



**Subject:** *Centre Rawdon Hall - Insurance Settlement*  
**To:** Parks, Recreation & Culture Committee  
**Date Prepared:** March 7, 2022  
**Related Motions:** N/A  
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**Approved by:** Kim Ramsay, CAO

### Summary

Following damage and subsequent demolition of the Centre Rawdon Hall (PID #45149754), Parks, Recreation & Culture and Corporate Services staff held a community meeting in November 2022 to understand the Centre Rawdon community wishes for the site of the former hall. Staff provided an update to Council in January 2023 and received further direction to provide the community with options for rebuilding versus a cash settlement.

Staff held a second meeting in February 2023 outlining the rebuild and cash resettlement options. The community group indicated a preference to proceed with the cash settlement option and use it to build a park/playground on the site of the former hall.

### Financial Impact Statement

The cash settlement value is estimated at \$132,000 and could be held in a specific reserve for the playground/park construction. The cost of a playground structure is estimated at \$80,000-100,000 with the additional funds used for complimentary park amenities.

### Recommendation

Staff recommend to move forward with a cash value settlement and hold the funds in a specific reserve for playground and park development on the site of the former Centre Rawdon Hall (PID #45149754). Depending on contractor availability, staff anticipate construction may start in summer 2023 with a playground tender released in fall 2023 and project completion by spring 2024.

### Recommended Motion

*Move that the Parks, Recreation and Culture Committee recommend that Council direct staff to move forward with a cash value settlement and hold the funds in a special reserve for playground and park development on the site of the former Centre Rawdon Hall (PID #45149754) with anticipated start date of construction in the summer of 2023 and, that the Centre Rawdon Community Park Development capital project #23-022, as attached to the March 21, 2023 Executive Committee agenda, be approved as an additional capital project for 2023-2024.*

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## Background

The Centre Rawdon Hall, while owned and insured by the Municipality, has been operated and maintained by the Centre Rawdon Community Club for approximately 30 years.

In October 2022, the hall was extensively damaged after being struck by a vehicle. Upon inspection by a qualified engineer, the building was deemed irreparable.

In November 2022, members of Council, Parks, Recreation and Culture staff and Corporate Services staff held a community meeting to provide an update on the hall and hear thoughts on the future of the site.

In December 2022, contractors proceeded with the demolition of the hall.

In January 2023, following an in-camera discussion, Council provided direction to staff to give the community group more information on rebuild versus cash settlement options.

On February 8, 2023, Parks, Recreation and Culture and Corporate Services staff held a second community meeting to outline the various options. The community group subsequently met on February 21, 2023 to discuss those options and determined they did not have the capacity to fund or oversee a rebuild and provide the future maintenance costs and preferred a playground/park onsite.

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## Discussion

### Community Engagement

Attendance at the February 8, 2023 community meeting had similar numbers to the one held in November.

Staff specifically described three options for the group to consider: rebuild the hall, accept a cash value settlement and use the funds to build a playground/park onsite or to accept the cash value settlement for future recreational purposes.

### Replacement of Hall

Staff presented information outlining the costs of a hall rebuild. From that analysis, it was estimated that outside of the \$225,000 East Hants insurance policy coverage for rebuilding the base structure, the community group would be responsible for approximately \$113,000-\$174,000 to complete the project as total project costs are estimated at \$338,000-\$399,000.

Other items discussed included the timeline required for the build to be completed, project management of the reconstruction and future maintenance of the hall. The target completion date was on or before September 5, 2023 and the project management would have been a community group responsibility as there are no internal resources at the Municipality to manage the project. Future maintenance, capital and insurance costs would be the responsibility of the community group as ownership of the site would be transferred to the group for a nominal amount if a hall was going to be rebuilt.

### Cash Value Settlement - Playground/Park Development

The cash value settlement is estimated at \$132,000 and could be used to construct a modest playground complimented by other park amenities. The playground structure cost is estimated at \$80,000-\$100,000 leaving \$32,000-\$52,000 to install items such as a guard rail, armor stone, realign a parking area and other recreational amenities like a picnic shelter and benches.

With this option, the land ownership would stay with the Municipality with ongoing playground inspection, maintenance and mowing under the responsibility of the Parks, Recreation & Culture Department. Depending on contractor availability, staff anticipate construction may start in summer 2023 with a playground tender released in fall 2023. Target completion date would be spring 2024 and be managed by the Manager of Parks & Buildings.

### Cash Value Settlement - Future Recreational Purposes

The group was also presented with a cash settlement option where the funds would be held for future recreational purposes, but they unanimously agreed that they did not want to proceed with that option.

At the end of the meeting, the community group felt it was important to provide other community members an opportunity to weigh in and to get an indication of willingness of new community members to join the existing Centre Rawdon Community Club.

Following the February 21, 2023 meeting held by the community group, there was a general consensus to proceed with a cash value settlement to be used for a playground/park on the existing parcel.

#### STRATEGIC ALIGNMENT

Recreational assets throughout the Municipality align with the Strong Community key strategy by providing programs, services and facilities, through direct service delivery and collaboration with others, that allow people and businesses to thrive.

Providing sustainable infrastructure also addresses the needs of the growing community.

#### FINANCIAL CONSIDERATIONS

If Council chooses to support a cash value settlement option of approximately \$132,000, the estimated cost of replacing the hall building with a playground is \$80,000-\$100,000 with additional funds used to add complimentary park assets.

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### Alternatives

That the Parks, Recreation and Culture Committee direct Council to provide alternate direction to staff.

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