



INFORMATION ONLY COUNCIL REPORT

To: Paul Gipps, CAO

Date: April 19, 2022

From: Erin Goodwin Facilities & Recreation Manager

Subject: **Mt. Boucherie Community Centre Restoration Project**

EXECUTIVE SUMMARY

With the City Hall/Library Building under construction, the Mt. Boucherie Community Centre (MBCC) is anticipated be available for conversion back to a community centre beginning in spring 2023. In 2008 when the City repurposed the MBCC as a temporary City Hall, it was the only community centre owned by the municipality. The original intent to use MBCC for municipal administration was only for a 5 – 10 year period while the City put funds in savings for a future purpose-built City Hall.

As the City has been saving to build its first administration building and restore MBCC, no new tax increases are required to return MBCC to the community.

The return of the MBCC will also increase the community's access to another recreation facility and future programs as the City meets the increasing recreation and culture needs of our rapidly growing community.

The purpose of this report is to outline the three phases of the restoration project, beginning with the community consultation phase, as staff prepare for the design and restoration phases.

STRATEGIC AREA(S) OF FOCUS

- **Invest in Infrastructure**
- **Strengthen Our Community**

BACKGROUND

Constructed in 1974, the MBCC was a community gathering and event space for Westside residents and visitors. In the same year, a Joint-Use Agreement was created between the Regional District of Central Okanagan and School District 23 to share space in the MBCC and the adjacent Mt. Boucherie Secondary School. The Agreement provided opportunities for both organizations to host recreation programs, special events, workshops and educational classes.

The MBCC is an integral piece of history for the Westside community and staff will be capturing an array of stories about what MBCC meant to those who enjoyed the facility years ago. From the mid 1970s through the 2000s, MBCC played host to various family events including Halloween, Winterfest, and Easter events. The School District used the facility for exams, physical education classes and school events. Members of the community frequently rented out hall space for their own special events including weddings, anniversaries, dances and fundraisers.

In 2008, MBCC was renovated to become a temporary City Hall, as there were no purpose-built municipal administration or operation buildings dating back to when West Kelowna was part of the Central Okanagan Regional District. As the municipality grew, MBCC underwent minor renovations to accommodate additional staff. Walls were added to create cubicle-style workspaces, existing offices were reconfigured and the commercial kitchen was transformed into a lunchroom. This community centre far exceeded the required capacity to function as a temporary City Hall and, with a proper municipal/library building now under construction, MBCC will soon be enjoyed by residents, businesses and visitors. Once restored for public use the Facilities, Recreation and Culture staff would remain at the MBCC to provide the public with onsite services.

Anticipated in early 2023, and after administrative staff move to the purpose-built City Hall/Library Building, minor renovations at MBCC will begin to convert the facility back into a community centre based on community input that will guide the design and programming. Since 2009, the City has been transferring funds into reserves in preparation of completing this project so no new tax increases are required to return MBCC to the community.

The return of MBCC provides the opportunity for the City to offer more diverse and comprehensive recreation services to meet the needs of our growing community. Since 2008, the City has added four indoor facilities to the recreation portfolio, these facilities include:

- Lakeview Heights Community Hall
- Mar Jok Elementary School Joint Use Space (multipurpose room and gymnasium)
- Westbank Lions Community Hall
- Multi-sport Dome.

Together with MBCC, these five recreation facilities will provide a broader scope of recreation services to the community.

To effectively transition MBCC back to a community centre, staff are working to complete the following tasks:

- A needs assessment for the limited number of facility and recreation staff and office space requirements for MBCC
- Identify building code and other facility requirements for renovating MBCC
- Conduct public engagement to gather feedback on programming, amenities, space enhancement, and the vision for future (longer-term) expansion at MBCC
- Create a concept plan and share information to Council and the public.

PUBLIC ENGAGEMENT

MBCC holds many memories for the community before the temporary relocation of the municipal hall in 2009, which closed the community centre to recreation programming and events. Activities such as the Westside Winter Fest, weddings, school celebrations, sports tournaments and recreation programming contributed to the social fabric of the community over three decades, fostering connections of residents and visitors. With the eventual return of the MBCC to the Westside, there is an opportunity to engage members of our community to understand preferences and source ideas to help inform future programming and activities.

One of the exciting opportunities for public engagement is to capture, preserve and share stories of events and activities from 1974 to 2008 at MBCC. The City's online engagement platform, OurWK.ca, provides the opportunity to collect the community's memories through storytelling and photo-sharing tools. Contributions will be compiled and captured in digital and print format as part of the official opening of the community centre to celebrate its 50th anniversary of serving the Westside.

Purpose: The communications and engagement plan will reflect the vision and strategic priorities of Council that invests in infrastructure and the wellness of our community through increased recreation and supports achieving the goals below.

There are five primary objectives of the public engagement:

1. inform the community about the restoration of the MBCC through in-person, electronic and community relations methods
2. obtain feedback about programming, amenities, space enhancement, priorities in the short term and aspirations for the space through a questionnaire and ideas tool
3. hear from Council and the community regarding the vision for a future expansion for longer-term planning at MBCC
4. share what we heard with Council and the community and provide updates as needed
5. collect stories from the public to incorporate in celebration of the return of MBCC to recognize its 50 years of service to the community

Together with the consultant, staff will implement a highly transparent, timely and accurate approach to ensure the community remains well informed and engaged throughout the design and restoration of MBCC.

The following is an outline of the three phases of the project and a timeline look-ahead:

1. Consultation Phase: April 20 through June 20, 2022 (we are here)

Consultation outline for print, electronic and community relations attached

2. Design Phase: July and August 2022

Seek input from Council about the progress of design and community consultation

3. Concept and Final Design Phase: Fall 2022

Share results with Council and community of consultation and design of MBCC

Staff will invite Council and the community to share memories and stories of the past and their ideas for the future. We will use a variety of ways to receive feedback from the public, such as OurWK.ca, our online engagement portal, and in-person pop-up engagement events at key locations.

We will notify stakeholders and the community about the public engagement opportunities using print, electronic and community relations methods – all of which include:

- visit OurWK.ca/restorembcc
- sign-up for e-news updates
- attend a future Open House in the fall to view the concept plan

A particular emphasis will be directed to engaging youth in the spring as part of a campaign, “Mt. Boo and You” to hear from youth about drop-in and programmed activities they would like to see as the community centre is returned to Westside residents and visitors. Efforts to reach out to youth “where they are at” will include pop-ups at key locations, such as the Skatepark at Memorial Park, the Youth Centre, in-person presentations at Mount Boucherie Secondary School (pending COVID-19 restrictions), and a targeted social media campaign.

Results of the feedback from the public will support the development of future recreation planning in the city and create much-needed event space in our community.

AT-A-GLANCE

1. Consultation Phase Timing: April 20 - June 20, 2022 Introduce and engage		
Who	What	When
<ul style="list-style-type: none">• Council• Westside community• Local businesses• Special interest groups	<ul style="list-style-type: none">• <i>Invite</i> input into facility and programming opportunities online, in-person or via email• <i>Complete</i> a questionnaire on OurWK.ca or access printed copies at a pop-up engagement event• <i>Collect</i> MBCC stories and photos through OurWK.ca, or by email or	<ul style="list-style-type: none">• Facility and programming consultations open from April 20 through June 20• Pop-up engagement once/week for five weeks (MBSS sports fields, Gellatly pathway, Park Play Days)• Stories and photo submissions open until

	<p>in-person at a pop-up event</p> <ul style="list-style-type: none"> • <i>Drop by</i> a stand-alone display and comment boards throughout the engagement period: Westbank Library April 22-May 20 Lions Hall May 24 – June 17 	<p>the end of 2022 on OurWK.ca</p>
<ul style="list-style-type: none"> • Youth groups, clubs and students within proximity of MBCC 	<ul style="list-style-type: none"> • “Mt. Boo and You” campaign, April 20 to June 20 • Targeted social media campaign 	<ul style="list-style-type: none"> • Attend youth-centred activities, school spring carnival at Hudson Elementary through PAC, • Present in-person to MBSS students (pending Min. of Education health restrictions)

Watch for a future Open House introducing the concept design in the fall of 2022!

2. Design Phase

Timing: July - August 2022

Preparations

Who	What	When
<ul style="list-style-type: none"> • Council • Consultant and City staff 	<ul style="list-style-type: none"> • Consultant compiles public input, programming and facility assessment outcomes • Staff and the consultants will subsequently seek input from Council about the progress of design and community consultation 	<ul style="list-style-type: none"> • Advance the design for the concept plan to introduce in fall of 2022 • Council update in late summer of 2022

Concept Design takes shape.

3. Concept and Final Design Phase

Timing: Fall 2022

Share results

Who	What	When
<ul style="list-style-type: none"> • Council 	<ul style="list-style-type: none"> • Share What We Heard Report and Concept 	<ul style="list-style-type: none"> • Council update in the fall of 2022.

<ul style="list-style-type: none"> • Westside community • Local businesses • Special interest groups • Youth 	<p>Design with Council to confirm preferences for programming and interior space</p> <ul style="list-style-type: none"> • Present what we heard and the MBCC Concept Design to stakeholders and community through an Open House • Prepare and launch a social media campaign targeted to youth to showcase the initiative 	<ul style="list-style-type: none"> • OurWK.ca/restoreMBCC update and Open House to take part in the fall of 2022. • Social media campaign targeted at youth in connection to the Mayor's Youth Forum (tentative) for Sept./Oct.
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Share your stories and photos of MBCC from the community until the end of 2022!

Next Steps

As the scheduled consultation begins on April 20, an outline of print, electronic and community relations activities has been attached, including samples of designed materials. Public input is scheduled to close for this first phase on June 20.

Results of the consultation will be shared with Council, staff and the consultant to inform the concept plan. Input from Council about the progress of design and community consultation is scheduled to take place sometime in the summer before introducing the concept plan in the fall of 2022.

Stories and photos contributed throughout the process will be curated and shared with the community during the official re-opening of MBCC on its 50th anniversary of serving the Westside.

FINANCIAL IMPLICATIONS

The CWK has approximately \$700,000 in reserves for the MBCC renovation project.

REVIEWED BY

Warren Everton, Director of Finance/CFO

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes No

Attachment: PowerPoint Presentation