

## OLD MUNICIPAL HALL OPTIONS 31 Hudson Avenue NE, Salmon Arm



The City is seeking public feedback on the future of the building / property. An **input session** will be held in Council Chambers, City Hall on **Tuesday, June 17 between 6:00 and 7:30 p.m.** both in person and virtually. Virtual attendance details and background information are below.

GoTo meeting link is below. Please join from your computer, tablet or smartphone.

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If you can't make the meeting, you can submit your comments directly to: [gbuxton@salmonarm.ca](mailto:gbuxton@salmonarm.ca).

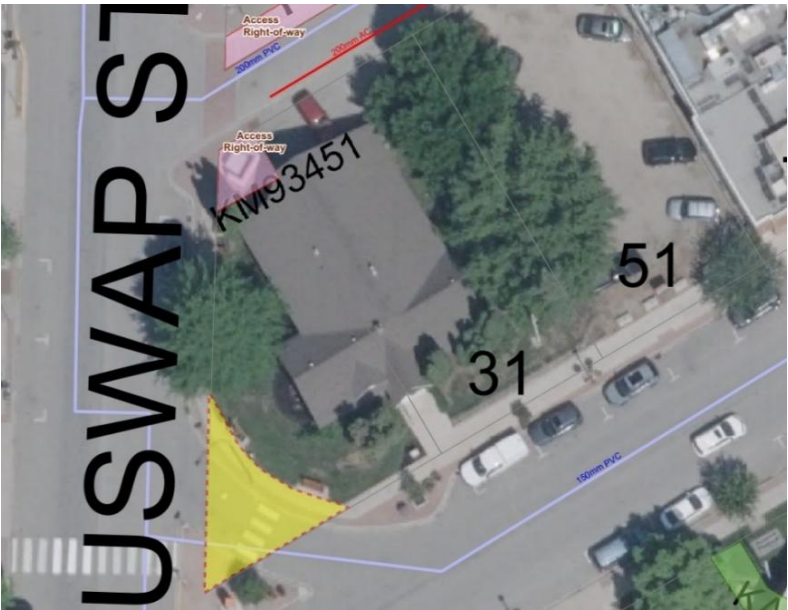
### BACKGROUND

The building was constructed in 1928 and was the City's first municipal hall until 1970 when it was occupied by the public library and subsequently the Columbia Shuswap Regional District. In 1974, it was leased to the Shuswap Lake Senior Citizens Society until the Society moved to its' current location, leaving the structure vacant. The building is currently not occupied due to concerns with the safety of the structure.

The site is currently zoned as P-3 Institutional Zone, and is about 850 square metres or 9,200 square feet in size. A portion of the site consists of the intersection of Shuswap Street and Hudson Avenue (yellow area) and so can't be used or developed. The frontage on Hudson Avenue is about 23.5m or 77 feet. The developable area of the lot is about 750 square metres or 8,100 square feet.

A 2024 hazardous materials report revealed the presence of asbestos, lead paint and crystalline silica that would need to be addressed in any redevelopment or renovation.

A 2023 structural assessment described the condition as “poor,” with 3 structural deficiencies including the lateral displacement of the south wall of the arched ceiling room in the original building, the deterioration of the North Wing exterior walls, and differential foundation movement.



Four options and cost estimates for the repair or replacement of the building were proposed:

Option 1 – Full Replacement	\$940,000 - \$1,400,000
Option 2 – Partial Replacement	\$967,000 - \$1,465,000
Option 3 – Repair and Revitalization	\$700,000 - \$1,050,000
Option 4 – Interim Repair	\$96,000 - \$144,000

Demolition of the building is estimated to cost about \$100,000.

The City has drafted the following options to start the discussion, but Council is open to hearing any ideas on how the community sees this property being used in the future.

### FUTURE OPTIONS

#### Create new open space / parklet

Demolish the existing building and then to redevelop the vacant space as a parklet, plaza or public gathering space (something akin to the Ross Street Plaza). It could be redeveloped at a later date when there is a future purpose for the space determined. An approximate cost is \$150,000.

PROs	CONs
Relatively low cost	Additional maintenance expenses
Relatively low effort	Additional bylaw enforcement monitoring
Creates new gathering space	
Consistent with current policy	
Asset is retained	

### Lease the building “as is”

Minimum expenses in the \$100,000 to \$150,000 range would be needed to allow occupancy of the building. A tenant would need a structural engineer to supervise any renovation work and bring sufficient resources to both renovate and maintain/operate the renovated building. Use of the building by the public would need to be addressed in any lease.

PROs	CONs
Relatively inexpensive	Costs not certain
Program space (re)created	Low usability space
Maintains some heritage elements	Ongoing maintenance, repairs and operational expenses

### Renovate the Building

The costs for a complete renovation would likely exceed \$1.5 million. Many facility renovation projects of old buildings turn out to be much more complex and costly once the work has started and the full extent of the issues revealed. These issues could be moderated and managed with a more in depth investigation and detailed plan for the renovation. The City currently has no proposed use for a renovated building.

PROs	CONs
Program space (re)created	Costs not certain
Maintains some heritage elements	Costs likely to only escalate
	Low usability space
	Relatively small space
	Ongoing maintenance, repairs and operational expenses

### Redevelop the property

This would involve demolition of the current facility and redevelopment of a new building on the site. A 4 storey residential/commercial mixed-use building would likely cost in excess of \$4 million. A simpler commercial or institutional building could cost less than \$2 million. The City currently has no facility plan to outline a proposed purpose or use for a new building. The City has no reserves to fund such a project.

PROs	CONs
Brand new purpose built space	Would require rezoning
Potential rental revenue from institutional / commercial space	Significant capital expense
Potential sales revenue from residential units	Significant financial risk
Maximizes land asset	Additional staffing (project management) needed
	No clear purpose for a new building
	Loss of heritage resources
	Parking deficiency / concerns

### Demolish building and sell the site

This simply involves demolishing the building, rezoning the property for commercial purposes and then listing the property for sale. This could generate between \$400,000 and \$500,000 in revenue.

PROs	CONs
Relatively easy and quick	Loss of heritage value
Sales revenue	Asset is permanently gone
<i>Asset is “utilized”</i>	
Site is developed	
Increased assessment / taxation	