisley's 150th anniversary and from initials comments were encouraged that this might be an eligible project.

Staff are seeking Council direction on the preferred approach to providing Bruce County with additional library space that meets their identified needs.

Background

Beginning in 2019, there were discussions with Bruce County Library regarding the Library's current space and potential solutions to assist with the small size and ongoing accessibility issues that come with the building. At that time, Bruce County Library staff were supportive of the potential renovation to the upper level of the Community Centre that would give the Library a new permanent home with increased square footage, accessibility, and the potential to create more of a community hub space. Staff were able to obtain a grant through the Investing in Canada Infrastructure Program Covid Stream to support \$100,000 of the project costs. Staff have published a Request for Proposal on three (3) separate occasions for this project to be completed and no proposals have been received to date.

Municipal staff have had ongoing meetings with Bruce County Library staff to discuss the future of the Library, as their staff today have concerns with the potential move to the upper level of the Community Centre. Their concerns include accessibility for patrons, noise from the building, lighting, the second level not being an ideal location to operate their business and that the increase of size is not enough for their operations.

Staff have worked to address these concerns, including the purchase and installation of a new elevator, and working with the contractor who will be installing the elevator to address some of the other concerns while staying within budget.

Staff also spoke with Bruce County Library staff regarding the potential addition of the 500 square feet onto the current Library building. This addition would include accessibility upgrades to both building entrances and to the washroom. Bruce County staff were more supportive of this idea, as the land where the building sits is more conducive to outdoor activities during the summer months and is located on the ground level of Main Street.

Staff brought a report to Council in February regarding potential grant opportunities, which included an application to the Legacy Fund to apply for the Library building.

Staff are continuing to investigate the Legacy Fund to determine if an application would also be considered for the Library to be relocated to the Community Centre.

Analysis

Staff are recommending continuing with the original plan to move the Library into the Community Centre, as that was the basis of the ICIP funding. Council has discussed the dedicated rental income from Bruce County Library into the Community Centre being beneficial for the building moving forward.

Additionally, with the installation of the new elevator, it has been determined that the Library will receive increased space, more accessibility and have the opportunity to utilize the remainder of the floor for expanded programming. The Municipality will retain the remaining portion of the upper level, including hall area, washrooms, kitchen, and curling club lounge. This space could be used for multiple purposes such as for youth meetings, viewing lounge, recreational and meeting space, etc.

At the time of this report, there are no future plans with the building that the Library currently utilizes, but staff will bring a future report to the Council with recommendations for that building and lands.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding/Link to Procurement Policy

The Municipality has received \$100,000 from the ICIP Covid Stream to support this project. Included within the 2023 Capital Budget as project 23-RECC-0037 Paisley Library Renovation.

Should Council approve this report, staff are suggesting reallocating this project to project 21-RECC-0013 Paisley Community Centre 2nd Floor Renovation. The following charts shows the revised capital budget.

2023 Capital Budget

Project	Description	Expense	Grant	Financed by:	
				2022 Reserves	2023 Reserves
21-RECC-0013	Paisley Community Centre 2nd Floor Renovation	203,863	100,000	103,863	
23-RECC-0037	Paisley Library Renovation	500,000	250,000	100,000	150,000

2023 Capital Budget Proposed Revision

21-RECC-0013	Paisley Community Centre 2nd Floor Renovation	453,863	100,000	203,863	150,000
--------------	-----------------------------------------------	---------	---------	---------	---------

Staff are prepared to bring an additional report to Council when a contractor has provided a proposal to staff regarding the renovation of the upper level of the Community Centre.

Approved by: Sylvia Kirkwood, Chief Administrative Officer