



Committee of the Whole Excerpts
January 14, 2025

WINDSOR COMMUNITY CENTRE STRUCTURAL ASSESSMENT EXCERPT

A structural assessment will assist in making future decisions regarding capital improvements to the Community Centre, including improvements for energy offsetting with solar power.

Currently, future capital work planned for the building includes foundation repairs, new windows and doors, repairs and re-shingling the roof, installing a highly efficient central heating and cooling system using heat pumps to offset oil usage, redesign of the main floor layout and gender-neutral washrooms, create accessible parking, front entrance system upgrades and gymnasium upgrades. These upgrades do not include changes that would address the overall accessibility needs of the building.

Staff are recommending Council approve the completion of a structural assessment before additional significant capital investments are made.

The recommended motion was that Committee of the Whole recommend that ...

COUNCIL DIRECTS STAFF TO PROCEED WITH A REQUEST FOR PROPOSALS (RFP) FOR A STRUCTURAL ASSESSMENT OF THE HANTS COUNTY WAR MEMORIAL COMMUNITY CENTRE.



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐
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To: West Hants Regional Municipality Committee of the Whole

Submitted by: Kathy Kehoe, Director Community Development

Date: January 8, 2025

Subject: **Hants County War Memorial Community Centre (Windsor Community Centre)
Structural Assessment – Recommendation Report**

LEGISLATIVE AUTHORITY

Municipal Government Act, Section 65, Powers to expend funds for a municipal purpose.

RECOMMENDATION

Committee of the Whole recommends....

....that Council directs staff to proceed with a Request for Proposals (RFP) for a structural assessment of the Hants County War Memorial Community Centre.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☒	Social ☒	Economic ☒	Councillor Activity ☐
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The Hants County War Memorial Community Centre (Windsor Community Centre) was established in 1948 after George Wiley (who was a druggist in Windsor) willed the residue of his estate for the construction of the facility for the youth of Windsor. Over the years the facility has been used by local schools to hold gym classes when there was not gym at the elementary school. It was also previously home to the library.

Currently the centre is home to the Windsor Gliders Seniors Club and the Visitor Information Centre. Historically this facility has been of hub of activity offering rentals for banquets, auctions, weddings, workshops, seminars and many sport and recreation activities.

Over the years the basement of the community centre has been impacted by water damage from heavy rain events, more so in the last four years with three significant events occurring in 2021, 2023 and again in 2024.

In each of these instances the damage to the basement has left it unusable for most of the year in which the flooding took place. Currently the basement has not been fully repaired since the water damage that occurred in July 2024. The delays are partly due to ongoing discussions with the insurance provider as well as staff's hesitancy to complete the repairs due to the level of vulnerability the facility is exposed to during extreme weather events as a result of cracked foundation walls, poor window wells and the general deterioration of the aging building.

DISCUSSION

Staff have been working with Efficiency Nova Scotia's Roving Municipal Energy Manager service and are nearing completion of an Energy Audit on the facility. When complete, the audit will provide us with a complete energy efficiency assessment and provide recommendations for upgrades that will improve the energy efficiency of the building.

A structural assessment is a comprehensive examination conducted by experts to thoroughly analyze the condition and stability of a building or structure. During a structural assessment, engineers or qualified professionals carefully inspect and analyze key components such as foundations, beams, columns, walls, and roofing systems. They assess the quality and condition of the materials, evaluate the effectiveness of the structural design, and determine the building's ability to withstand anticipated loads and forces.

A structural assessment will assist Council and staff in making future decisions regarding capital improvements to the Community Centre, including improvements for energy offsetting with solar power.

Currently, future capital work planned for the building includes foundation repairs, new windows and doors, repairs and re-shingling the roof, installing a highly efficient central heating and cooling system using heat pumps to offset oil usage, redesign of the main floor layout and gender-neutral washrooms, create accessible parking, front entrance system upgrades and gymnasium upgrades. These upgrades do not include changes that would address the overall accessibility needs of the building.

Staff are recommending Council approve the completion of a structural assessment before additional significant capital investments are made.

NEXT STEPS

Pending approval from Council staff will proceed with issuing a request for proposal for structural assessment of the Windsor Community Centre.

FINANCIAL IMPLICATIONS

Should Council proceed with the RFP the cost will be incorporated into the 2025-26 Capital budget for consideration, no costs are anticipated to occur prior to March 31, 2025.

ALTERNATIVES

1. Council can choose to not approve this request.

ATTACHMENTS

None

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: _____
Kathy Kehoe, Director, Community Development

Report Reviewed by: _____
John Ogilvie, Climate Action Coordinator

Report Reviewed by: _____
Kevin Bennett, Manager, Parks and Recreation Facilities

Report Reviewed by: _____
Carlee Rochon, Director, Financial Services

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer