



TOWN OF DIDSBURY AGENDA  
Special Council Meeting  
Thursday, December 10, 2020 at 5:30 p.m.  
ZOOM Meeting

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. CLOSED MEETING  
*In accordance with the Freedom of Information & Protection of Privacy Act*
  - 3.1 Sec. 23 & 24 Advice from Officials (projects)
  - 3.2 Sec. 21(1) Intergovernmental relations (legal/contractual)
4. ADJOURNMENT





# DIDSBURY LIBRARY RENOVATION & EXPANSION

Presentation to Town Council, Dec. 8, 2020



# PROJECT BACKGROUND



- 2017: AVID completed community workshops, an existing building assessment report, and provided options for a renovation and expansion.
- 2020: AVID hired to assist the Town to prioritize upgrade items for a more limited renovation and expansion of the library.
- Work completed so far:
  - Review the existing building report to classify upgrades as either necessary or optional items
  - Propose high level approaches to proceeding with the project



# POSSIBLE APPROACHES



**1** Repair Existing Buildings & Do Not Combine Them

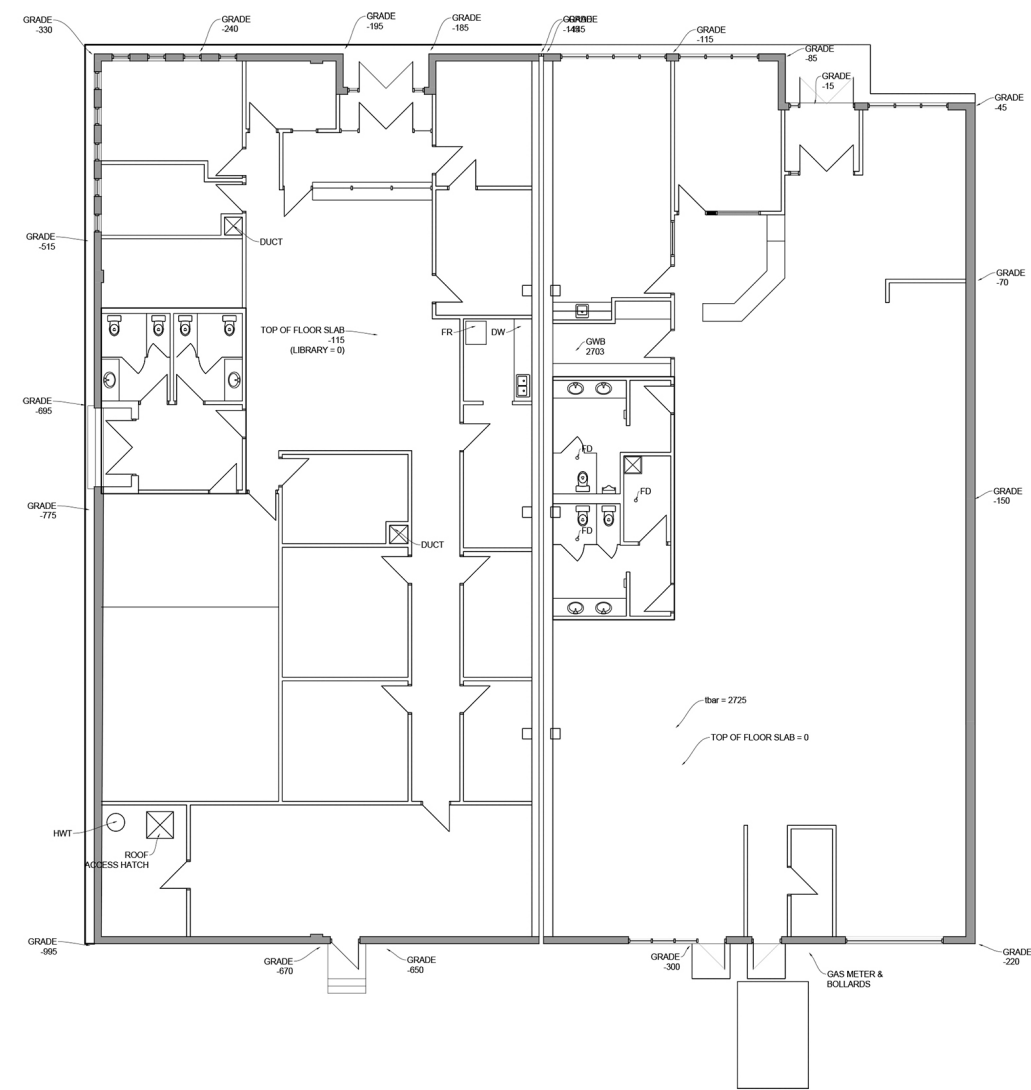
**2** Combine Spaces with Minimum Upgrades

**3** Combine Spaces with Moderate Upgrades

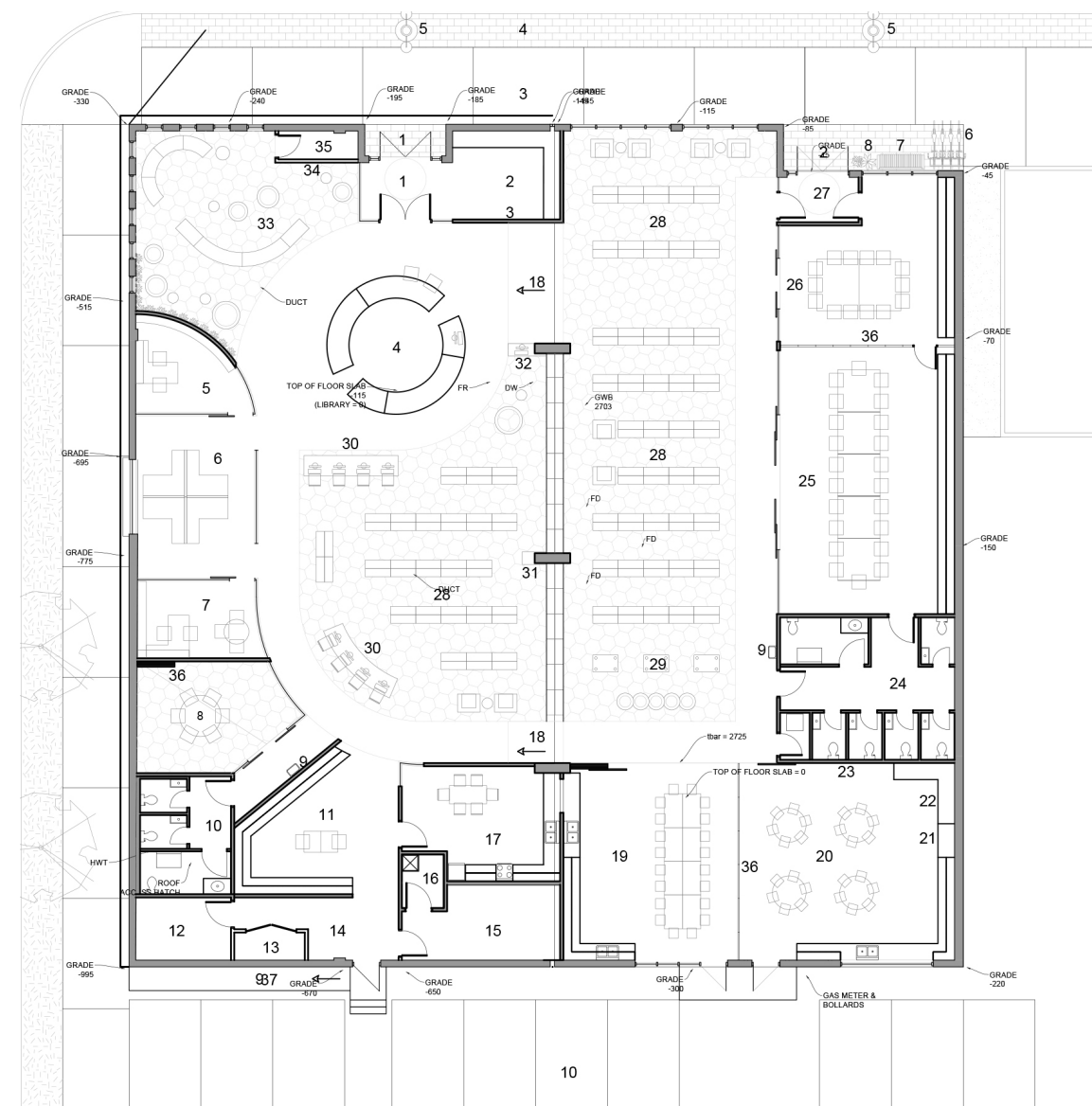
We are currently exploring the spectrum between these two approaches.



# EXISTING PLAN AND FORMER PROPOSAL



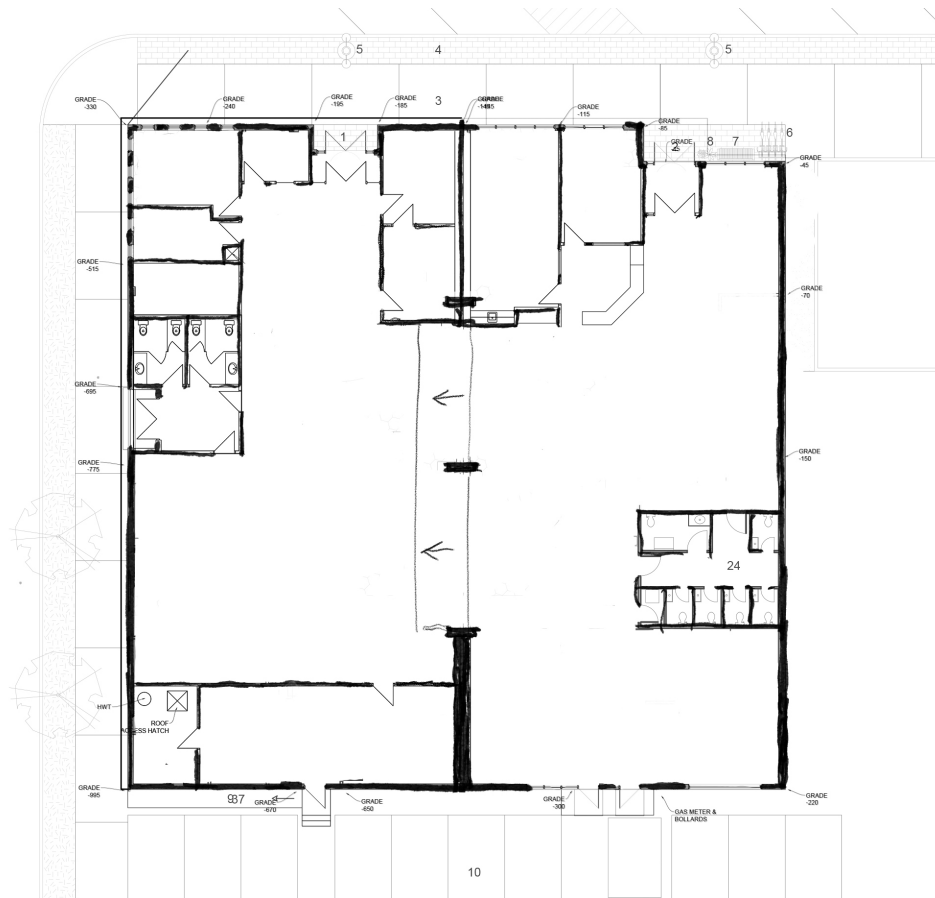
Existing Floor Plan



2017 Renovation Plan

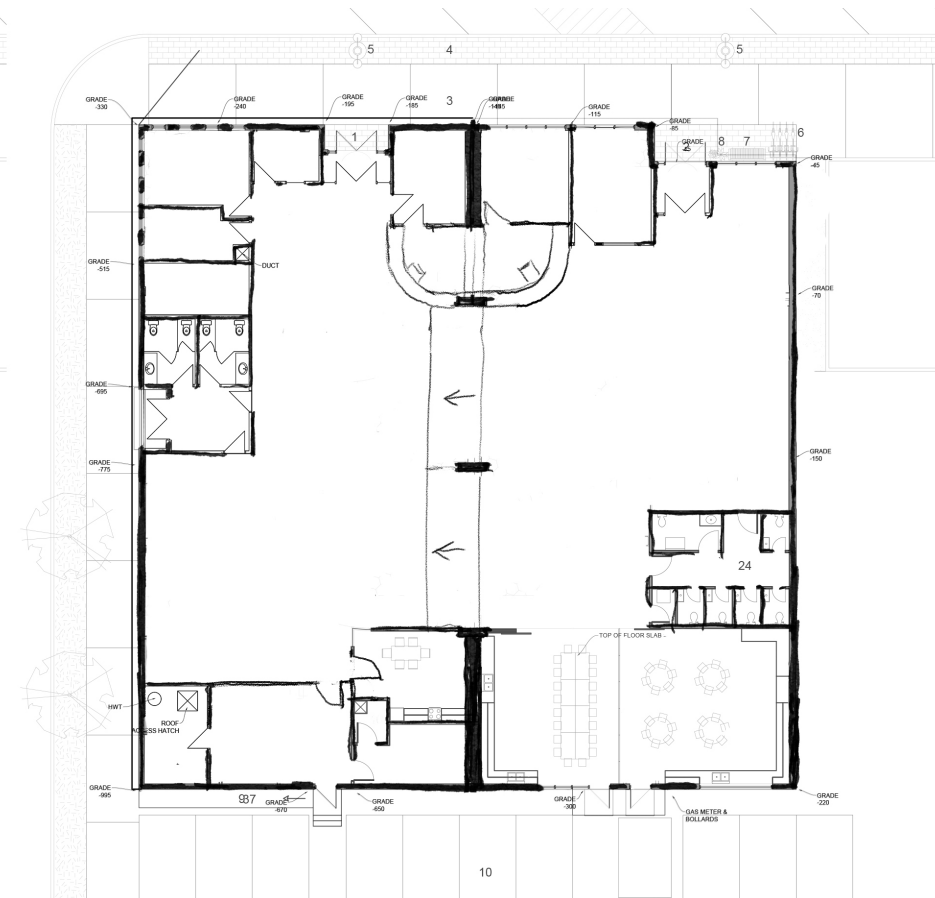


# OPTIONS FOR COMBINING THE SPACES



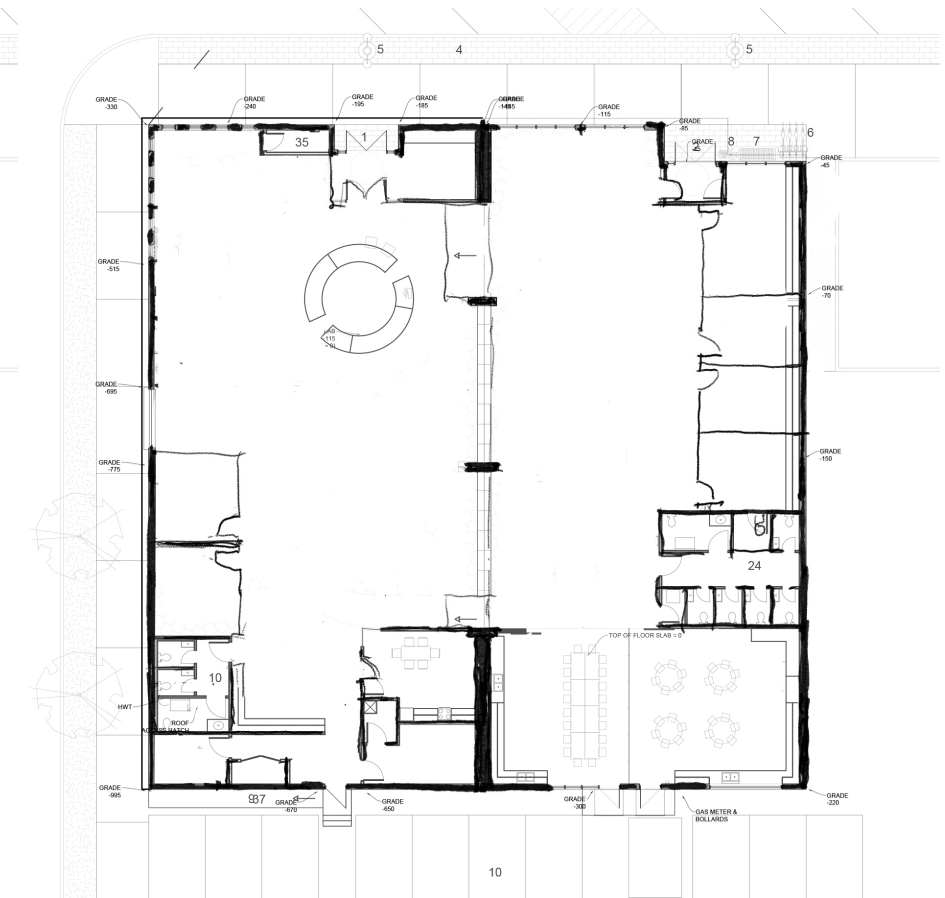
## Bare Minimum

This option leaves the circulation desk in its current location, but provides poor supervision over the space.



## Minimal Upgrades

This option moves the circulation desk and includes a new staff kitchen area in the south and a program area in the southeast.



## Moderate Upgrades

This option renovates the entries, opens up the northwest corner, and moves staff offices to the west and study rooms to the east.

# UPGRADE ITEMS\*



## Necessary Items: Maintenance

These items were identified as being immediately necessary to maintain the buildings, without connecting them. Some elements will still need to be undertaken even if the buildings are connected.

### ROOF MATERIAL AND ENVELOPE – \$245,000

2017 Estimate: \$245,000. Poor condition; <10 yrs left in lifespan. Assumed complete removal of roof back to girts on both buildings & replacement with insulated metal sandwich panel. Assumes existing RTUs remain where located or are removed.

### EXTERIOR CLADDING – \$18,000

Re-seal all penetrations through exterior cladding.

### REPLACE ROOF HATCH – \$10,000

Replace roof hatch; currently in poor condition and not safe to use.

### INTERIOR FINISHES MAINTENANCE – \$6000

Repair/replace any deteriorating interior finishes.

### PLUMBING SUPPLY – \$60,000

Plumbing supply is in poor condition, with the Poly-B piping posing a failure risk. Piping should be insulated if possible. Replace Poly B with PEX, remove library hot water tank and replace town office hot water tank to serve both buildings. Modify town office mens' washroom to eliminate freezing pipes. This cost could be avoided/shifted if new washrooms were constructed instead.

### HVAC – \$38,000

Replace Two Oldest Rooftop Units

### WASHROOM EXHAUST FANS – \$5000

These are in poor shape and should be replaced. This cost could be avoided/shifted if new washrooms were constructed instead.

### PLUMBING AIR VENTS ON THE ROOF – TBD

Extend these higher from the roof surface so that they cannot be blocked by snow buildup.

**TOTAL COST: \$382,000**

## Necessary Items: Building Code

These items were identified as being necessary to meet the building code. There is the potential that some non-compliant building elements may be allowed to be grandfathered in.

### EMERGENCY LIGHTING – \$14,000

Emergency lit signage needs to be replaced to meet current codes

### FIRE ALARM – \$42,000

Install an addressable fire alarm system. No sprinklers are required if the building assemblies have a 45min fire resistance rating and are constructed of non-combustible materials.

### REPLACE EAST EXTERIOR WALL – TBD

No 2017 Estimate. Given how close the library is to its neighbour on the East, the East wall is required to have a 1 hour fire resistance rating and to be constructed of non-combustible materials. Undertaking the renovation/expansion of the library may trigger this upgrade being required.

### WALLS AND ROOF ENERGY PERFORMANCE – \$410,000

The envelope is in poor condition; not well sealed for air, and its vapour barrier is in the middle of the assembly, leading to condensation that could cause mold.

The code requires higher energy performance ratings from the walls and roof. We are hoping the existing walls can be grandfathered in, and the roof can be upgraded as part of the necessary scope of work improving it.

Full replacement of the walls would entail: remove existing interior furring, replace with new. Replace exterior cladding with insulated metal sandwich panel with equal structural characteristics to existing pre-engineered system.

**TOTAL COST: \$56,000 - \$466,000**

## Items to Connect the Buildings

These items are the fewest possible upgrades for connecting the two buildings.

### DEMOLISH WALL & CONSTRUCT RAMPS – TBD

Demolish the wall separating the two building interiors, and construct barrier-free ramps on the slab on grade that connect the differing floor heights of the two spaces.

### DEMOLISH INTERIOR PARTITIONS – TBD

Many of the interior walls in the Town Office need to be demolished to open up the space for the library. The offices in the NW corner could be maintained for use by library staff or as public study rooms.

### FURNITURE AND/OR MILLWORK – TBD

Combining the buildings may require new furniture or millwork such as built-in bookshelves or a new location for the circulation desk.

### ELECTRICAL SYSTEM REPLACEMENT – TBD

When the buildings are connected, a new electrical system should be installed that serves both buildings.

### RELOCATE/EXPAND WASHROOMS – TBD

The existing washrooms do not have enough toilets to meet the code requirements of a larger library space. Relocating the washrooms will also help open up the connected spaces.

### REPLACE INTERIOR FLOORING – TBD

Removing the partition walls in the town hall will necessitate new interior flooring. There is selective damage to some of the interior flooring in the library. There is a chance that some of it contains asbestos as well. Asbestos testing must be conducted on these vinyl flooring materials if they will be disturbed during construction.

### REPLACE INTERIOR CEILINGS (\$48K) & LIGHTING (\$55K)

Removing the partition walls in the town hall will require new ceilings. Further, the existing tiles in the library have poor acoustic, moisture, and light reflectance values. Replace with new tile with better acoustical & light reflectance characteristics. Lighting switched to LED will reduce energy usage.

**TOTAL COST: TBD**

\*Included cost estimates are from 2017.

# UPGRADE ITEMS\*



## Additional Optional Items

### **NEW CIRCULATION DESK – TBD**

Create a new circulation desk along the office in the north of the building, or create a large new circulation desk at the new entry to the library in the northwest corner.

### **NEW FURNITURE FOR THE LIBRARY – TBD**

Replace the existing library furniture such as a chairs and bookshelves.

### **TUBULAR DAYLIGHTING DEVICES – ~\$2000/TUBE**

More natural light was widely requested during the public consultation, and these devices are an easy way to achieve this within the limits of the project. This upgrade significantly improves the quality of the space at a low cost.

### **NEW KITCHEN AND STORAGE AREAS – TBD**

This scope would construct the new kitchen area and the storage behind it along the south façade.

### **NEW PROGRAM AREA – TBD**

This scope would construct a new program room in the southeast corner of the building.

### **NEW MEETING/STUDY ROOMS – TBD**

This scope of work constructs meeting rooms along the east wall and demolishes the old spaces in the northwest corner.

### **NEW STAFF OFFICES – TBD**

This scope of work constructs new staff offices along the west wall, and demolishes some of the old office spaces.

### **NEW STAFF KITCHEN – TBD**

This scope of work constructs a new staff kitchen and lounge in the south part of the building.

### **REPLACE BOOK DROP – TBD**

The current book drop lets in a lot of cold air and makes the adjacent indoor space less comfortable.

### **REPLACE DOORS – \$55,000**

The doors currently bleed a lot of heat from the building. Replace with double glazed doors for improved thermal performance, closers and weatherstrip.

### **INSTALL BUILDING SPRINKLERS – \$70,000**

Install building sprinklers. Possible reduction of insurance premiums.

### **REPLACE SIDEWALKS – \$35,000**

Sidewalks are in bad shape, replace with new ones.

### **LANDSCAPING AND SITE AMENITIES – \$10,000**

Flagpoles were constructed close to the building and can grind into the fascia in high winds. Water from the east adjacent property flows towards the building. Remove flagpoles, re-grade east adjacent property away from foundation.

\*Included cost estimates are from 2017.





Intermunicipal Collaboration Committee (ICC)  
Summary Notes  
November 17, 2020 at 1:00 p.m.  
Didsbury Council Chambers

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**ATTENDANCE**

**Town of Didsbury**

Councillor Mel Crothers, Chair  
Mayor Rhonda Hunter  
Councillor Dorothy Moore  
CAO Ethan Gorner  
Dev. Officer Kristopher Pickett

**Mountain View County**

Reeve Bruce Beattie  
Councillor Dwayne Fulton  
Councillor Duncan Milne  
Director of Legislative & Agricultural Services Christofer Atchison  
Director of Planning & Development Services, Margaretha Bloem

**Recording Secretary**

Deborah Porath

**Agenda**

1. Call to Order  
Chairperson Crothers called the meeting to order at 1:00 p.m.
2. Confirm Quorum – Confirmed
3. Adoption of Agenda  
Consensus to approve the Agenda as presented.
4. Adoption of Summary Notes for October 8, 2020  
The ICC by consensus approved the Summary Notes for October 8, 2020.
5. Business
  - 5.1 Election of Chair and administrative support to the ICC  
By consensus the ICC nominated Council Crothers to hold the position of Chair and provide the associated administrative support until the respective Council's Organizational Meeting in 2021.
  - 5.2 Intermunicipal Development Plan  
Town of Didsbury brought forward guiding principles they asked the committee to discuss with an eye to these principles helping with the formation of the IDP.
    - a. Partnership  
Mountain View County questioned the use of the word "partnership". Town of Didsbury clarified that the use of "partnership" is not intended to open up everything, but merely those issues that are of interest to both parties. Mayor Hunter indicated that Town of Didsbury feels the need to get principles down before both parties can go to the next steps and the need to have a collaborative approach to fringe areas. Mountain View County indicated agreement to allow flexibility in the MDP for unique projects that would benefit from Town Servicing and County land mass to negotiate an agreement supported by all partners, but not supportive of Joint Decision Making.



b. Strategic Approach to Future Planning

The Town indicated that this approach would indicate that “rural” belongs in rural making a delineation between those that need servicing. Larger developments may be better served in the urban. The County indicated it was more comfortable with using “servicing” and “non-servicing” as the delineation between what makes a development more suitable for an Urban area vs a Rural area.

The County also indicated that they are not working towards residential developments close to urban centers. Increased density needs to remain with urban.

The Town indicated that what defines urban is the servicing of water/wastewater but the County indicated that there may be opportunities for arrangements for developments to be located in the rural community using urban servicing, however that would be the exception to the rule and could be handled through a separate agreement.

The Town also noted that concentrating non-residential developments close to urban boundaries may impact other services such as fire suppression. The County acknowledged that they have no plans now or in the future of adding developments such as Rosebud Estates in close proximity to an urban center. They also indicated that developments that need servicing may be more suitable to urban municipalities and developments that require a larger land mass and are self-servicing would be more suitable in a rural setting.

The Town indicated that this discussion was helpful and the Town intends to have further discussion relative to the definition of Urban vs Rural.

c. Strategic Approach to Population Growth Patterns

The Town recognized that a densely populated development does not belong in a rural setting. The County concurred that this would not be ideal. The County has no appetite for this type of development.

d. Service Funding

Some discussion was had on the term “joint responsibility” in this statement. The Town indicated that this principle does not deal with the ICF funding, but rather tax sharing of developments in the fringe areas. Clarification that services mean water and wastewater.

As indicated earlier in this discussion the County reiterated that they do not intend to put any large developments in close proximity to an urban municipality. The County understands why the Town is wanting this discussion but they may be discussing something that might never happen.

The Town asked if the County had any other input or principles to add to the document. Mountain View County requested clarification on where these principles would be incorporated into the document. The Town of Didsbury indicated that if there is agreement on the guiding principles, then the IDP would be based on these principles. They would not form part of the IDP.

Mountain View County felt that at this point the best course of action is that each administration goes back to their respective teams and look at the current IDP suggested changes and let the principles fall out of that discussion rather than the reverse.





Both agreed to go over the IDP changes and once that is complete Town of Didsbury would approach Mountain View County for a meeting.

6. Next Meeting

The date for the next ICC will be left to respective administrations to set.

7. Concluding Remarks

Fire Truck Purchase - Both parties decided that they would wait until the new fire truck is delivered and with COVID protocols in mind, set a date for the official unveiling.

8. Adjournment

By consensus the meeting adjourned at 3:00 p.m.

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