



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: March 11, 2024

Subject: Paisley Library Relocation Project and Current Building Update

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

Appendices: Appendix A – Existing Paisley Library Property & Photos

Appendix B – Paisley Community Centre 2nd Floor Renovation Photos

Recommendation

Be It Resolved that Council hereby,

1. Consider the options provided within this report regarding the future of the current Paisley Library building (274 Queen Street South) and direct staff to investigate the preferred option for this building and property and prepare a future Council report.

Report Summary

This report will provide an update to Council regarding the progress of the Paisley Community Centre and Library relocation project, and the status of the current Paisley Library building (274 Queen Street South – see Appendix A) and provide options for the current building and property moving forward.

Background

Relocation of Paisley Library to the 2nd Floor Paisley Community Centre and Elevator Installation

Progress at the Paisley Community Centre continues to move ahead. The flooring has been replaced throughout the hall and library areas. See Appendix B.

New windows have been installed, upgrades to heating, ventilation and electrical continue to take place, and trim, doors and painting are ongoing.

The installation of the new elevator continues, and staff are anticipating the arrival of library furnishings during the month of March. Staff are expecting that this project will reach substantial completion by the end of March or early April, and it is anticipated that the Paisley Branch of the Bruce County Library will move to their new space in May.

Exterior locations signage identifying the new location of the library is also currently under review and final concepts will be shared with Council once available.

Paisley Library Building (274 Queen Street South, Paisley)

Council will recall that a grant was received for the current Library building to enhance accessibility features by replacing the front and back doors as well as washroom upgrades. Staff will be preparing a Request for Proposal to have this work completed in 2024.

Analysis

Staff have received inquiries regarding the future of the existing Paisley Library building and property. Council has several options to consider:

Building Retention & Alternative Uses

Community Hub/Rental Space

Staff receive requests from community groups and organizations to rent space for their meetings, etc. Many of these organizations are not for profit and community groups seeking space for nominal rent/reduced rent. There has also been interest expressed to create a community hub space that would provide space for meetings, and offering multiple services that meet the community's needs. These needs could include space for employment services, health services, social and cultural services, etc. Another area of interest that has been expressed is to provide tourism or economic development/new business support centre. This model could also allow for flex space, where municipal tourism/economic development students could work out of this building during the spring and summer months.

Expression of Interest/Commercial Use of Space

An alternative option is to seek public interest through marketing the building for commercial/recreational, or other similar purposes. Staff could develop an Expression of Interest seeking proposals for consideration from individuals or businesses interested in utilizing the space for commercial or other opportunities. Specific lease terms and conditions would be developed subject to the ultimate use of the property.

Notwithstanding, the two options noted above the accessibility upgrades planned for 2024 would need to be completed prior to the above matters being considered.

Declare Building Surplus

Once the renovations are complete within this building, staff could request Council to declare this building surplus and prepare the appropriate documents to place the property on the open market. Funds raised could be placed into Municipal Reserves or redirected to ongoing capital projects.

Demolish Building

Council could consider retaining the property and remove the building to create an open space within the downtown core as staff have been approached about creating a downtown parkette. There would be some complications to the grant that was awarded from the province to complete the accessibility improvements to the building. A decision not to move forward with the grant would be required.

Next Steps

As necessary, staff will continue to provide updates to Council on the status of the construction projects for both buildings. Staff can provide further information on Council's preferred approach on the future use of the existing Paisley Library Building/Property and bring back a report for consideration at a later date this year.

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

Existing Library Location

The operating expenses for the existing library building in 2023 totaled \$ 9,937.34 which includes insurance, utilities, maintenance and staff time to complete custodial work and maintenance. Bruce County Library lease the building at a per square foot cost. The revenue received from Bruce County Library for use of this building in 2023 was \$ 8,151.00. As no decision has been made on the future of this building, it is unknown what the financial impact of this property will be moving forward. Staff will prepare a financial analysis, once direction has been received regarding the future of the building and property.

Relocation of the Library to the 2nd Floor of the Paisley Community Centre

Council approved two (2) projects for this building; new elevator and rehabilitation of the second floor. The combined cost of the approved proposals was \$571,123.75 plus hst. Funding for this was secured through provincial grants and municipal funds. With the progress continuing at the Paisley Community Centre and Library, not all expenses have been received to date.

Approved by: Sylvia Kirkwood, Chief Administrative Officer