



To: General Purposes Committee **Date:** August 5, 2020

From: Jim V. Young, P. Eng.
Director, Facilities and Project Development **File:** 10-6000-01/2020-Vol 01

Re: **Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre**

Staff Recommendation

1. That the submission to the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream, requesting funding of up to \$2.4 million as outlined in the report titled, “Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre,” dated August 5, 2020 from the Director, Facilities and Project Development be endorsed;
2. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into funding agreements with the government for the aforementioned project should it be approved for funding, as outlined in the report titled, “Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre,” dated August 5, 2020 from the Director, Facilities and Project Development.
3. That the Minoru Place Activity Centre Project capital budget be increased by \$749,000, which will be funded by Project Developments 2020 Operating Budget account “Infrastructure Replacement” and that the Revised Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.
4. That the Revised Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly should the aforementioned project be approved for funding as outlined in the report titled, “Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre,” dated August 5, 2020 from the Director, Facilities and Project Development.

Jim V. Young, P. Eng.
Director, Facilities and Project Development
(604-247-4610)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	<i>John King</i>
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Sustainability and District Energy	<input checked="" type="checkbox"/>	
Intergovernmental Relations and Protocol Unit	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
	<i>M</i>	<i>A. → (Acting)</i>

Staff Report

Origin

On June 25, 2020 Infrastructure Canada and the Province of British Columbia announced the Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation (CCR) Intake Phase 2 for infrastructure projects in communities across the province. The program supports projects that improve citizens' access to or the quality of cultural, recreational and community spaces. This second intake supports projects that can be completed by March 31, 2026 following approval, with applications due by October 1, 2020.

The purpose of this report is to seek Council's endorsement for the application submission to the CCR Stream for grant funding of up to \$2.4 million for the Minoru Place Activity Centre Conversion to Arts Centre project, which is part of the 2019 approved capital program (CB00068).

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

3.2 Enhance arts and cultural programs and activities.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

Analysis

Funding Requirements

The CCR Program supports projects that provide improved access to or increased quality of cultural, recreational and community spaces. It is a component of the over-arching ICIP which strives to create long-term economic growth, build inclusive, sustainable communities and support a low carbon, green economy. Projects must be community oriented, non-commercial in nature and open for public use. In the case of the Minoru Place Activity Centre, the facility will have spaces that bring together a variety of arts related services, programs and cultural activities that reflect local community needs.

Only one application per municipality may be submitted and projects approved for funding must complete construction by March 31, 2026. The grant application guidelines emphasize that projects most likely to receive funds would provide value for money and are proportionate to the size of the community that will benefit. Equitable distribution of funding is a consideration. In this context, projects in the \$3 million range give the City the best chance of success.

Total funding available for the second intake phase of the CCR Program is \$100.6 million. Funding requests should be reasonable as compared to the funding envelope and, while there is no stated maximum, the guidelines state that projects of \$10 million or more will be subject to climate lens assessments prior to approval. A successful grant application would preclude the City from applying for other grant opportunities for the Minoru Place Activity Centre Conversion to Arts Centre project under the ICIP program.

Minoru Place Activity Centre Conversion to Arts Centre

The repurposing of the Minoru Place Activity Centre for Community Arts Program and Education Space was approved by Council as part of the 2019 Capital Budget on February 11, 2019. This facility improvement includes upgrades to the building systems and conversion to an Arts Centre. This will create purpose-built spaces, so that the Arts Centre could expand its programs, better serve community need, reduce waitlist numbers and better accommodate community art groups.

Sustainable components added to the project's scope of work to better reflect the grant application criteria and provide a positive benefit to the City's energy and GHGs targets include the installation of a solar energy harvesting system through roof mounted solar panels and conversion kits. This energy will be utilized throughout the facility to offset its energy draw from conventional systems and ultimately save on energy costs.

Minoru Place Activity Centre – Emergency Response Centre (ERC)

On April 27, 2020 Council approved the staff recommendation to convert the Minoru Place Activity Centre to an ERC for individuals experiencing homelessness as a consequence of the COVID-19 pandemic. An agreement was reached with BC Housing whereby they would utilize the space until August 15, 2020 at such time the facility would be turned-over to the City to commence repurposing of the facility to a Community Arts Program and Education Space as directed by Council.

Given the positive community impact and successful operation of the ERC, BC Housing requested an extension to the license agreement that would allow the continued temporary use of the facility up to March 31, 2021 subject to any funding limitations they may have. A staff report recommending an extension of the license agreement with BC Housing for the temporary use of Minoru Place Activity Centre was endorsed by Council on July 27, 2020.

Occupation of the Minoru Place Activity Centre by BC Housing until March 31, 2021 will not impact the City's ability to deliver the project according to the timelines outlined in the Community, Culture and Recreation infrastructure grant terms. Design is complete and

construction is planned to commence by April 2021 and be complete by the end of 2021. The grant terms require project completion prior to March 31, 2026.

Financial Impact

The City of Richmond will be requesting up to \$2.4 million towards the Minoru Place Activity Centre Conversion to Arts Centre project under the Investing in Canada Infrastructure Program (ICIP) Community, Culture and Recreation (CCR) Stream. This request is based on a project budget of \$3,260,000 and the published infrastructure terms of 40% federal funding and 33.33% provincial funding.

Capital funding for the Minoru Place Activity Centre Improvement project has been allocated in the amount of \$2,511,000 funded from the Leisure Facilities Reserve as part of the 2019 Capital Budget. Staff recommend that an additional \$749,000 be allocated from Project Development's 2020 Operating Budget account Infrastructure Replacement. The additional funding will allow the completion of base building upgrades and sustainability features, for a total of \$3,260,000.

Should the City be successful with the grant application, the amount received will replace the \$749,000 funded from Project Development's 2020 Operating Budget and the remaining balance of the grant received will replace the funding from the Leisure Facilities Reserve.

Conclusion

Staff are seeking Council's endorsement to submit an application to the Investing in Canada Infrastructure Program - Community, Culture, and Recreation Stream for the Minoru Place Activity Centre Conversion to Arts Centre project. The City of Richmond is requesting up to \$2.4 million of grant funding for the project.



Jim V. Young, P. Eng.
Director, Facilities and Project Development
(604-247-4610)

JY:nc