



Wabamun Library

RELOCATION PROJECT



Relocation Proposal

That Council receive the Wabamun Library and Retrofit Project report for information as presented.

That Council approve \$150,000 for the detailed design of the Wabamun Library and the conceptual design of the Community Hub, to be funded from Future Capital Restricted Surplus.



Funding and Resource Use

Utilizes existing library reserves while applying for the CFEP grant to maximize use of municipal assets.

Community and Service

Benefits

Improves library access, program offerings, and visibility to support community well-being and engagement.

Strategic Alignment

Proposal aligns with responsible asset management and Parkland County's long-term service goals.



Limitations of Existing Library Facility

Space and Capacity

Challenges:

Limited space reduces collection size, seating, and programming flexibility for community needs.

Limited Community

Visibility:

Current location fails to attract new users or encourage spontaneous visits effectively.

Multi-purpose Use

Constraints:

Layout restricts hosting workshops, digital training, and collaborative community events.

Accessibility Issues:

Existing facility lacks optimal support for users with mobility challenges and peak time demand.



Overview of the Former Wabamun Village Office



Central and Accessible Location

Centrally located with familiar access and existing municipal infrastructure in place

Flexible Interior Space

Council Chambers provide a larger, adaptable area suitable for shelving, seating, programming, and technology stations

Enhanced Functionality and Efficiency

Improved sightlines, circulation, and staff workflows enhance patron accessibility and operational supervision

Sustainable Asset Management

Repurposing extends building life and avoids new construction, supporting cost-effective and sustainable use of resources.

Detailed Design – Wabamun Library Retrofit

The detailed design phase moves the Wabamun Library project to a construction-ready level. It provides the technical certainty needed to confirm scope, costs, and timelines.

This phase will outline:

- Final building layout and space programming, including public spaces, staff areas, accessibility improvements, and functional adjacencies
- Architectural drawings detailing finishes, materials, and interior and exterior design elements
- Structural, mechanical, electrical, and building systems designs, including energy efficiency and code compliance
- Updated cost estimates at a high level of accuracy to support capital budgeting and funding decisions
- Construction phasing and scheduling considerations, including impacts to current operations
- Permitting and regulatory requirements, ensuring readiness for approvals and tendering

The outcome of detailed design is a fully defined project that can proceed to tender and construction once funding and approvals are in place.

Conceptual Design – Community Hub

The conceptual design phase for the Community Hub is exploratory and strategic. It defines the **vision, options, and feasibility** of the project before committing to detailed technical work.

This phase will outline:

- **Overall project vision and goals**, informed by community needs and Council direction
- **High-level space concepts**, identifying potential uses (e.g., library expansion, meeting spaces, cultural or community services)
- **Preliminary site layout and massing**, showing how the Hub could fit within the site and surrounding context
- **Functional relationships** between spaces, without final room sizes or construction details
- **Early order-of-magnitude cost ranges**, sufficient for long-term capital planning (not construction pricing)
- **Phasing or future expansion opportunities**, supporting flexible growth over time

The outcome of conceptual design is **decision-ready information**, allowing Council to determine whether, how, and when to advance the Community Hub to more detailed planning.



Community Facility Enhancement Program

The Community Facility Enhancement Program (CFEP) Large provides over \$125,000 to \$1 million in financial assistance to upgrade, expand, purchase or build arts, cultural, heritage, recreational, sport or other related public-use community facilities.

EOI deadline	Call for application	Application closing date	Notification
May 15	June 15	July 30	December



Financial Framework

Should Council proceed with the detailed and conceptual design and are satisfied with moving forward with the project.

The proposed financial framework is structured as follows:

- County Contribution (Future Request): \$350,000 + Library Contribution (Confirmed): \$650,000
- Total Local Contribution: \$1,000,000

The combined \$1,000,000 would be used to meet the matching funding requirements for external grant programs, including CFEP.

Without County participation:

- The full \$1,000,000 matching requirement would not be achieved
- Grant applications would be significantly weakened or ineligible
- The community would risk losing access to external funding
- Necessary facility upgrades could be delayed or require greater future investment



Community Activation Strategy

- The Wabamun Community Activation Strategy focuses on building onto Wabamun's strengths and the characteristics that make it unique. The approach is to focus on activating the waterfront, main streets, parks, and everyday gathering places that already exist, with a supportive and celebratory sentiment. **The Library plays a key role in this strategy.**
- There is a strong desire from residents to have the Wabamun Village Office reopened and turned into a Community Hub.
- Relocating the library into this building is the first phase to this approach in reactivating this county facility.



Activation Community Hub – Potential Phase 2

- The relocation of the Wabamun Library and the retrofit of the lobby represent the first phase in activating the former Wabamun Village Office.
- The overall goal is to transition the facility into a fully operational, year-round destination that supports a mix of public services, community programs, and complementary businesses.
- These improvements would be intended to create flexible, multipurpose spaces that can accommodate evolving community needs, and support local organizations and entrepreneurs