



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Corporate Services Department**

Date: **September 3, 2025**

Funding for Ladner Pioneer Library Interior Upgrades

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT the available full balance of Delta's Fraser Valley Regional Library Member Salary & Benefit Reserve, as of December 31, 2025, be used to fund building renovations at the Ladner Pioneer Library.
- B. THAT this request be submitted to the Fraser Valley Regional Library Board for consideration during an upcoming Fraser Valley Regional Library Board Meeting.

▪ **PURPOSE:**

The purpose of this report is to obtain Council support to seek Fraser Valley Regional Library (FVRL) Board approval to allocate funding from the FVRL Member Salary & Benefit Reserve (estimated to be approximately \$715,000) toward the upcoming Ladner Pioneer Library renovation project.

▪ **BACKGROUND:**

The Ladner Pioneer Library is a central facility in Delta's library network, serving as Ladner's library branch supporting community learning, literacy, and cultural programming. Constructed in 1958, the building remains in good shape and various building envelope upgrades have been made to the building with HVAC units and roof replacements occurring in the past 10 years. However, it requires interior upgrades to modernize the facility and ensure it meets the evolving needs of residents.

FVRL staff in consultation with Delta staff have identified the Ladner Pioneer Library as the current priority for these upgrades. North Delta's George Mackie Library received interior upgrades in 2019 and 2020, which included a new central service desk and new furnishings. Exterior upgrades occurred in 2022, in which the George Mackie Library received a new roof. Interior upgrades for the Tsawwassen Library will be considered in future years (exterior upgrades are not the responsibility of the City as the space is leased).

▪ **DISCUSSION:**

The Ladner Pioneer Library Interior Upgrade Project is aimed at modernizing the 1,115 m² (12,000 ft²) Ladner Pioneer Library to improve accessibility, aesthetics, and overall functionality. The project addresses the need to upgrade essential areas, including the front desk, interior finishes (paint, flooring, trims), and construction of a new accessible washroom. Enhancements to the lighting system, HVAC, and plumbing will also ensure the facility is accessible and efficient for all users. Outdated furniture will be replaced to create a more functional and welcoming environment. Staff will present the proposed design to the Mobility and Accessibility Committee later in fall.

To achieve these goals, the City will engage an architectural consultant to design the project and coordinate with mechanical and electrical engineers on specialized tasks such as HVAC upgrades, lighting adjustments, and plumbing systems. An interior designer will also be retained to focus on front desk design, material selection, and space planning to align the library environment with modern design trends and accessibility standards. A general contractor will be procured to manage construction and deliver the upgrades efficiently. The total project cost is estimated at \$900,000.

Between the City's 2025-29 Financial Plan and reserves, the City has a total of \$200,000 available for the project. Given the estimated cost of the project exceeds the City's available funding, the City intends to turn towards the FVRL reserve to secure the remaining necessary funds for the project.

The use of FVRL Member Salary & Benefit (S&B) Reserve funds for library capital works is a common and well-established practice. In corresponding with the Director of Finance for the FVRL, it has been explained that other FVRL member municipalities such as the City of Langley, City of Abbotsford, City of Maple Ridge, and the City of Mission have previously used their balances to fund both large capital projects and smaller annual capital purchases. Most members typically allocate their balances toward significant renovation or facility improvement projects.

The FVRL Member Salary & Benefit Reserve is funded through member contributions and interest earnings. The balance available to Delta is an estimated balance of \$715,000 at the end of 2025, as confirmed by the Director of Finance with FVRL.

Under FVRL policy, these funds are available for member use, subject to FVRL Board approval. FVRL has shared with Delta that this reserve can be utilized for capital renovations of libraries.

It has also been explained that the use of these funds will not create issues related to salaries and benefits should there be any changes in bargaining. These funds are considered "surplus" and are intended to benefit members for library purposes in areas outside of FVRL's direct responsibilities. The City of Delta will continue to exercise prudent financial planning and will maintain a modest balance in the reserve to cover the unlikely event of a salary and benefit deficit.

Implications:

Financial Implications – City funding of \$200,000 will be directed towards the Ladner Library upgrade, with the balance of up to \$715,000 in funding for the project coming from the FVRL Salaries and Benefits Reserve, subject to FVRL Board approval.

▪ **CONCLUSION:**

The Ladner Pioneer Library is an essential community facility that requires interior upgrades to remain accessible, modern, and welcoming for all residents. The proposed renovations will address these needs by improving accessibility, updating interior finishes, enhancing lighting and HVAC systems, and modernizing staff and patron spaces.

The Fraser Valley Regional Library Member Salary & Benefit Reserve provides an appropriate and established source of funding to augment City funding for these improvements.

This investment will secure the library’s role as a vibrant, inclusive hub for learning, culture, and community connection.



Mike Brotherston
Director, Corporate Services,

Department submission prepared by: Tyson Schofield, Manager of Policy and Intergovernmental Affairs

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Facilities and Major Projects	Jim Bauer	JB
Finance	Navin Chand	NC