

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 22, 2021

TO: Finance and Audit Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Community Amenity Contribution (CAC) Project Options Update

RECOMMENDATIONS

THAT the Finance and Audit Committee recommend that Council:

1. Direct staff to keep the following projects noted in this corporate report and in the draft 2021-2025 Financial Plan (identified by project name, year, and budget amount), and indicate whether additional funding from Community Amenity Contributions (CACs) is supported:
 - a) Centre Street Walkway Upgrades / 2023 / \$500,000;
 - b) Maccaud Park Improvements / 2021 / \$250,000;
 - c) All-Abilities Playground (Waterfront; location to be determined) / 2021 / \$1M;
 - d) Bay Street Beach Access Ramp / 2021 / \$150,000;
 - e) Display Building for Antique Fire Truck / 2021 / \$350,000; and
 - f) Transfer \$1M annually to Affordable Housing Reserve / 2021 – 2024 / \$4M;
2. Confirm which of the following projects noted in this corporate report are to be added to the 2021-2025 Financial Plan in future years (2023-2025) funded from CACs, with staff to bring forward a report on the impact of delivering these projects on Council's Strategic Priorities, as well as additional resources required to deliver each project:
 - a) Additional Road End (Walkway) Upgrades; and
 - b) Contribution to Baseball Training Facility at Centennial Park;
3. Direct staff on whether to proceed with bringing forward an amendment to the Zoning Bylaw to allow a future affordable housing project at Hogg Park as described in this corporate report, which would require a transfer to replenish Parkland Development Cost Charges (DCCs) from the CACs that are to be transferred to the Affordable Housing Reserve Fund, and ultimately require the approval of the electors;
4. Direct staff to terminate consideration of the follow projects due to lack of viability based on cost and regulatory barriers identified in this corporate report:
 - a) Pickleball courts in the waterfront area;
 - b) Volleyball courts in the intertidal area near East Beach;
 - c) Ocean-based swimming tank near the Pier;

- d) Playhouse / Theatre expansion with White Rock Players Club;
 - e) Acquisition of commercial space for a permanent art gallery location; and
5. Direct staff to suspend consideration of mooring buoys near the breakwater, until after the status of the restoration of the Pier and West Wharf is resolved.

EXECUTIVE SUMMARY

On September 23, 2020, the Governance and Legislation Committee conducted a Community Amenity Contribution Workshop and directed staff to provide additional information on the feasibility of a series of potential projects that could be paid for by Community Amenity Contribution payments (CACs) the City has received. This corporate report provides additional details on the items requested by the Committee, as well as several other possible projects that have recently been identified by Council (a display building for the antique fire truck, a new baseball training facility at Centennial Park, and acquisition of a commercial space for a permanent art gallery).

The 2021-2022 Council Strategic Priorities identifies under the “Our Community” priority an objective to “select and complete the CAC projects to maximize the benefit to the community,” with these potential projects being listed as top priorities.

The City currently has approximately \$9M of CACs that are not allocated to a project, and an additional \$3.6M is expected to be received in 2022 for a total of \$13M of unallocated CACs. The majority of these potential projects are not currently identified in the draft 2021-2025 Financial Plan and require substantial addition design work and staff time that would impact the delivery of other Council Strategic Priorities. The potential projects are being brought to the Committee at the same time to allow for a comprehensive discussion on the use of unallocated CACs, to screen out projects which are not viable/supported and confirm which projects are desired to remain in or be added to the Financial Plan.

While the capital costs associated with a project may be paid for with CACs (e.g. land, materials, construction costs), the initial design work, before a decision is made to proceed, would not be considered an eligible expense. If staff are directed to advance a project that requires additional preliminary design/consulting work, it would be appropriate for Council to receive a report from staff that identifies potential source of funds and timelines for this design/consulting work as well as anticipated impacts to the delivery of other Council Strategic Priorities.

For Council’s reference, a list of projects previously funded through CACs is attached to this corporate report as Appendix D.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-G/L-068 September 23, 2020	THAT the Governance and Legislation Committee requests staff to bring forward a corporate report outlining the costs and impact of taking a portion of east beach parking and/or a portion of west beach parking and installing a number of “year-round” use pickleball courts. The report would contain cost/implication for A) East Beach B) West Beach.

2020-G/L-069 September 23, 2020	THAT the Governance and Legislation Committee requests staff to bring forward a corporate report outlining the costs and impact for East and West Beach Areas for a possible playground or more green space.
2020-G/L-070 September 23, 2020	THAT the Governance and Legislation Committee requests staff to bring forward a corporate report outlining the costs and impact for four (4) all weather volleyball courts / nets on for East Beach, included would be possible locations for the highest use.
2020-G/L-071 September 23, 2020	THAT the Governance and Legislation Committee requests staff to bring forward a corporate report regarding the City owned land at Hogg Park (including the area behind the recently demolished house) review feasibility of a land assembly for an affordable housing proposal.
2020-G/L-072 September 23, 2020	THAT the Governance and Legislation Committee recommends that Council create bylaw for a fund to be utilized for a future affordable housing project(s).
2020-G/L-073 September 23, 2020	THAT the Governance and Legislation Committee recommend Council allocate \$4M of the Community Amenity Contribution fund for a future affordable housing project(s).
2020-G/L-074 September 23, 2020	THAT The Governance and Legislation Committee requests staff bring forward the original corporate report regarding the Centre Street Walkway for review and discussion.
2020-G/L-075 September 23, 2020	THAT The Governance and Legislation Committee requests staff bring forward a corporate report that prioritizes road ends that require attention where the Community Amenity Contribution fund can be used for upgrade of those road ends.
2020-G/L-076 September 23, 2020	THAT The Governance and Legislation Committee requests staff review the legal use of Community Amenity Contributions to pay for beach access (where it could be permitted).
2020-G/L-077 September 23, 2020	THAT The Governance and Legislation Committee requests staff ensure to keep Council informed in regard to beach access plans and costs.
2020-G/L-079 September 23, 2020	THAT the Governance and Legislation committee requests staff to bring forward a corporate report that outlines the feasibility of merging with Coast Capital Playhouse with the site next door (Johnston Road and Russell Avenue (re-build for a larger theatre).
2020-G/L-080 September 23, 2020	THAT the Governance and Legislation Committee request staff to bring back the Maccaud Park Plan as presented to Council previously without emphasis on pickleball courts for discussion.
2020-G/L-081 September 23, 2020	That the Governance and Legislation Committee requests staff to bring forward a corporate report that would outline options for areas where there are gaps in the network, of the upgraded portion of Johnston Road, for additional bus shelters.

2020-G/L-082 September 23, 2020	THAT the Governance and Legislation Committee requests staff to bring forward a corporate report with information in regard to an enclosed swimming area /wharf similar to what was there in the 1950's/1960's for the swim club.
2020-G/L-083 September 23, 2020	THAT the Governance and Legislation Committee requests staff to bring forward a corporate report outlining information in regard to installation of mooring buoys (6) near the breakwater; included would be information if Community Amenity Contribution funding can be utilized for this.
2020-G/L-084 September 23, 2020	THAT the Governance and Legislation Committee requests that the Committee be scheduled to meet again in order to review the requested corporate reports from this meeting as well as continue further discussion regarding the possibility of investing Community Amenity Contribution funds.
2020-150 March 30, 2020	THAT Council directs staff to schedule a separate Council meeting as a workshop for this topic to allow more in-depth discussion on how Council wishes to determine the allocation of Community Amenity Contributions (CAC's).

INTRODUCTION/BACKGROUND

On September 23, 2020, the Governance and Legislation Committee conducted a Community Amenity Contribution (CAC) workshop at its meeting, and passed 16 resolutions requesting additional information related to a series of potential projects that could be paid for by CACs. The following table provides an update on the information requested by the Committee, itemized by project (some projects had multiple related resolutions).

An additional two projects were proposed for consideration for CAC funding at the Council meeting on February 8, 2021, including a capital contribution for a new baseball training facility at Centennial Park by the White Rock South Surrey Baseball Association, and the construction of a display building to showcase an antique fire truck restored by White Rock Firefighters. Further, there has been discussion regarding the acquisition of a commercial space for the purposes of a permanent home for the civic “Pop-Up” art gallery currently located in leased space at Central Plaza. These additional projects are included at the end of the following table.

No.	Project Description	Information / Update
1	Waterfront Pickleball Courts	<ul style="list-style-type: none"> • Early indications from BNSF are that they would not support a project of this nature in proximity to their mainline. This limits potential locations to those north of Marine Drive, and there are no viable locations owned or leased by the City for this purpose. Additionally, the surface parking lots east of Oxford Street which were initially considered by staff as having potential for pickleball/play space are needed by Metro Vancouver vehicles for maneuvering purposes for bypass staging at the Oxford Sanitary Pump station. • While cost estimates from court installers/suppliers ranged between \$20,000 and \$40,000 just for installing two pickleball

		<p>courts (depending largely on the surfacing material), these figures exclude the necessary fencing, archaeological permits, reconfiguring parking entrances, drainage work and contingency/permitting/engineering fees that could easily increase the project costs closer to \$150,000.</p>
2	Waterfront Play/Greenspace	<ul style="list-style-type: none"> • Early response from BNSF indicates are that they would not support a playground project in proximity to their mainline. The specific minimum distance or types of supportable activities/structures have not been clarified. • An All-Abilities Playground in the waterfront area is currently identified as a \$1M project in 2021 in the draft Financial Plan, but a specific location has not been determined. • Alternative location A: Emerson Park is one block from Marine Drive at the intersection of Lee Street and Columbia Street, and is slated for an upgrade to its playground equipment in 2021 with \$160,000 in the 2021-2025 Draft Financial Plan. However, there is limited parking available in the area, which may be challenging if the intention is to create a destination park (there are approximately 48 spaces within a one block distance). At approximately 1,200 square metres, there would not be the same room in this location to create a play space as extensive as Generations Playground. • Alternative location B: There is a small City parking lot within the Balsam Street road allowance at Marine Drive that would be more visible from the waterfront if repurposed as a playground/greenspace, however this would result in the loss of the parking spaces on East Beach where parking is already in high demand. Also, there could potentially be pedestrian safety challenges with children crossing Marine Drive between the playground and the beach. • Alternative location C: The Director of Recreation and Culture has identified that the White Rock Firefighters Charity Association has approached Semiahmoo First Nation (SFN) to explore the option of installing a new public playground south of Marine Drive on SFN land in partnership with other local organizations. Further discussion with SFN would be required to confirm if this would be supported. While it would be unusual to fund a community asset that is technically outside of City limits, it may be eligible for CAC funding if the City enters into an agreement that designates the ownership, maintenance and future replacement of the asset and ensures reasonable public access to the playground.
3	Intertidal Volleyball Courts	<ul style="list-style-type: none"> • Year-round net poles would require substantial footings to maintain their position due to the shifting sand and tide, which would have an environmental impact on the living beach. The

	(4 Courts in East Beach Area)	<p>beach area around the nets would also shift , making both the net height and playing surfaces inconsistent.</p> <ul style="list-style-type: none"> • The Land Authorizations group from the Ministry of Forests, Lands & Natural Resource Operations and Rural Development (MFLNRORD) has stated that new structures such as those required for permanent beach volleyball are not supported in the Boundary Bay Wildlife Management Area. • As an alternative to permanent poles, if there is interest in supporting beach volleyball, Council may consider requesting staff identify options for loaning/renting portable outdoor volleyball nets that could be used in the beach area with a reservation system for users.
4	Hogg Park Affordable Housing	<ul style="list-style-type: none"> • Staff previously outlined considerations for developing a three storey apartment building located on the property at 15463 Buena Vista Avenue recent added to Hogg Park, in a report to Council on June 10, 2019. The estimated yield of 20-25 units was based on the use of the 21,700 square foot parcel on its own without adding any portion of the park. • If the development site were extended further north to the property line with Peace Arch Manor, encompassing approximately and additional 11,000 square feet of land, the overall three-storey development could fit within the RM-2 zone with 35,000 square feet of living area and between 29-50 units depending on the average size (700 sqft - 1,200 sqft used for illustrative purposes). The capital construction cost for this size of building could be in the between \$10M-15M range depending on the amount of parking provided and level of finishing in the units (based on current construction costs). • Vehicular access to the site would have to be confirmed through a traffic study; if possible the existing access location would be used to limit impact to adjacent trees, however this is right beside the driveway for the property to the west which may raise safety considerations. • Staff have contacted local non-profits and Metro Vancouver Housing Corporation who each expressed interest in potentially contributing and/or operating affordable housing on this site in partnership with the City, however their capacity to participate would depend on the timing of such a project. The more certainty that can be provided (e.g. through pre-zoning the land) the greater likelihood there would be of attracting partners. • Disposal of parkland (either lease or sale) for a housing purpose would require the approval of the electors, per Section 27 of the <i>Community Charter</i>, either a referendum and/or an alternative approval process (i.e. counter-petition).

		<ul style="list-style-type: none"> • The use of park property for an affordable housing project or supportive senior housing project, instead of its current park use, may require replenishing the Parkland DCC reserve for the market value if it is sold to a non-profit housing organization (the original purchase price 15463 Buena Vista Avenue was \$900,000). Alternately, if the current park lands were leased to a non-profit housing organization to develop/operate/maintain the housing, the lease payments (which could be below market value to improve the feasibility of the project) would be paid into the appropriate reserve. • If Council directs staff to proceed with changing the use of this site to enable affordable housing, it would be appropriate to initiate the rezoning of the site and lot line adjustment to extend the development site further to the north, along with the necessary approval of the electors process. This may impact other Council Strategic Priorities and would likely be possible to complete before the end of 2021, but as noted above would require the approval of the electors (referendum or counter-petition process). The specifics of the design of a housing project may be deferred until late 2021/2022, by which time the City’s Housing Needs Report may be drafted identifying priority groups for affordable housing (which may impact the design of the units/building) and some of these soft costs may be eligible for grants from senior levels of government or by potential project partners. Allocating CACs to the Housing Reserve Fund would also demonstrate Council’s commitment to moving this project forward.
5	Affordable Housing (General)	<ul style="list-style-type: none"> • On January 11, 2021, Council adopted the Affordable Housing Reserve Fund Bylaw. • Based on discussions at the February 3, 2021 Finance and Audit Committee meeting, the 2021-2025 Financial Plan is being updated to reflect that contributions to this Reserve Fund from CACs will be \$1M per year between 2021 and 2024. This annual transfer would have to be approved in each budget cycle, but would give Council the opportunity each year to decrease or increase the amount transferred. Once funds have been deposited to the Affordable Housing Reserve Fund, they must be used for the purposes of the fund.
6	Centre Street Walkway Report	<ul style="list-style-type: none"> • Staff have provided the previous report on the concept for the Centre Street Walkway as Appendix B. The preliminary cost estimate presented in 2014 for this concept was \$800K. Potentially, the project would need to be scaled back to reflect updated costs or the budget updated. • The General Fund Capital plan currently has an upgrade of Centre Street Walkway occurring in 2023 with a budget of \$500,000. Council may choose to expand this budget by increasing the amount of CACs available for it. If Council would

		like the timing of this project to change, advancing this work would impact the delivery of other capital projects.
7	Road End (Walkway) Upgrades, General	<ul style="list-style-type: none"> • Improvements to the Cypress Walkway north of Victoria Avenue were completed in 2020 (approximately \$100,000 cost). • An additional walkway is in the 2021 General Capital Fund for improvements, at Buena Vista and Martin (budget of \$69,000). • Council may wish to consider allocating CAC funds for walkway upgrades in 2024-25 or future years in the Financial Plan following completion and assessment of the Centre Street Walkway upgrades.
8	Beach Accessibility Upgrades	<ul style="list-style-type: none"> • Staff confirm that “the improvement of existing publicly accessible open space and/or pedestrian routes” such as the ramps for accessibility from the promenade down to the beach, are eligible projects in the Community Amenity Reserve Fund Bylaw for funding through CACs. • Funding for a Bay Street Beach Access Ramp is currently included in the 2021 General Capital Fund for \$150,000, and Engineering staff are working with consultants on the design with construction scheduled this Spring.
9	Playhouse/Theatre Expansion	<ul style="list-style-type: none"> • Staff have confirmed with the White Rock Players Club Society that they are quite satisfied with their current location and have made several recent upgrades on sound and lighting. • The Players Club hopes to undertake a long-term plan in 2021.
10	Maccaud Park Improvements	<ul style="list-style-type: none"> • The 2021-2025 Draft Financial Plan includes \$250,000 of improvements in Maccaud Park in 2021, although the scope of work is not yet conceptualized with Council and the community, this funding will not be adequate to include pickle ball courts or an extensive playground. • Council previously had seen a concept drawing illustrating six pickleball courts and modified landscaping (attached as Appendix C), and had requested that staff explore reducing the amount of pickleball courts and increasing the amount of green space. • For a basic enhancement that features only a simple pickleball concept with minimal plantings, but more green space than in the prior concept, a preliminary estimate of costs exceeds the current budget. • The Director of Recreation and Culture has indicated a preference that this upgrade include four pickleball courts, linear perimeter paths which may or may not include outdoor fitness stations, and a playground consisting of preschool and school age pods of equipment. This concept would require significantly increased funding.

11	Johnston Road Bus Shelters	<ul style="list-style-type: none"> • The two bus stops adjacent to Miramar Village had their bus shelters installed in January 2021 (on Thrift Avenue and Johnston Road). • Staff are still working with the Pattison Group to have additional shelters installed for the two bus stops on the 1500-block of Johnston Road, with the primary challenge being having adequate space near the bus stop and also allow for sidewalk space for circulation around the bus shelter.
12	Ocean Swimming Tank/Wharf	<ul style="list-style-type: none"> • Staff obtained a preliminary cost estimate and description of what the capital costs associated with constructing a “on-the-ocean” swimming facility adjacent to the Pier could cost. This brief is attached to this corporate report as Appendix A, and the suggested cost of the pool structures alone would be at least \$1.8M-\$4.3M (not including permitting, dredging, geotechnical work, or wave attenuation structures, etc. that would also be required). • Dredging costs for the west wharf replacement have been estimated at between \$800K-\$1.4M (estimate provided by Westmar Advisors in report to Council in September 2020), and ongoing maintenance dredging would be required. • In addition to capital costs, which could be funded through CACs, the provision of a swimming facility would also entail ongoing operational costs. An enclosed pool would require a minimum of two certified lifeguards, plus a head lifeguard (to cover breaks etc.) for all hours of operation. These ongoing staffing costs would be considerable, and likely little revenue generated from the use of the swimming area. • As well, a budget of roughly \$25,000/year will be required to provide life guarding and pool operation equipment and first aid supplies. • The distance from the Pier washrooms to the proposed swimming tank will be problematic. Consideration should be given to include changeroom/washroom amenities near the swimming tank. • In comparison with existing indoor chlorinated swimming facilities in the Semiahmoo Peninsula area, an outdoor pool may not offer water treatment to prevent swimmers itch or other more serious diseases. Frequent water testing for fecal coliform levels would be a health requirement. • This project, in the Boundary Bay Wildlife Management Area, is not likely to be approved by senior regulatory agencies.
13	Mooring Buoys near Pier	<ul style="list-style-type: none"> • Previous Financial Plans (between 2016-2018) included the potential for mooring buoys as a future year expense, but this has not been included in more recent budgets. The estimated cost in these previous budgets was \$300K for buoys, but a detailed

		<p>breakdown of these costs was not available at the time this corporate report was written. It is staff’s understanding that the mooring buoys concept was originally intended for tall ships and other large boats to be able to tie up in the deeper water and then their occupants could use smaller boats to access the Pier and shore. Tall ships are very popular attractions that could draw huge crowds of people to our waterfront post COVID-19.</p> <ul style="list-style-type: none"> • The existing Canada Customs float to the east of the Pier is too small and crowded to accommodate significant numbers of boats tendering from the ships moored at the buoys. This concept will be more viable once a new West Wharf is constructed. • As a project, it is not clear how this item would be eligible as a community amenity contribution funded project. Mooring buoys are not specifically listed in the Community Amenity Reserve Fund Bylaw or Council Policy 511, and while there is a general category of things “that benefits the City and the well-being of its community,” mooring buoys have limited direct public benefits as it would require access to a boat. • If Council is interested in proceeding with further due diligence work on installing mooring buoys, it is recommended that staff be directed to report back first to identify other Corporate Strategic Priorities and approved capital projects would be impacted. Staff consider that the priority for waterfront boating-related improvements should remain the restoration of the Pier and the West Wharf replacement.
14	Baseball Training Facility at Centennial Park	<ul style="list-style-type: none"> • The White Rock South Surrey Baseball Association appeared as a delegation at the February 8, 2021 Council meeting and requested that Council consider assisting in funding the costs for a new baseball training facility at Centennial Park. Council requested that staff report back on whether this could be paid for through CACs. A separate report from the Director of Recreation and Culture on the general proposal for the new facility is anticipated on March 8, 2021. • Staff consider that the facility could be CAC eligible as a recreation facility if it meets these two main conditions: <ul style="list-style-type: none"> ▪ The facility must be also available for the use of the public (outside of membership in an association) in some manner under an agreement with the City; and ▪ The City must remain the owner of the asset. • The Association has requested \$50,000 in support, and Council may also consider using other funding sources besides CACs to contribute.

15	Display Building for Antique Fire Truck	<ul style="list-style-type: none"> • The White Rock Firefighters appeared as a Delegation at the February 8, 2021 Council meeting and presented the idea of a building a display area for an antique fire truck that was previously in service in White Rock, has been restored by the firefighters, and is currently stored in the Parks Yard. • The 2021-2025 draft Financial Plan (General Fund Capital) includes \$350,000 for an antique fire truck display in 2021. • As this building would be for a civic use, the capital costs for the building would be eligible for funding through CACs. Ongoing maintenance of the building would need to be funded separately. • If the display space is adjacent to the Fire Hall on Pacific Avenue or Centre Street, it is likely that the structure would require a Development Variance Permit approval for the setbacks to these property lines, and it will likely also involve the modification/removal of some of the landscaping around the Fire Hall. • Council could direct staff to proceed with the provision of this display space for the antique fire truck using CACs as the source of funding. Design work and permitting would be required to tender a contract.
16	Permanent (Owned) Space for Art Gallery	<ul style="list-style-type: none"> • In the review of the 2021-2025 draft Financial Plan, there has been discussion about whether the Pop-Up Art Gallery Space should continue to be leased in its current location (Central Plaza) or whether the City should consider purchasing a commercial space in the Town Centre as a permanent home for the gallery. Funding for purchasing this type of space could be through CACs or the City’s Land Sale Reserve. • Staff have explored options for both leasing and purchasing alternate spaces for the art gallery. While some locations available for lease offer a more suitable space configuration and higher visibility, they are also significantly higher than the lease rates in the current location. In terms of options for purchasing a commercial unit, there are not many stratified commercial spaces in the Town Centre as most older commercial strips have a single owner and the newer developments with commercial space are being retained by the developer for leasing to commercial tenants, leaving the only option for purchasing to be acquiring both the land and buildings. As an example, the three storey building adjacent to the Whaling Wall at the intersection of Johnston Road and Russell Avenue is currently being listed for \$6.5M. Even small parcels (6,000-10,000 square feet) with older single storey buildings are assessed at \$1.7 - \$2M.

The above projects have been itemized in the “Recommendations” section of this corporate report requesting Council’s direction on if and how these projects are to proceed.

Other major projects which would potentially be future recipients of CAC funds would be improvements to the Pier and west wharf; any further allocation of existing CACs to the projects noted in this report would limit the availability of CAC funds for these purposes.

FINANCIAL IMPLICATIONS

This corporate report identifies a range of potential projects that Council had requested further information on in order to determine which, if any, would be advanced through the use of CAC funds. Some of these projects are already identified in the draft 2021-2025 Financial Plan with a specified funding amount, but others would need to be added to the Financial Plan in the year they are contemplated and could be added in the 2022 budget process. Any that would be expected to proceed in 2021 would have to be included in the 2021 – 2025 Financial Plan.

LEGAL IMPLICATIONS

If Council directs staff to pursue the disposal (sale or lease) of current parkland at 15463 Buena Vista Avenue or other portions of Hogg Park, the approval of the electors will be required per Section 27 of the *Community Charter*.

If legal implications arise in relation to other specific projects selected by Council, these will be identified in a future report to Council.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The March 30, 2020 report on this topic identifies the public engagement that has occurred to date on the topic of CAC expenditures. Depending on the nature of the project(s) advanced by Council, further community consultation may be warranted (or legislated, in the case of an affordable housing project requiring a rezoning and public hearing).

It is notable that the consultation on the CAC priorities occurred prior to the COVID-19 pandemic in early 2020, and while direct financial support to residents or businesses is not an eligible use of CACs, it may be that some priorities have shifted given the circumstances of the pandemic.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

This report was reviewed by staff in Recreation and Culture, Financial Services, and Engineering and Municipal Operations.

CLIMATE CHANGE IMPLICATIONS

Not applicable. Greenhouse gas reduction measures and community energy facility are eligible amenities for the use of CAC funds, but are not among the potential projects considered within this report.

ALIGNMENT WITH STRATEGIC PRIORITIES

Under the “Our Community” theme, the objective to “select and complete the CAC projects to maximize the benefit to the community” is identified as a top priority.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for the Committee's consideration:

1. Direct staff to wait until the COVID-19 pandemic subsides and conduct an additional round of public engagement to re-confirm the public's priorities for new community amenities. This would delay the delivery of any potential CAC projects that are not already part of the Financial Plan to a later date.

CONCLUSION

This corporate report provides additional detailed information regarding potential CAC-eligible projects requested by the Governance and Legislation Committee, as well as several other possible projects that have recently been identified by Council (a display building for the antique fire truck, a new baseball training facility at Centennial Park, and acquisition of a commercial space for a permanent art gallery). A table within the report provides an update on these information requests, and the recommendations included at the outset the report provide the Committee with an opportunity to advance or terminate projects on this list. While a decision to advance a project does not mean it will proceed immediately, eliminating potential projects which have low viability due to cost or regulatory barriers will provide focus and clarity on Council's priorities moving forward in the Financial Plan.

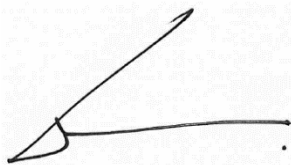
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Waterfront Pool Costs Discussion
- Appendix B: Corporate Report on Centre Street Walkway
- Appendix C: Previous Maccaud Park Concept Design
- Appendix D: List of Projects Previously Funded by Community Amenity Contributions