

Report to Council



Date: January 8, 2018

File: 1810-30

To: City Manager

From: Robert Parlane, Parks and Buildings Planning Manager

Subject: Boyce-Gyro Beach Park Washroom - Scope revision and budget transfers

Report prepared by: David James, Planner Specialist, Parks and Buildings Planning

Recommendation:

THAT Council receives for information the report from the Parks and Building Planning Manager dated January 8, 2018 with regard to the Boyce-Gyro Beach Park Washroom - scope revision and budget transfers;

AND THAT Council authorize the revision to the scope of the 2017 Parks Infrastructure Renewal - Washroom Renovations project, to replace the renovation with the construction of a new washroom and change room building;

AND THAT Council authorize the cancelation of the Queensway Transit Security Pavilion project;

AND THAT the 2017 Financial Plan be amended to include the transfer of \$224,000 from the Queensway Transit Security Pavilion project to the Parks Infrastructure Renewal - Washroom Renovations;

AND THAT Council authorize the cancelation of the Capital Opportunities and Partnerships Program for Kelowna United;

AND FURTHER THAT the 2017 Financial Plan be amended to include the transfer of \$100,000 from the Capital Opportunities and Partnerships Program project to the Parks Infrastructure Renewal - Washroom Renovations.

Purpose:

To revise the scope and secure additional funding for the above noted project to allow for construction of a new public washroom & change room to replace the existing facility at the centre of Boyce-Gyro Beach Park.

Background:

Boyce-Gyro Beach Park has two public washrooms. Boyce-Gyro is one of the most popular beach parks in the City, however both washrooms are old, and in poor condition. The original building is located at the centre of the park, was built in 1969, and renovated around 1989. The second washroom building is at the north end of the park, and was built in 1989. The park is relatively small, and the two washrooms are less than 100m apart. The central washroom has several significant maintenance defects and is reaching the end of its service life.

The 2017 Parks Infrastructure Renewal - Washroom Renovations (Boyce-Gyro Washroom project) identifies \$350,000 of upgrade work within the envelope of the existing central washroom building. The proposed upgrades include: low maintenance floor, wall and ceiling finishes, new water efficient sanitary fixtures and plumbing, high efficiency hand-dryers, safe sharps disposal, waste receptacles, new skylights, as well as some repairs to the masonry skin. The proposed upgrades are meant to provide a cleaner, brighter appearance to interior spaces and to replace aging fixtures. The renovations however, do not include replacing the roof, and do nothing to address the building's aged construction and external appearance.

Rather than renovate an out-dated structure, this report is recommending the full replacement of the central washroom building with a new washroom & change facility at the present location. New design and construction will allow for the incorporation of modern standards in building durability, layout, daylighting, operational and maintenance servicing, and security. The new building will include seasonally available male and female washroom facilities and changing areas. It will also include external showers and small lockers for storing valuables.

More significantly, the new construction will allow for an insulated (frost-free), universally accessible washroom for year-round use. This universal washroom will be beneficial to those with physical or mental disabilities (especially those with a caregiver of the opposite sex), trans-gender, and parents with babies or toddlers requiring baby changing facilities. We also understand from the 2017 'Community for All' park assessment, that the lack of year round washroom facilities in parks can be a major barrier for some seniors, and prevents them from utilising the parks during the winter months.

New construction provides a number of advantages for both the public washroom, as well as the park space overall:

- New construction will provide a washroom building with a design life of 50 years plus. A renovation may only extend the life of the existing building up to 20 years approximately;
- The cost per square foot for new construction provides greater value than renovation;
- A new public washroom will allow current City best management practices for washroom design to be incorporated into the building's design and construction. This will include Crime Prevention Through Environmental Design (CPTED) principles;
- A universally accessible washroom, open year-round, will provide facilities for a variety of different user groups;
- A new fully modernised public washroom will provide a more contemporary appearance befitting one of Kelowna's most popular and heavily used parks.

In order to construct a new washroom building the current budget would need to be increased to \$674,000, based on a recently completed estimate of probable costs. Two sources are proposed for securing the additional \$324,000 in funding. These are:

Firstly, in the 2016 budget, \$250,000 from taxation was approved to fund the addition of public washrooms to the Queensway Transit Security Pavilion (QTSP) project. A Report to Council dated October 2, 2017 requested that Council defer the QTSP project due to higher priorities for the transit system, and that Council re-allocate the Regionally Significant Gas Tax federal grant funds, related to the Queensway project, to the Rutland Transit Exchange - Phase 2 project. Staff are recommending the QTSP project now be cancelled, and the remaining balance from taxation (\$224,000) funding be transferred to the Boyce-Gyro Washroom project.

The second source is from the Capital Opportunities & Partnership Program (COPP). A budget of \$500,000 for the second phase of development to the Kelowna United (KU) Soccer Facility at Mission Recreation Park was originally approved through this program in the 2016 budget. As advised in a Report to Council dated October 2, 2017, the KU partnership has been deferred indefinitely, and the project's Memorandum of Understanding has expired. A \$200,000 budget transfer to the Laurel Packinghouse Courtyard was requested and approved at that time. Budget of \$250,670 is remaining within the COPP project. Staff are recommending that this project be cancelled, and that a transfer of \$100,000 be made to the Boyce-Gyro Washroom project.

Financial/Budgetary Considerations:

\$224,000 to be transferred from the QTSP project to the Boyce-Gyro Washroom project.

\$100,000 to be transferred from the COPP to the Boyce-Gyro Washroom project.

Existing Policy:

Active living opportunities
Considering diverse community needs
Planning excellence
Spectacular parks

Internal Circulation:

Deputy City Manager
Divisional Director, Infrastructure
Divisional Director, Financial Services
Divisional Director, Active Living & Culture
Infrastructure Administration Manager
Infrastructure Delivery Department Manager
Infrastructure Operations Department Manager
Park Services Manager
Community Engagement Manager

Considerations not applicable to this report:

Alternate Recommendation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Personnel Implications:

Communications Comments:

Submitted by:

Robert Parlane, Parks & Buildings Planning Manager

Approved for inclusion:



Alan Newcombe, Divisional Director, Infrastructure

Attachments: Boyce Presentation

cc: Deputy City Manager
Divisional Director, Infrastructure
Divisional Director, Financial Services
Divisional Director, Active Living & Culture
Infrastructure Administration Manager
Infrastructure Delivery Department Manager
Infrastructure Operations Department Manager
Park Services Manager
Community Engagement Manager