

DRAFT January 2021



CITY HALL PROJECT SUMMARY



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INVEST IN
INFRASTRUCTURE



STRENGTHEN
OUR COMMUNITY

ABOUT THE PROJECT

Beginning in 2021, West Kelowna will see the design and construction of its first City Hall since its incorporation in 2007.

A reserve was established as savings to fund the design and construction.

With the momentum of infrastructure investment well underway for water, sewer, roads and sidewalks, it is now time to move forward with delivering a suitable place for City administration. This will allow the City to consolidate its administration resulting in financial and work flow efficiencies. Also Mt. Boucherie Community Centre will be returned to the Greater Westside area residents to enjoy.

The City-owned site located at 3731 Old Okanagan Highway is soon to be a vibrant area that provides greater civic services. With its proximity to Westbank Centre, Memorial Park, Johnson Bentley Aquatic Centre (JBMAC) and the Annette Beaudreau Memorial Amphitheatre, the area will be a welcoming place to gather and a catalyst to revitalization. These are exciting times to celebrate how we serve the Greater Westside and all it has to offer as a vibrant place to live, work and play. Join us beginning spring 2021 to provide input into the preliminary and detailed design phases as we build our first City Hall. We are better together!

As part of Council's vision to improve civic services, service providers were considered that would offer benefits not just to the West Kelowna community, but for those across the Greater Westside.

Following the site and area feasibility analysis on the City-owned site, the concept design reflects a three-storey fully accessible building designed for what's needed today and in the near future yet easily expandable in the decades to come. The City will require approximately 30,000 sq. ft for its operations and for a couple of small-space tenants who, at their cost, will add additional civic services within the building. The City's share of the design and build cost remains the same at up to \$18 million, with no new tax increases.

In addition to providing City services, we are also excited to welcome the Okanagan Regional Library, an equity partner in the building that serves the Greater Westside. Our equity partner and tenants are responsible for their capital and operating costs through standard agreements and collaborative project delivery with the City.



OUR PARTNERSHIPS

Okanagan Regional Library: Equity Partner

The Okanagan Regional Library (ORL) and the City of West Kelowna have partnered in a shared equity agreement that will see the ORL own approximately 15,000 sq. ft. inside the building. As an equity partner, the ORL would own approximately one-third of the building and pay approximately one-third of outdoor and indoor capital and operating costs as it relates to the future library. This means the building will be approximately 45,000 sq. ft. in total, including the library and tenants.



The ORL lease is set to expire in their existing location (2484 Main Street) in late 2022. The opportunity to own floor space within the City Hall building with the adequate space they need, as opposed to another temporary lease, was an ideal opportunity to benefit the community. The cost for the ORL floorspace and their operations is the responsibility of the ORL.

Westbank First Nation: Community Partner

Creating welcoming and culturally rich learning and gathering places also remains a priority to Council and to our community across the Greater Westside. We are excited to strengthen our partnership with Westbank First Nation and collaborate on area and site opportunities, along with incorporating Indigenous art and culture as we look to the future. We are working with Westbank First Nation and the ORL to include ways to celebrate learning, heritage, culture and providing gathering places where everyone is welcome and can be inspired. It is our collective hope that the civic centre area is a catalyst for greater place-making and vibrant community development in the Westbank Centre.

MLA and MP Constituency Offices: Potential Tenants

Council's priority is to maximize the public services offered in the civic centre area. This includes working with our West Kelowna-area MLA and MP for potential constituency office leased space opportunities within the 30,000 sq. ft. of the City-owned portion of the building. More details regarding tenancies will develop in the months ahead in keeping with the goal to provide centralized civic-centre services to the community.

Design Consultation: Stakeholder and Public Input

Two phases of consultation will occur:

- 1) Preliminary Design Consultation – begins Spring 2021
- 2) Detailed Design Consultation – begins late Spring/Summer 2021

The City will advertise all engagement opportunities leading up to and during both phases, along with reporting back to the community about how input has been considered as we move forward together.

We will continue to provide accurate, timely and transparent updates and outreach that outline how we inform and engage the community, identifying design consultation topics, outlining how input has been considered, reporting on next steps and how to stay connected with us.

Public participation from the Greater Westside community is and will remain paramount to the success of delivering our first City Hall/Library Building and civic that will serve the community for generations to come.

Please sign up to receive our updates at westkelownacity.ca/subscribe!



WHERE WE'VE BEEN

Incorporated 13 years ago, West Kelowna chose to use Provincial seed money and grants to build necessary core infrastructure. Sewers, water treatment, upgrading roads from rural to urban and constructing sidewalks was an essential focus in establishing appropriate service levels.

As the newly formed municipality grew, Council and administrative staff temporarily moved from Lions Hall into the existing Mt. Boucherie Community Center in 2009 where the temporary local government services remain today. For over 13 years, the City has been without a permanent and proper administration building.

Since incorporation, the city has grown at a rapid pace to over 36,000, on average, we welcome an additional 600 residents annually to our beautiful city. With this growth in population and request for more services, City forces has also grown to over 256 staff using many satellite offices.

While the two previous borrowing processes in 2016 to move City Hall forward were unsuccessful (founded on tax implications and other factors) the new administration in 2019 developed a financial model that eliminated new tax increases to its residents.

Council approved the use of an Assent Free Loan for up to \$11 million, in addition to the \$7 million the City saved for its first City Hall. This model results in no new tax increases as the annual amount that the City transfers from its reserves will pay for the loan.

With the City remaining on solid financial ground, and the assurance to proceed with project costs covered in existing budgets, preferred City-owned land was identified in late 2020 and area and site feasibility analysis began.

The City-owned site is approximately 1.5 acres in addition to the skateboard park area, surface parking, access areas, etc. Parking is estimated around 100 stalls at this early stage with more planning to be done. Preserving the natural environment and Crime Prevention Through Environmental Design (CPTED) principles will be used in the design to recognize environmental sustainability, safety and security with lighting, low profile vegetation planting and so on.

For the building structure, early concepts began in late 2020 in order to meet the needs of the required administration space (approximately 30,000 sq feet). The City explored partnership opportunities, and reached an agreement with the ORL, that together would result in services that directly serve the public. The building would be designed to accommodate the administrative needs in today's world but easily expandable for anticipated growth in future.

HISTORICAL TIMELINE SUMMARY

2007

West Kelowna leaves the Regional District of the Central Okanagan and incorporates as the District of West Kelowna with its temporary administration building in Westbank Lions Community Hall.

2009

District of West Kelowna administration temporarily relocated from Westbank Lions Community Hall to Mt. Boucherie Community Centre, site trailers and satellite offices.

2015

District of West Kelowna becomes the City of West Kelowna and remains in Mt. Boucherie Community Centre, trailers and satellite offices across the city.

2016

Referendum and AAP with proposed tax increases to build a City Hall ultimately defeated by 14 votes (AAP).

2019

New senior management team and a new Council begin developing a project model with the goal of no new tax increases and no further community divide.

2020

City-owned site identified in the Westbank Centre, site feasibility, concept design and project partner process underway with a new civic service model. West Kelowna's first City Hall can now be designed and built with project reserve funds saved, and borrowing, based on its low debt. with no new tax increases to the community.

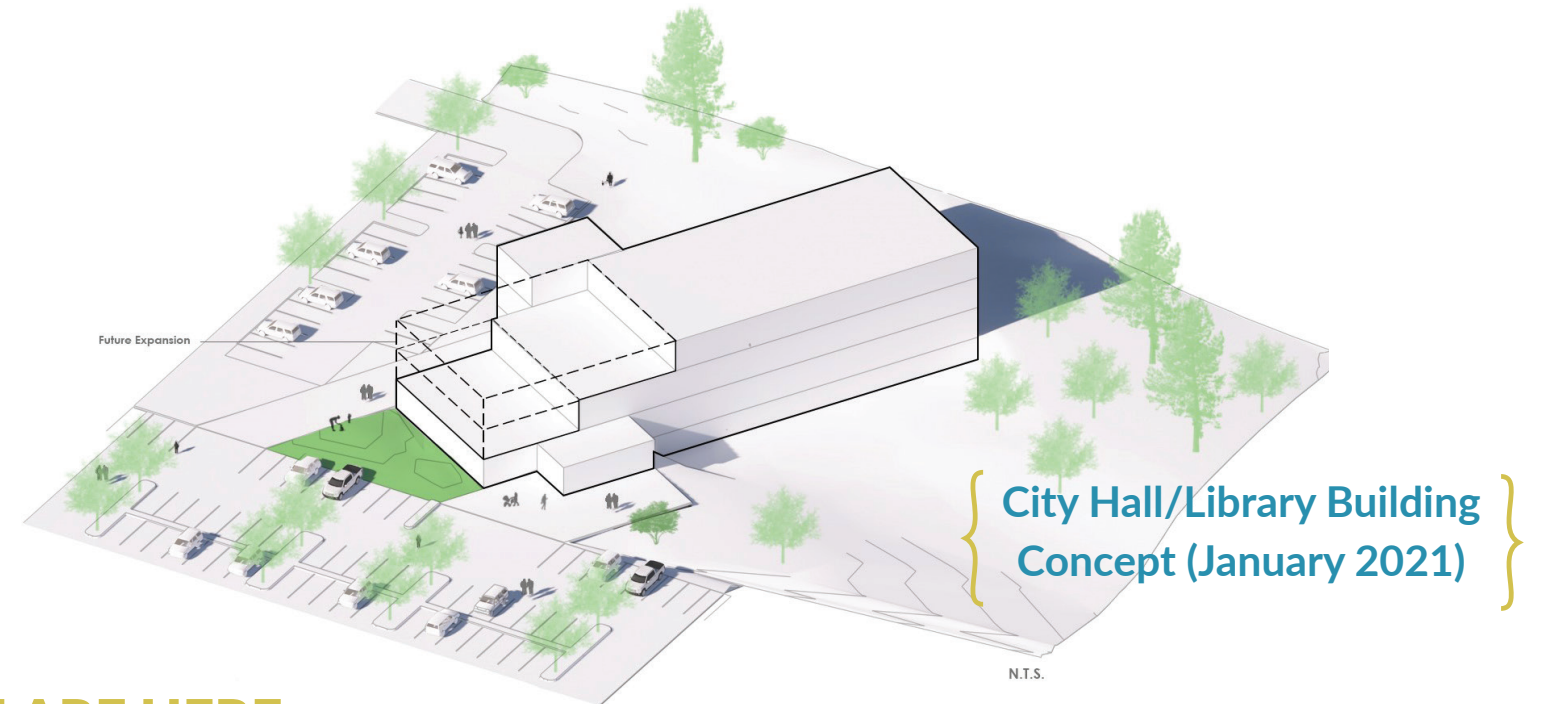
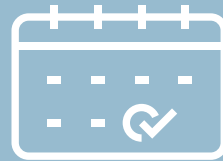
2021

January 2021 - We Are Here! Project is ready to advance from concept to Preliminary Design, partnership agreements and tenant opportunities underway, stakeholder and public design consultation program set to begin in Spring 2021. Construction completion estimated toward the end of 2022. Planning also begins to return Mt. Boucherie Community Centre to the public including future consultations to restore the facility!

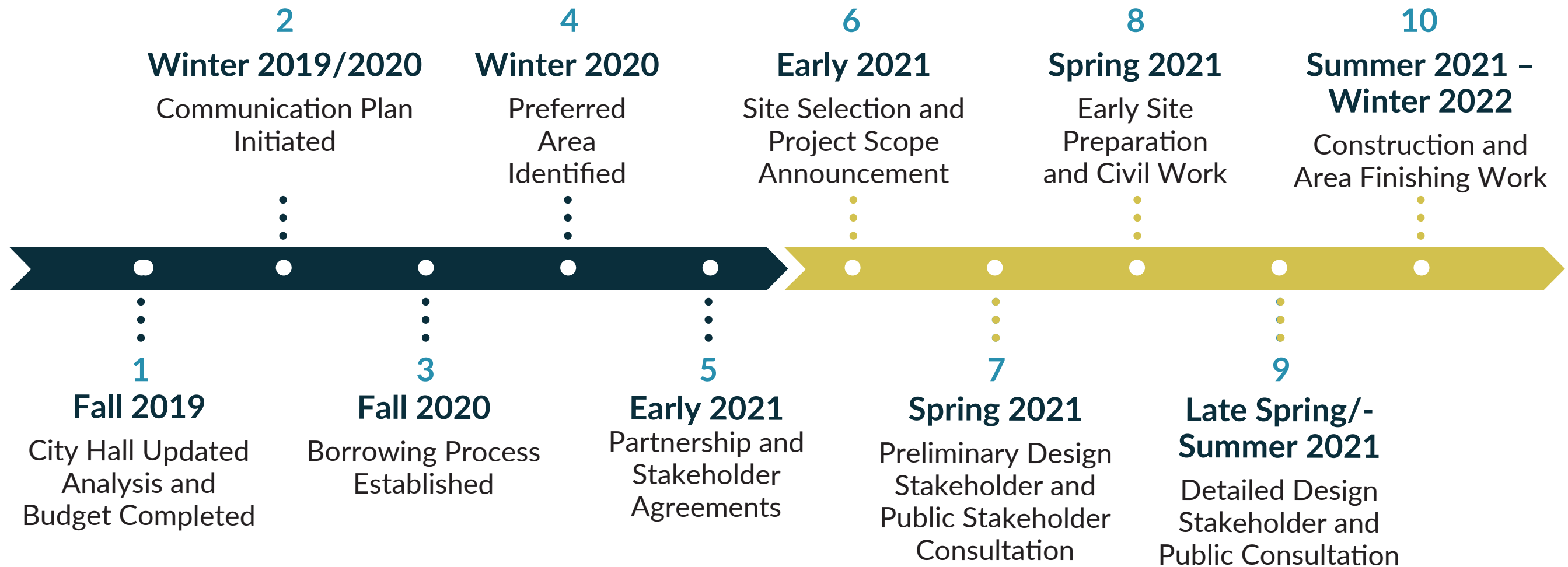
WHERE WE ARE TODAY

JANUARY 2021 ONWARD

Now that the site confirmation and the partnerships with the City have progressed, it's time to advance from a site concept to the preliminary design phase. Subject to Council approval at the January 26, 2021 Council meeting, Johnston Davidson Architecture (JDa) would be retained to advance the site and building design and work with the City to define the consultation program. Other tenders will follow in 2021 and 2022, but this, along with establishing our partnerships, are the near-term project milestones.



WE ARE HERE

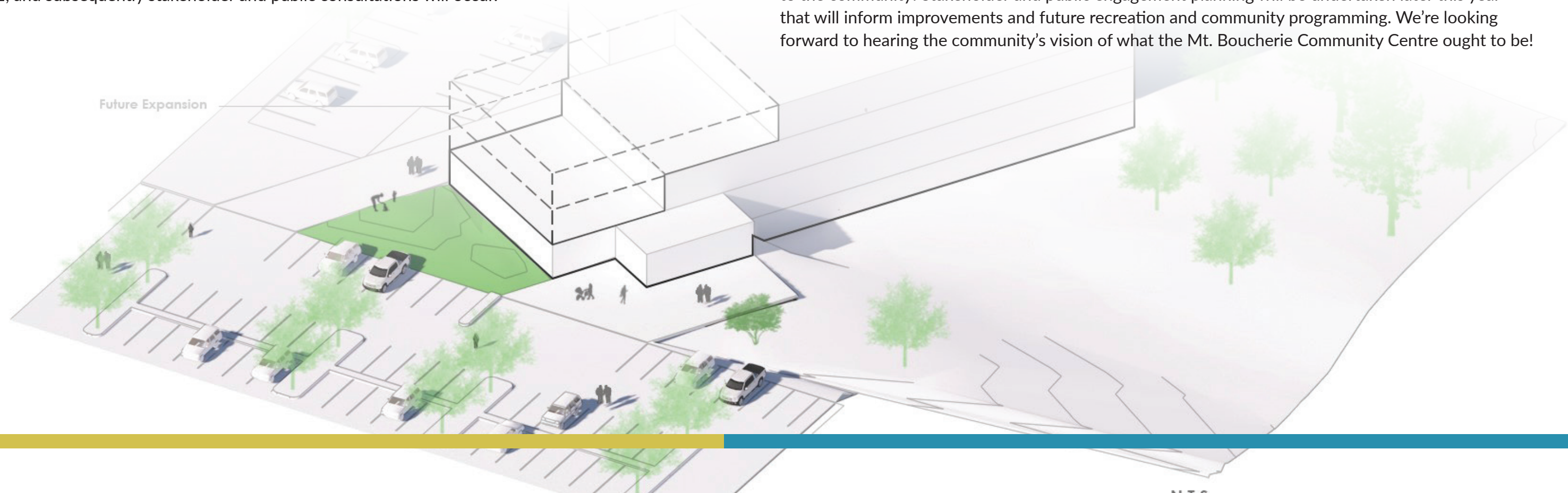


WHAT'S NEXT

The City of West Kelowna in collaboration with Johnston Davidson Architecture will lead two phases of design consultation planned for the public and stakeholders (Preliminary Design in spring 2021 and Detailed Design in late spring/summer 2021). Input into the design will help shape community gathering spaces, landscaping and art, intermodal connectivity to the new civic centre, building aesthetics and other identity and connectivity elements.



One of the early site findings is to determine the potential impacts to the existing skateboard park as the Preliminary Design phase begins. Transforming the skateboard park may be required making the footprint larger and the bowl and surface function better based on an improved design. Investing in recreation in this area remains a priority for Council so improving and adding to the skateboard park will be at the forefront of the site design and included in the overall project cost. More details about the skateboard park transformation will be available in the early stages of Preliminary Design in the spring 2021, and subsequently stakeholder and public consultations will occur.



Some of the site design goals include:

- Delivering a pragmatic and accountable design that is functional and flexible to accommodate future growth.
- Creating efficiencies by centralizing significant administrative services under one roof, and eliminate temporary leased space.
- Implementing environmental sustainability designs to minimize the environmental impact and design an efficient footprint of the building (including orientation, topographical consideration, drainage, heating/cooling, electrical, etc.)
- Offering the community civic centre services with its proximity to Westbank Town Centre, Memorial Park, JBMAC and the Annette Beaudreau Memorial Amphitheatre.
- Enhancing outdoor public gathering spaces with the transformation of the skateboard park, places to sit, read and walk to the adjoining amphitheatre and toward JBMAC.
- Creating the opportunity for an urban development anchor to revitalize the Westbank Town Centre area.
- Providing accessible, timely and transparent opportunities for stakeholders and the community to be informed and engaged throughout the process.

As the Preliminary Design phase begins, early site preparation and civil works are considered to begin in spring 2021 with site and structure construction look-ahead schedule anticipated to begin in summer 2021. Construction is estimated at about a year and a half in duration and more information about the completion timeline will be developed after the preliminary design phase.

On the horizon our planning also includes eventually returning the Mt. Boucherie Community Centre to the community! Stakeholder and public engagement planning will be undertaken later this year that will inform improvements and future recreation and community programming. We're looking forward to hearing the community's vision of what the Mt. Boucherie Community Centre ought to be!

MATTER OF FACT

- ✓ CITY'S PROJECT COSTS COVERED UNDER ITS EXISTING BUDGET
- ✓ CITY HALL/LIBRARY BUILDING THAT DIRECTLY PROVIDES CIVIC SERVICES TO THE PUBLIC
- ✓ PARTNERSHIPS AND TENANTS THAT BENEFIT THE GREATER WESTSIDE COMMUNITY
- ✓ THE BUILDING WILL MEET THE NEEDS OF TODAY YET BE EXPANDABLE FOR FUTURE GROWTH
- ✓ LONG OVERDUE TO CENTRALIZE CITY ADMINISTRATIVE SERVICES AND OPERATIONS
- ✓ KEEPING THE COMMUNITY INFORMED OF OUR PROGRESS AND ENCOURAGING PUBLIC PARTICIPATION IN THE FUTURE DESIGN
- ✓ RETURNING MT. BOUCHERIE COMMUNITY CENTRE TO THE COMMUNITY

Community feedback has been instrumental in developing the project plan and future input will now help to shape the future of the area, site and building design.

WAYS TO GET INVOLVED



- ✓ Subscribe to e-News as project updates become available
- ✓ Get involved on our online engagement platform
- ✓ Email your inquiries to cityhallproject@westkelownacity.ca
- ✓ Phone for more information 778-797-1000





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