



To: COUNCIL

Meeting Date: 02/18/2020

Subject: Recreation Complex and Library Capital Project

Submitted By: Sheryl Ayres, Chief Financial Officer

Prepared By: Sheryl Ayres, Chief Financial Officer

Report No.: 20-032(CRS)

File No.: A/00870 and A/00463

Recommendation(s)

THAT capital project A/00870-30 Library in South East Galt Design be approved for execution in 2020 and the budget of \$385,000 be transferred to capital project A000463-30 Recreation Complex Design;

AND THAT a transfer of \$346,500 from Development Charges-Library and \$38,500 from Capital Works Reserve Fund be approved;

AND FURTHER THAT staff be directed to enter into discussions with the Cambridge Public Library, the Waterloo Region District School Board and the Waterloo Catholic District School Board with respect to design, construction and operation of a joint facility and report back to Council at a future date.

Executive Summary

Purpose

- The purpose of this report is to request the advancement of project A/00870-30 Library in South East Galt Design from 2022 to 2020 and combine the project budget with A/00463-30 Recreation Complex. This will allow for the preparation of the design of the recreation complex and branch library in one facility.

Key Findings

- Project A/00870-30 Library in South East Galt Design is included in the 2020-2029 Capital Forecast for execution in 2022. IDEA Exchange (Cambridge Public Library) is now requesting that project funding be approved in 2020 so that the proposed library branch can be integrated with the Recreation Complex.

- Planning and design for the Recreation Complex and two elementary schools (Public and Catholic) is underway. Incorporating the public library would result in a fully supported community hub in the south east end of the City.
- Design of the recreation complex is planned for 2020 and 2021, with construction anticipated to begin in late 2021 or early 2022. As a result, through the 2021 Capital Investment Plan project A/00870-40 Library in South East Galt Construction would be proposed for funding in 2021. This is in line with the Recreation Complex construction funding.

Financial Implications

- The design for the library branch in south east Galt has a budget of \$385,000. Ten percent of the funding will be allocated from the Capital Works Reserve Fund, the remaining 90% will be funded from the Development Charges Library Reserve Fund.
- The budget for the library branch in south east Galt will be transferred to the project for design of the City's recreation complex for a total budget of \$5,585,000 for the design of a joint facility.

Background

The 2020-2029 Capital Investment Plan includes projects for design and construction of a proposed 14,000 sq. ft. library in south east Galt at the site approved for construction of the City's recreation complex.

The Cambridge Public Library Board has requested the library branch be jointly designed with the recreation complex to ensure a consistent civic identity both inside and outside the facility, save on architectural fees, and fully explore the potential for shared areas such as entry atriums, sidewalks, and parking. At their January 22 Board meeting, a motion was passed to request that City Council move the Library in Southeast Galt Design project from 2022 to 2020 in the Capital Budget. The motion approved was as follows:

Motion 20.07 Moved by Amanda Maxwell, seconded by Thomas Sandor, that the Cambridge Public Library Board request that City Council approve moving the capital budget Project A/00870-30 Library in Southeast Galt Design from the 2022 budget year to the 2020 budget year to align with Project A/00463-30 Recreation Complex -Design 2020 and thereby facilitate cost savings and a consistent civic identity through joint design work.”

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 1.3 Deliver accessible, inclusive and age-friendly services, programs, and facilities.

Partnering with the Cambridge Public Library for the joint design and construction of facilities in south east Galt aligns with the City's strategic goal of Community Wellbeing through the delivery of a facility that will share programs, services and community space.

Comments

The motion passed by the Cambridge Public Library Board requests Council to advance the project to design the south east Galt library branch along with the City's recreation complex. Aligning the design for a joint use facility has many benefits such as ensuring a consistent civic identity both inside and outside the facility, saving on architectural fees, and fully exploring the potential for shared areas such as entry atriums, sidewalks, and parking. Along with the proposed development of two schools at this site (one by the Waterloo Region Catholic School Board and one by the Waterloo Region District School Board), the recreation complex and library will become a community hub with the potential to provide benefits to residents such as enhancing access to programs and services while improving the effectiveness and efficiency of the funding model.

If Council approves advancing the funds required to proceed with design of the library branch in 2020, the next step in the process will be to enter into discussions with the Cambridge Public Library, the Waterloo Region District School Board and the Waterloo Catholic District School Board with respect to design, construction and operation of a joint facility and report back to Council at a future date.

Existing Policy/By-Law

Through the *Development Charges Act, 1997, S.O. 1997, c.27* and the City's Development Charges By-law, 90% of the funding for the design and construction of the south east Galt Library Branch is provided through Development Charges.

Financial Impact

At the time of writing this report, Budget & Audit Committee has approved the 2020-2029 Capital Investment Plan which included project A/00870-30 Library in Southeast Galt Design in 2022. Final approval of the 2020-2029 Capital Investment Plan by City Council is anticipated in February.

As per the current *Development Charges Act*, library design and construction are 90% funded by development charges and the remaining 10% is required to be funded by the City. The budget for the library design is \$385,000 which results in funding of \$346,500 from development charges and \$38,500 from the Capital Works Reserve Fund.

As announced in 2019 through Bill 108, the provincial government is proposing changes to the *Development Charges Act*. The proposed changes will remove funding for libraries and recreation centres from development charges to a new Community Benefit Charge. Although the Province has expressed the change is not expected to have an overall impact to funding for growth-related infrastructure, municipalities are still waiting for the details on how this new charge will be calculated and, in the interim, existing development charges apply to projects.

Public Input

Posted publicly as part of the report process.

Internal/External Consultation

Staff at the City and the IDEA Exchange have met to discuss the opportunity to design the library branch with the recreation complex. The discussions resulted in the motion from the Cambridge Public Library Board requesting Council to advance the project for the design of the library branch.

Conclusion

The Cambridge Public Library Board has passed a motion requesting Council to approve moving the capital budget for Project A/00870-30 Library in Southeast Galt Design from the 2022 budget year to the 2020 budget year to align with the design project for the Recreation Complex and thereby facilitate cost savings and a consistent civic identity through joint design work.

If Council adopts the recommendations in this report, staff will have discussions with the various stakeholders with respect to the design, construction and operation of a joint facility and report back to Council on the conclusion of those discussions.

Signature

Division Approval

Reviewed by Legal Services



Name: Sheryl Ayres
Title: Chief Financial Officer

Departmental Approval



Name: Dave Bush
Title: Deputy City Manager, Corporate Services

City Manager Approval



Name: David Calder
Title: City Manager

Attachments

- N/A

