SUBJECT: Expansion of Ancaster Public Library/Renovations to the Ancaster Municipal Building, 300 Wilson Street East (PW06027) - (Ward 12)

RECOMMENDATION:

That the expansion of the Ancaster Public Library and the renovations to the Ancaster Municipal Building known as 300 Wilson Street East be approved as revised in the amount of $2,504,000 and that this amount be funded as set out in Table 1 of Report PW06027.

EXECUTIVE SUMMARY:

The intent of this project is to expand the existing Library facilities, as well as create a fully accessible building for the Ancaster community at an estimated cost of $2,504,000.

BACKGROUND:

The Town of Ancaster had included a capital project in their 2000 Capital Budget in the amount of $238,000 for renovations to the Ancaster Library. At the time of amalgamation, the Work In Progress (WIP) account was transferred to Hamilton Public Library (HPL). Subsequent to amalgamation, municipal staff vacated the top half of the Ancaster Town Hall and a Municipal Service Centre was established in the lower half of the former Town Hall. At that time, unofficial approval was given to the Library to make
use of the space vacated on the top half of the Town Hall. Early in 2003, the Library was given verbal approval by Corporate Buildings to make use of this space.

On February 26, 2003, a Motion was passed as follows:

(a) That an Architectural Study be undertaken of the former Ancaster Town Hall in order to convert the upper floor to Public Library space;

(b) That the cost, not to exceed $20,000, be charged to the Town of Ancaster Capital Project Account 3100041302.

The Hamilton Public Library Board at its April 20, 2005, meeting approved the following recommendation:

5.1.1 Ancaster Renovations

That the Hamilton Public Library Board authorize staff to work with the City of Hamilton in order to renovate and expand the Ancaster Branch of the Hamilton Public Library.

This expansion had been proposed in Library transition reports. It was delayed primarily by the need to find funding and to agree, with the City, on the space that the Library would occupy.

**ANALYSIS/RATIONALE:**

The expansion of the current Ancaster Library Branch was one of the post amalgamation strategies of the City of Hamilton and the Hamilton Public Library Board as a method to provide acceptable service levels to Ancaster residents. The expansion strategy was a preferable option to the pre-amalgamation strategy of building a new Library Branch, as the costs of building a new branch are considerably higher in both construction and operating costs.

An Architectural Consultant was hired in May 2004 to assess the current conditions and evaluate the feasibility of expanding the Hamilton Public Library already located in the Ancaster Town Hall.

The scope of the work included:

- To remove the offices, vault and Council Chambers, currently located on the second floor, to successfully create a functioning Library.
- To retain the Municipal and Community Services on the first floor, while converting the existing first floor Library into Community rooms.
- Create a more accessible entrance to the building.
- Structurally reinforce the second floor to accommodate the expansion of the Library’s collections.

To facilitate the above renovations, the building would not be occupied, as the Library would have to temporarily close, and the first floor municipal and community offices would have to be relocated. Capital Planning & Implementation staff have met with the stakeholders affected to determine the most suitable and available location, of which Grange School has been agreed upon. Although the school was initially slated for demolition, the Capital Planning & Implementation and Fleet & Facilities Divisions of
Public Works have worked together with the Planning and Economic Development Department to reinstate this building; ready for occupancy, of which, the costs are included in the overall budget.

**ALTERNATIVES FOR CONSIDERATION:**

Alternatively, Council may choose to do nothing, however this approach is not recommended by staff as the expansion of the Ancaster Library results in required building improvements, including creating a barrier-free and accessible facility.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

It is being recommended that the proposed Ancaster Library expansion at an estimated cost of $2,504,000 be funded from the following sources:

**TABLE 1**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>110221/110227 Development charges</td>
<td>1,496,000</td>
</tr>
<tr>
<td>3540441409 Asbestos Management</td>
<td>50,000</td>
</tr>
<tr>
<td>3540441412 Roof Management Program</td>
<td>100,000</td>
</tr>
<tr>
<td>3540341104 Ontario Disability Act Project</td>
<td>50,000</td>
</tr>
<tr>
<td>N/A Property Sale</td>
<td>214,000</td>
</tr>
<tr>
<td>108030 Ancaster Capital Reserve</td>
<td>365,000</td>
</tr>
<tr>
<td>3100041302 Existing Ancaster Library Project</td>
<td>229,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,504,000</strong></td>
</tr>
</tbody>
</table>

It should be noted that the contribution from the Ancaster reserve of $365,000 will cause the Reserve to go into approximately $60,000 overdraft. The overdraft is expected to be recovered from the sale of a portion the Grange School land.

**POLICIES AFFECTING PROPOSAL:**

There are no policies affected by this proposal.

**RELEVANT CONSULTATION:**

Staff consulted with:

- Ward Councillor
- Hamilton Public Library Board
- Public Works Department, Fleet & Facilities Division
- Planning and Economic Development Department
- Corporate Services Department, Budgets & Finance Division
- Corporate Services Department, Customer Services Division
- Ancaster Community Information Services
- Community Services Department, Culture & Recreation
- Hamilton Police Services
By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
This proposal will help to move the City towards the vision of a “City of diverse communities, led by Council” … governing “in an open and accessible manner”, while meeting the needs of residents with special needs and interests. It specifically addresses the following goals of becoming a Great City in Which to Live, and of Becoming a City That Spends Wisely and Invests Strategically:

- Supporting People in Need with Care
- Best Practices - Best Value, pursuing best practices to ensure best practice in service delivery, including consideration of accountability, service quality and accessibility

The City of Hamilton is currently working with the Advisory Committee for Persons with Disabilities to ensure their participation in each capital project.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Economic Well-Being is enhanced. ☑ Yes ☐ No
Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No
Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No