

Community Hall Review

Community Services

Core Service Review



What are we doing now?

- Community halls play an important role in the development of community and community identity.
- Facilities provide a place for residents of all ages to engage in recreation and social activity.
- Volunteer boards manage and schedule a number of community halls. The City assumes all maintenance and capital improvement costs associated with these facilities.

What are we doing now?

- Stand-alone community space that is not connected to a larger recreation facility is being reviewed. Halls that occupy space in a larger recreation complex such as an arena are out of scope for this review.
- Geographic distribution of community halls across the City is the result of historical settlement patterns and decisions taken by former municipalities. Consequently, there is duplication of hall space in some communities.

What are we doing now?

FACILITY NAME	LOCATION	YR. CONST.	CAPACITY	VMB	SENIORS GROUP, LIBRARY, SERVICE CENTRE	WHEEL CHAIR ACCESSIBLE	KITCHEN	BAR	AIR CONDITIONING	SOUNDS SYSTEM	STAGE
Baddow Community Centre	60 Somerville Rd., Coboconk	1890	60	•	•	•	•			•	•
Bolsover Community Centre	Hwy 48 & Bolsover Rd., Bolsover	1900s	82	•	•	•	•	•		•	•
Burnt River/Somerville Community Centre	Burnt River Rd., Burnt River	1981	250/60	•	•	•	•	•		•	•
Carden Recreation Centre	258 Lake Dalrymple Rd., Sebright	1980s	178/46	•	•	•	•	•			•
Coboconk Community Hall	9 Grady Rd., Coboconk	1970s	175		•	•	•			•	•
Ⓜ Coboconk Train Station	6699 Hwy 35, Coboconk	1850	50	•		•	•				
Ⓜ Coronation Hall	Sturgeon Rd. & King St., Omeme	1918	120		•	•	•				
Dalton Community Centre	13 Rumohr Dr., Sebright	1970s	83	•		•	•				
Fenelon Township Community Centre	2255 Elm Tree Rd., Cambray	1970s	285		•	•	\$	•	•	•	•
Janetville Community Centre	693 Janetville Rd., Janetville	1970s	135	•		•	•	•			•
Ⓜ Kinmount Community Centre	4995 Monck Rd., Kinmount	1900s	118	•		•	•	•	•		•
✳ Mariposa Community Hall	1010 Eldon Rd., Oakwood	1900s	150		•	•	•	★			•
Ⓜ Norland Old School Hall	3448 County Rd. 45, Norland	1895	50/50	•	•	•	•	•	•		•
Norland Recreation Centre, Ward Park	7675 Hwy 35, Norland	1980s	250			•	\$			•	•
Palestine Community Centre	910 Hartley Rd., Woodville	1900s	100	•	•	•	•				•
Ⓜ Victoria Park Armoury	210 Kent St. West, Lindsay	1900s	650/60		•	•	•	•	•	•	•
✳ Victoria Road Hall	11 Richard St, Victoria Road	1940s	60								
Ⓜ Woodville Town Hall	100A King St., Woodville	1904	134		•	•	•	•			•

Ⓜ Heritage Distinction

✳ Unavailable due to health and safety concerns

What are we doing now?

Volunteer Management Boards (VMB)

- Demand not likely to increase significantly.
- No indication from user groups or residents that demand is not currently being met.
- Additional community halls are not required as there is excess prime time capacity at all facilities.
- There are inconsistencies in how VMB track facility utilization.
- Typical use of these facilities are by local community groups/residents.

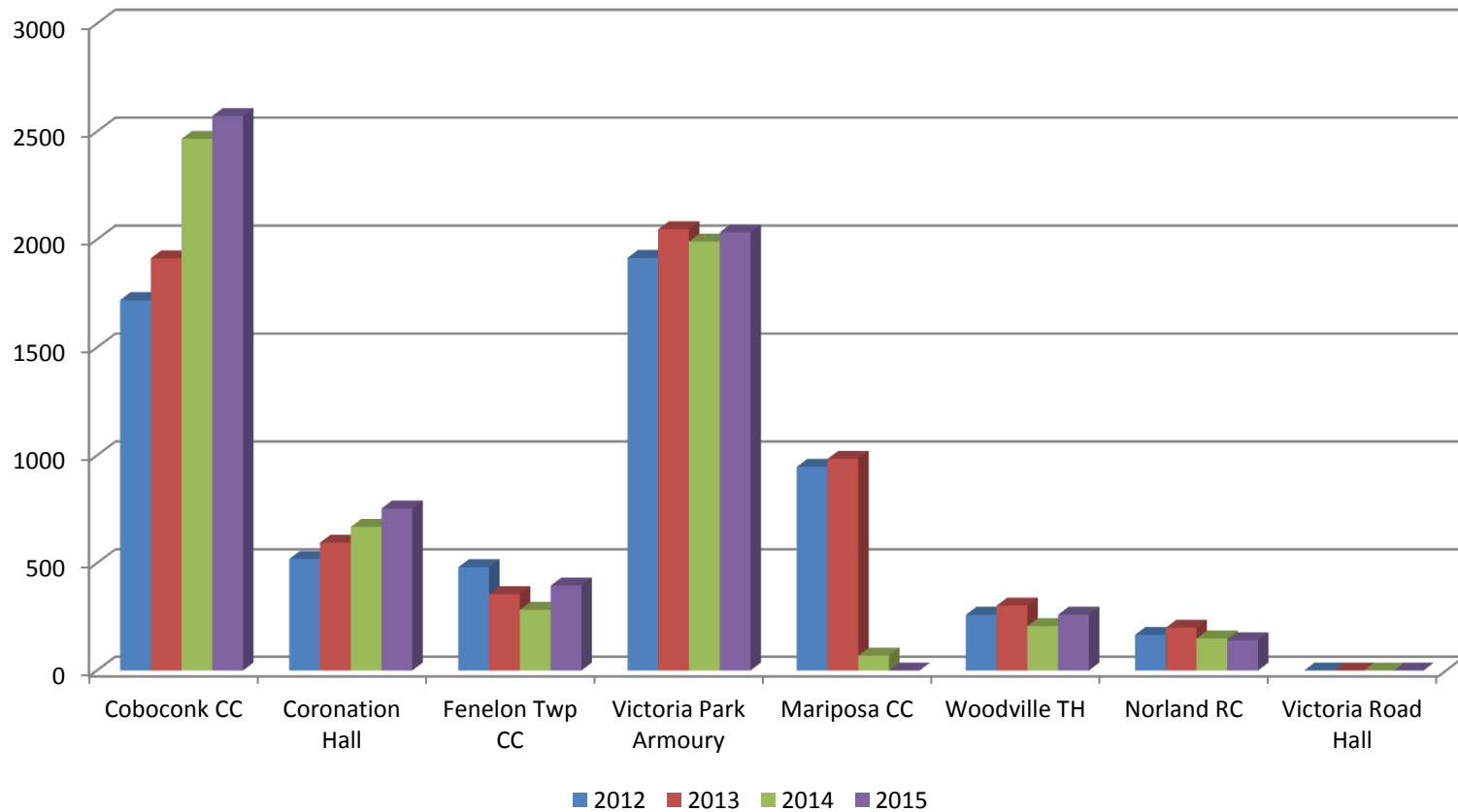
What are we doing now?

City Managed Facilities

- Demand not likely to increase significantly.
- No indication from user groups or residents that demand is not currently being met.
- Additional community halls are not required as there is excess prime time capacity at all facilities.
- Use of halls is typically split between City use, City programs, and private rentals.

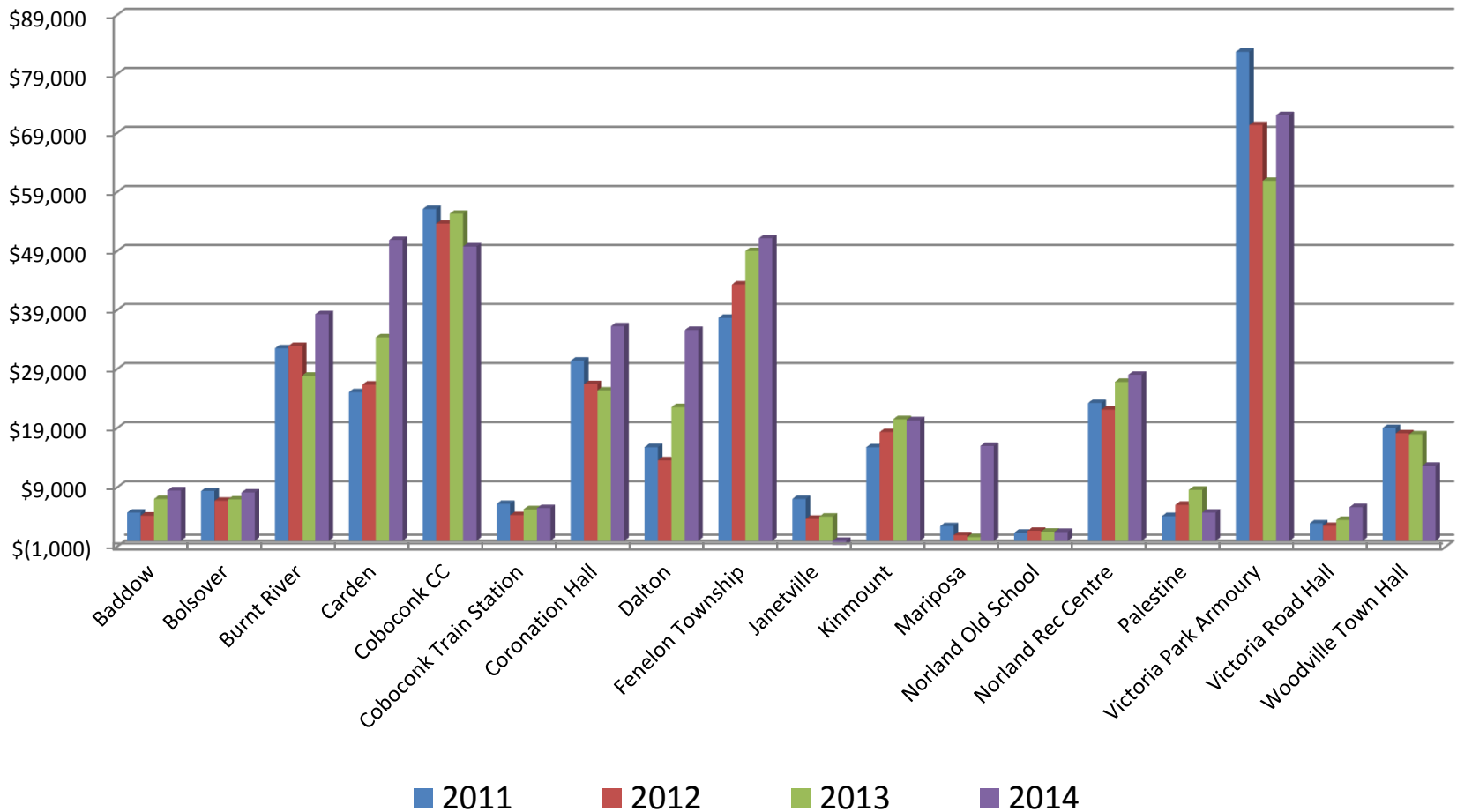
What are we doing now?

City Managed Facilities - Utilization (hrs)



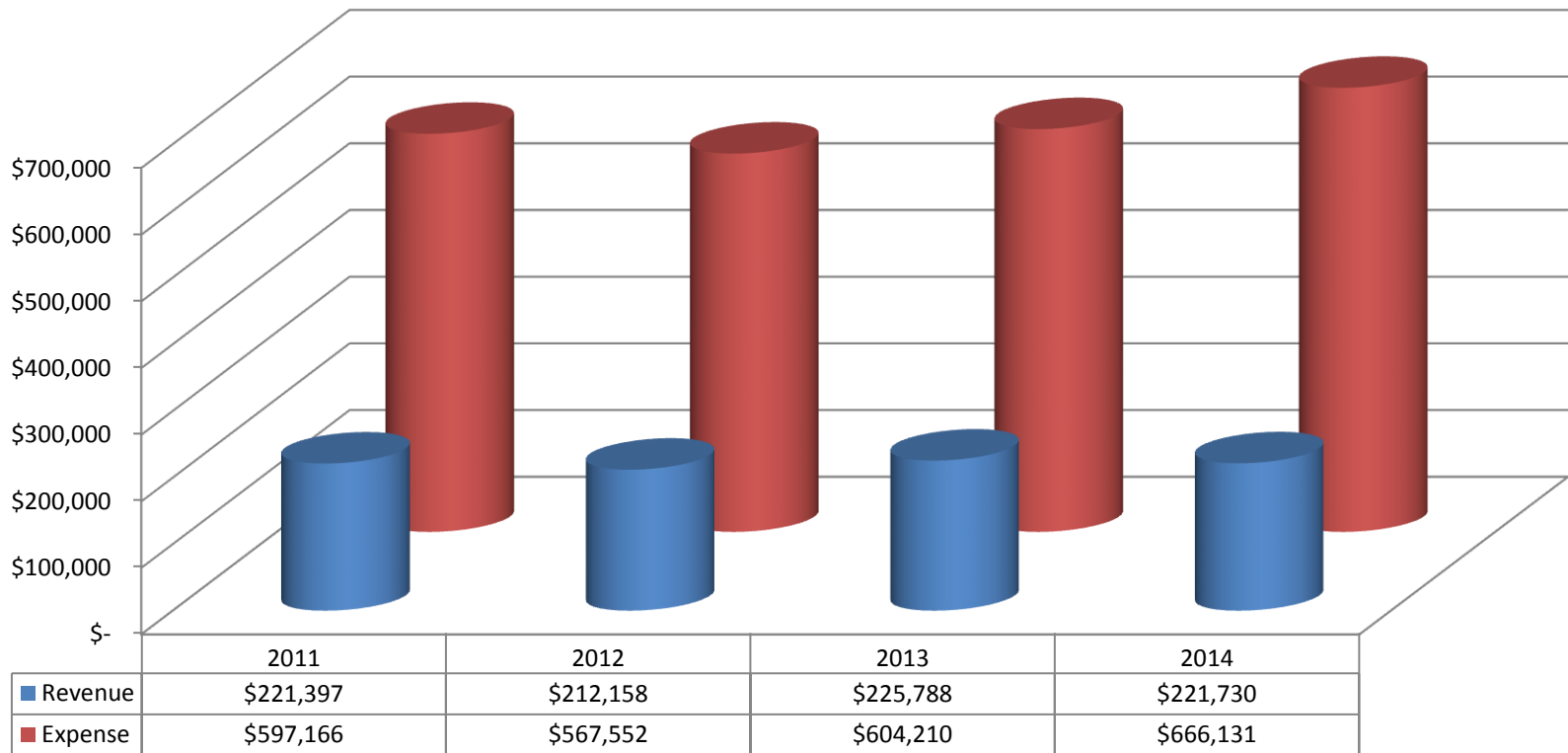
What is it costing us?

Net Annual Operating Costs - 2011 - 2014



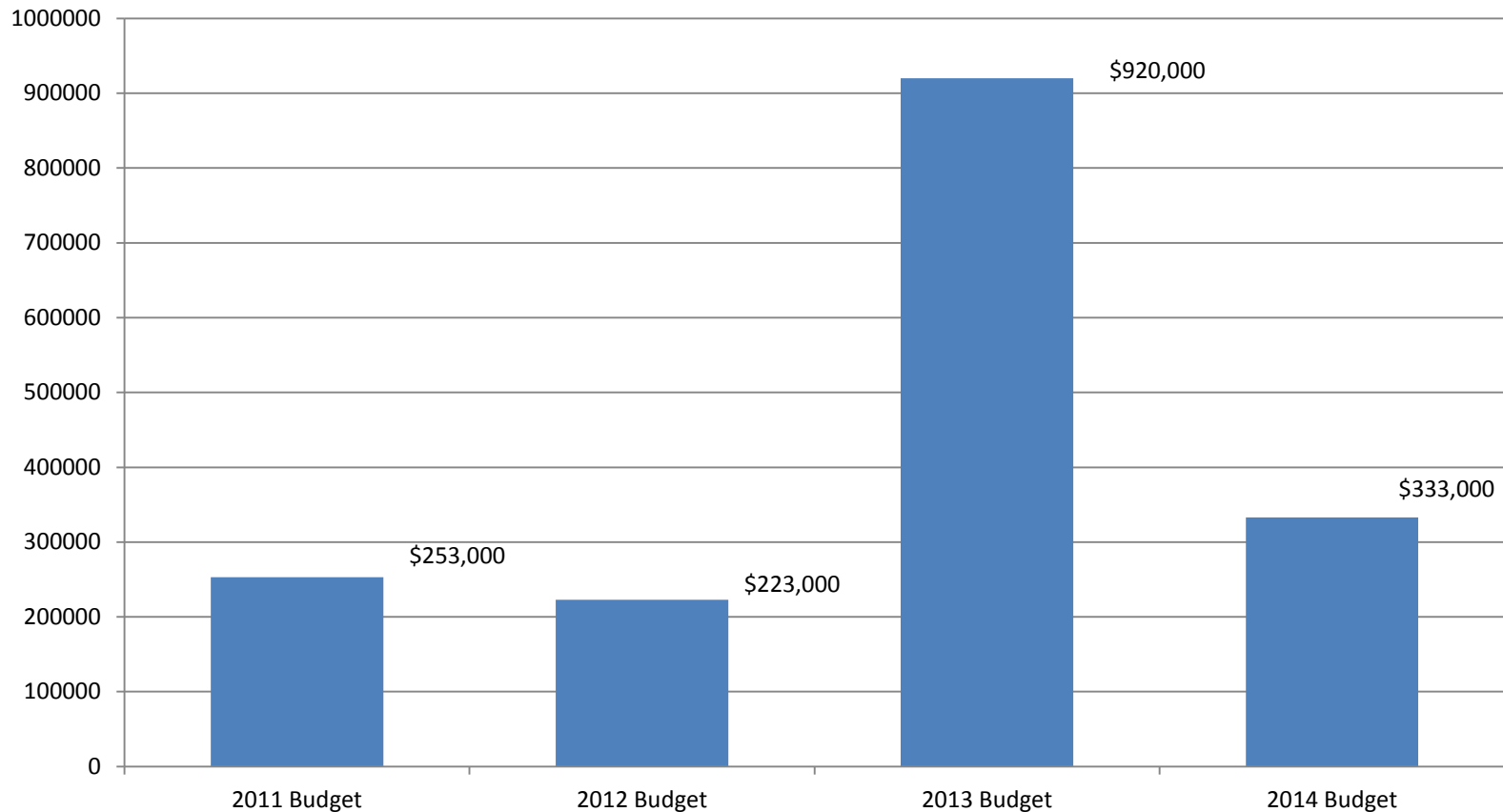
What is it costing us?

Total Annual Operating - Revenue vs Expenses



What is it costing us?

Approved Annual Capital Budgets - 2011 - 2014



Assumptions made in analysis

- The City is the main supplier of community hall space.
- Most private halls are a banquet style facility as opposed to a recreational facility.
- Current fee structure is in line with fair market value.
- The City owns 18 stand-alone community halls. Library branches are located in a number of halls. Municipal Service Centres are also located at some locations.
- Majority of municipally owned and managed community halls across the province operate at a deficit.

Options

1. Status quo.
2. Reduce inventory – offer to community to operate.
3. Reduce inventory – sell the property.
4. Reduce inventory – repurpose property.

Option 1 – Description

Status Quo

- Inventory remains the same.
- Continued capital investment for all 18 stand-alone facilities.
- Identify all long-term capital conservation costs for all 18 halls to coordinate financial planning.

Option 1 - Benefits

- Annual operating and capital costs would not change.
- Municipal location for social and recreational engagement would continue to be available in most communities.

Option 1 - Risks

- Long-term capital costs associated with community halls have not been identified by means of a detailed facility life-cycle assessment study. There is likely significant capital investment in the future.
- Continue to duplicate efforts in some communities where there is more than one municipal and/or private facility that offers meeting space.

Option 1 - Costs

- Operational costs would remain consistent with historic values.
- Capital costs would likely be significant due to age of facilities and legislated accessibility improvements that will be required.

Option 2 – Description

Reduce Inventory – Offer To Community

- Declare portion of inventory surplus.
- Make selected facilities available to community for purchase. Facility would operate independently of municipality (no regular operating or capital financial support).

Option 2 - Benefits

- Annual operating and capital costs would be reduced based on the number of declared surplus.
- Location for social and recreational engagement would continue to be available in most communities.
- Community can program facility to match demands and needs of demographic.

Option 2 - Risks

- Potential for facility to be 'returned' to City.
- Potential for community to decline and therefore cause a loss of service and local identity.

Option 2 - Costs

- Operating and capital costs would be reduced by the respective budgets of the facilities sold to the community.

Option 3 – Description

Reduce Inventory – Sell The Property

- Declare portion of inventory surplus.
- Make selected facilities available for purchase.
- New owner would determine future use of property.

Option 3 - Benefits

- Annual operating and capital costs would be reduced based on the number of declared surplus.
- Revenue generation based on the selling price of the property.

Option 3 - Risks

- Potential loss of community gathering place.

Option 3 - Costs

- Operating and capital costs would be reduced by the respective budgets of the facilities sold.
- Revenue generation opportunity.

Option 4 – Description

Reduce Inventory – Repurpose Property

- Declare portion of inventory that can be repurposed.

Option 4 - Benefits

- Annual operating and capital costs would be reduced based on the number of declared surplus.

Option 4 - Risks

- Potential loss of community gathering place.
- Cost to repurpose.

Option 4 - Costs

- Operating and capital costs would be reduced by the respective budgets of the facilities sold.
- Cost to repurpose.

Next Steps

- Report to Council with recommendations.
- Report to be consolidated with other community facility reports (i.e. Libraries, Arenas, etc.) to ensure larger picture and long term planning are considered.
- Community dialogue.

Conclusion

- The City is over supplied with community hall space.
- Providing community hall facilities requires municipal tax support.
- The cost per resident for the City to operate our current portfolio of community halls is approximately:

2011 - \$8.52

2012 - \$7.71

2013 - \$17.31

2014 - \$10.36