

# Report to Council



**Date:** October 2, 2017

**File:** 1840-10

**To:** City Manager

**From:** Robert Parlane, Parks and Buildings Planning Manager

**Subject:** Laurel Packinghouse Courtyard - Budget transfer

Report prepared by: Lindsay Clement, Park and Landscape Planner

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## **Recommendation:**

THAT Council receives for information the report from the Parks and Building Planning Manager dated October 2, 2017 regarding the Laurel Packinghouse Courtyard - Budget transfer;

AND THAT Council authorize the transfer of \$200,000 from the Capital Opportunities and Partnerships Program to the Laurel Packinghouse Courtyard project.

## **Purpose:**

To secure funding for the above noted project to enable it to proceed while the project team continues to pursue grant funding.

## **Background:**

The Laurel Packinghouse Courtyard (the 'Laurel Courtyard') is an outdoor space on the south side of the Laurel Packinghouse. Concept plans to redevelop this space to support Kelowna Museums Society (KMS) heritage programming were originally part of the Laurel Packinghouse revitalization project, completed in 2010. However, due to lack of funding at that time, the outdoor space remained incomplete.

Improvements to the Laurel Courtyard will build upon the City's vision to enhance public use and enjoyment of its Civic Block and Cultural District. The Official Community Plan includes a policy to continue to develop and enhance the Kelowna Cultural District as a centre for arts, culture and entertainment. Realizing its importance, the City has invested in extensive public consultation to inform master planning and development of the District. The new master plan underlines the importance of enhancing and animating existing urban outdoor spaces, like the Laurel Courtyard.

A "play & learn" space will offer a rich learning environment in which to expand heritage-based school and public programs delivered by KMS. There is a demand for more programming in the Laurel Courtyard. Indeed, in 2015 the Royal BC Museum requested use of

the space for a travelling children's display. Regretfully, KMS had to deny this request due to the deteriorating condition of the Courtyard, but will be looking to strengthen partnerships such as these once the Laurel Courtyard improvements are complete.

In 2017, staff received capital funding to complete the design and construction of the Laurel Courtyard, in partnership with KMS. The capital cost was set at \$465,000, with \$150,000 coming from KMS and another \$150,000 being pursued through grant applications.

In 2016, KMS applied for \$150,000 through the federally funded Canada 150 - Community Infrastructure Program. While the project fit all the required criteria for funding, the application was unsuccessful. A review of the successful projects showed funding was distributed to many projects typically of a much smaller budget value. Staff subsequently applied for a Canada 150 grant funded by B.C. Museums Association, but was again unsuccessful.

Currently there are two further grant opportunities available:

- Community Gaming Grants Capital Projects Program (Province of BC): KMS is eligible to submit an application for up to 50% of total project costs, to a maximum of \$250,000. The application deadline is September 30, 2017, with approved grants awarded by December 31, 2017;
- Canada Cultural Spaces Fund (federal Department of Canadian Heritage): either the City or KMS could apply for up to 50% of total project costs related to infrastructure and equipment which supports professional arts and/or heritage activities. This program has ongoing intake of applications.

Due to the uncertainty of the outcome of the grant funding, staff have studied various combinations of project scope reduction and were able to, through value engineering techniques and the loss of almost all site specific amenities, get the project to meet the available project budget. However, with a bare bones plan the Laurel Packinghouse Courtyard no longer provides the interpretive program elements, and the KMS would no longer be able to support the project as a funding partner.

Our consultants have been working on preparing tender ready construction documents, and are currently on a stop-work order at 75% complete. Staff would like to continue with the project design to allow the works to go out to tender soon in order to secure best pricing for identified works to be completed in 2018.

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 the Capital Opportunities & Partnership Program as per 2016 budget. KU intends to build a support building for the Centre and the City's responsibility includes the fill and grading of the surrounding parkland, site services and sidewalk connection for the facility to the parking area. With KU currently exploring other projects on non-municipal land, this project has been delayed and the Memorandum of Understanding has expired. Staff recognise the benefit of a support building at this location and will consider a similar budget proposal to Council when KU is ready to proceed.

Work completed while the project was active includes preliminary site grading, but no further servicing of the site has been completed and the balance of the funds remain.

Staff is recommending that some of the remaining budget from the Capital Opportunities & Partnership Program, in the amount of \$200,000, be transferred to the Laurel Packinghouse Courtyard project in order for the project to continue. Should staff be successful in receiving grant funding, the funds held in reserve to a maximum of \$200,000 would not be used.

**Internal Circulation:**

Divisional Director, Infrastructure  
Divisional Director, Active Living & Culture  
Financial Planning Manager  
Infrastructure Administration Manager  
Partnership Manager  
Grants & Special Projects Manager  
Infrastructure Delivery Department Manager  
Community Communications Manager  
Park Services Manager

**Considerations not applicable to this report:**

Financial/Budgetary Considerations:

Alternate Recommendation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

Communications Comments:

Submitted by:

Lindsay Clement, Park and Landscape Planner

Approved for inclusion:



Alan Newcombe, Divisional Director, Infrastructure

Attachment: 2017-10-02-Laurel Courtyard Budget Transfer-Presentation

cc: Divisional Director, Infrastructure  
Divisional Director, Active Living & Culture  
Financial Planning Manager  
Infrastructure Administration Manager  
Partnership Manager  
Grants & Special Projects Manager  
Infrastructure Delivery Department Manager  
Community Communications Manager  
Park Services Manager  
City Clerk  
Executive Director, Kelowna Museums