

To: Regular Meeting of Council
Date: April 24, 2023
From: John Russell, Deputy Director of Public Works & Marcy Lalande, Manager of Corporate Services
RE: 170 Goldfinch Options

RECOMMENDATION

THAT Council provide direction regarding use of the City building located at 170 Goldfinch Rd.

Council may wish to consider the following options:

1. THAT staff be directed to move forward with a formal process to lease the facility to a not-for-profit organization;
OR
2. THAT staff be directed to manage the space in the same manner as Emery Hall and St. John's Church, allowing for a variety of multi-tenant short-term rental options.
3. THAT staff be directed to utilize the building as a meeting space and/or offices to conduct City business;
OR

SUMMARY AND PURPOSE

The City facility located at 170 Goldfinch Rd was previously leased to the Two Waters Development. This lease has concluded, and staff have been working to maintain the structure and identify potential improvements in the interest of nurturing the space as a functional community amenity. The lease agreement provided an annual lease fee of \$20,880, in addition the lessee held the responsibility to pay all costs and expenses associated with the land, the building and the premises, including improvements.

BACKGROUND

The size of the building is 258 m², featuring 2 enclosed offices, a kitchenette, single toilet washroom, reception area and large open plan space representing approximately 70% of the floor plan. Currently the capacity of the facility is limited to 10 persons or less due to the existing washroom configuration. The facility is also equipped with fire suppression and alarm systems. The current zoning, CD6 zone, permits the following uses:

1. Public utility poles, pipelines, traffic control devices, and underground or submarine utility systems, the installations of which may be sited on any portion of a lot;
2. Railway lines and similar public transportation corridors; and
3. Hiking trails, horse trails, public parks and playgrounds.
4. Show homes in any zone that permits a one-family dwelling use.

In addition to those permitted uses Area 1 [Attachment 4] specifically allows the following uses ONLY:

- Park and open space, including commercial fund-raising activities, tea-rooms, cafe and accessory commercial, interpretative centre and nature house and accessory dwelling unit;
- Sales centre not exceeding 280m²;
- Accessory buildings and structures.

OPTIONS / ALTERNATIVES

The Waterfront Stewardship Plan identifies the structure, located within Lagoon West Park, as a *building* to be *repurposed* and suggests use as a *museum, welcome centre, community resource building or other amenity*. Public use of this space would benefit from an increased occupancy load beyond the current capacity, this could be achieved by the addition of an accessible washroom space; the City could undertake this work as a facility upgrade, or it could be completed by a lessee as an improvement under their lease.

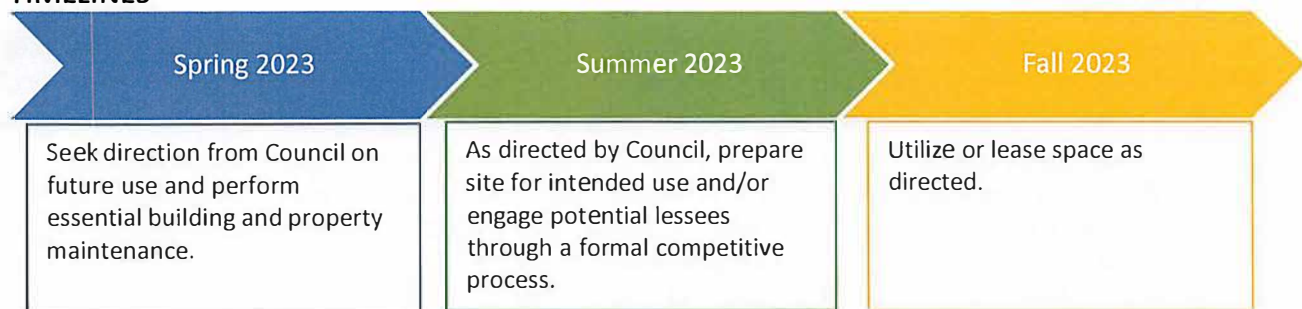
The options below are a sampling of potential site uses for consideration, in harmony with the usage described in the Waterfront Improvement Plan:

- 1) Lease to a not-for-profit organization: a not-for-profit group could occupy the building as an office or programming space for community enhancement.
- 2) Multi-tenant short-term rental: the facility could be operated in a similar fashion to Emery Hall and St. John’s Church. Staff would maintain the facility and oversee a variety of short duration rental options, including regular recurring bookings, benefiting a variety of community members and groups. For example, the City of Colwood entered a five-year facility use agreement with the Westshore Community Church for the usage of St. John’s Church and Emery Family Hall in July 2021. This agreement provided benefit to the City to have a consistent renter that monitors, reports, and provides general care the facility. The rental fees collected from St. Johns and Emery Hall are placed into a reserve fund that is utilized to provide maintenance and improvements of the facility, which is crucial to the upkeep the buildings.

There is a significant community need for not-for-profit organizations to obtain meeting spaces that are within their budgets. Unfortunately, the City has had to turn down numerous organizations for the usage of Emery Hall due to high demand and limited availability.

- 3) Meeting space and/or offices to conduct City business: the space could help address the need for additional office and meeting area. City departments could occupy the building and/or it could be used for Council or committee meetings.

TIMELINES



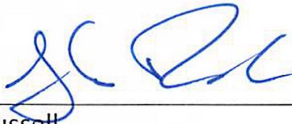
FINANCIAL CONSIDERATION

In the 2023-2027 Financial Plan, an estimate was included within the Capital Program regarding facility upgrades at a cost of \$100,000.00. This work would encompass essential maintenance tasks, such as door refurbishment, exterior soffit repairs, mechanical system maintenance as well as the upgrade of the washroom amenities. The creation of an additional washroom space would increase the occupancy load to a maximum of 50 persons. If additional water closets are added it could increase the occupancy even further. If directed to utilize the space in line with Options 2 or 3, staff will assess the maintenance and operating costs relative to the direct oversight of the facility for Council consideration.

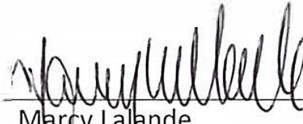
CONCLUSIONS

Colwood has the opportunity to re-define the facility at 170 Goldfinch and frame it within the larger context of Lagoon Park West and the Waterfront Improvement Plan. While there are various options for use of the space, many provide a tangible benefit to the community and work within the City's general vision for the site.

Respectfully submitted,



John Russell
Deputy Director of Public Works



Marcy Lalonde
Manager of Corporate Services

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation:



Robert Earl
Chief Administrative Officer

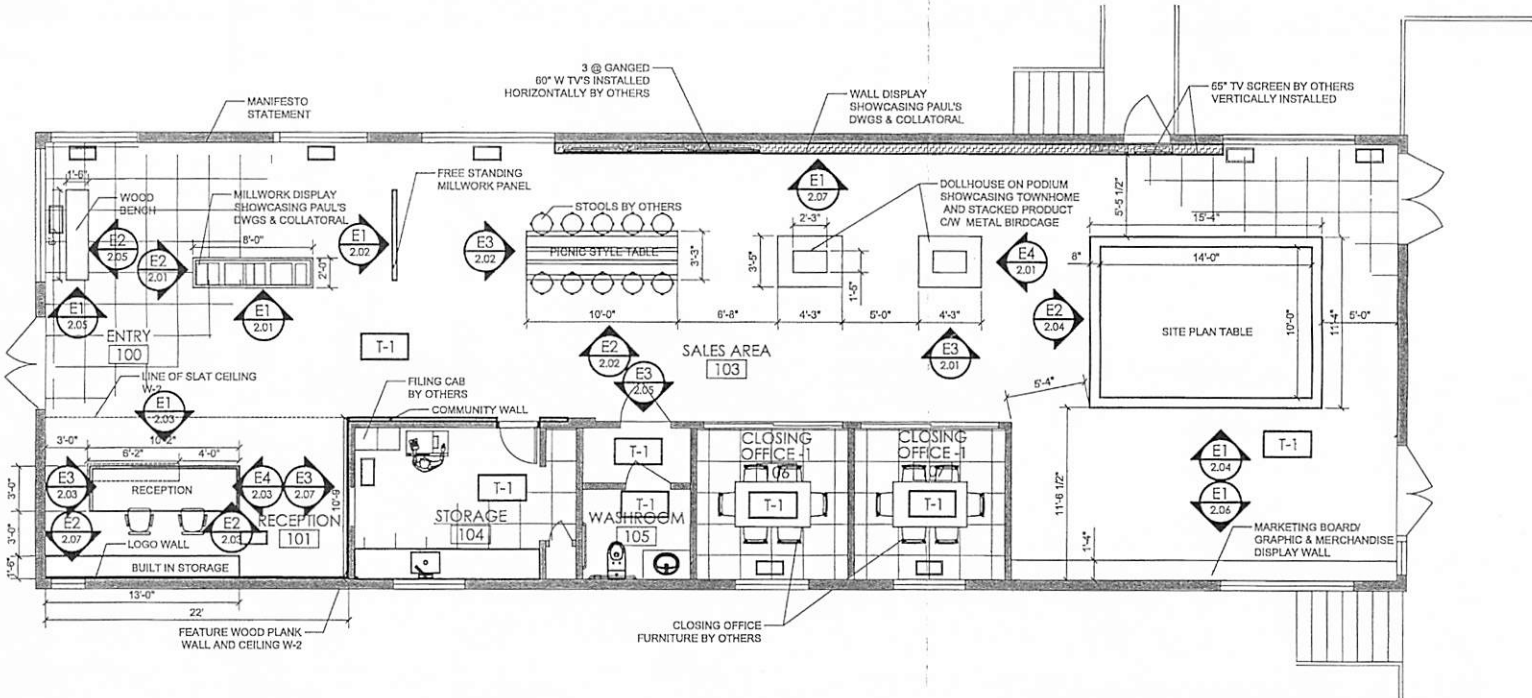
Attachments:

- Attachment 1 - Building Plan – 170 Goldfinch
- Attachment 2 – March 15, 2023, Letter – Arts & Culture Colwood Society – Expression of Interest
- Attachment 3 – CRD Ariel of 170 Goldfinch
- Attachment 4 – CD6 Zone Map
- Attachment 5 – Facility Photos

ATTACHMENT 1
 Permission obtained by Area 3 on March 31, 2023 to use drawing

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Dimensions
 The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Area3.
 DO NOT SCALE DRAWINGS.



NOTE:
 ALL DIMENSIONS & FINAL DESIGN TO BE CO-ORDINATED WITH GRAPHICS & MARKETING. FOR ALL MILLWORK ITEMS.

PROGRESS DRAWINGS

KEY PLAN

REV#	DESCRIPTION	DATE
*	ISSUED FOR REVIEW	18.05.11
*	ISSUED FOR PRICING	18.06.15

PROJECT NAME:
TWO WATERS VICTORIA

SHEET TITLE:
SALES CENTER FLOOR PLAN

PROJECT NO.	18-219-04
DRAWN	RKM
CHECKED	YY

DRAWING NO.
 NORTH ID 1.02

SUPERCEDES ALL PRINTS BEARING PREVIOUS REVISION NUMBERS
A3 Designed Together

SALES CENTER - FLOOR PLAN P1
 scale: 1/8" = 1'-0"

March 15, 2023

City of Colwood
 Robert Earl, Chief Administrative Officer
 3300 Wishart Road
 Colwood, BC V9C 1R1

Subject: Lagoon West Park – Building / Expression of Interest

Arts & Culture Colwood Society wishes to express interest to the City of Colwood with respect to the vacant (prior use) sales office building located at the Lagoon West Park. Our current interest in this property is to obtain a long term lease agreement with the City of Colwood. Our long term interest may include purchase of the building. As the current lease will expire in May of 2023 we feel formalizing our interest to the City at this time, pertinent.

In our research we find that there are no other conducive options in Colwood in terms of physical space that would readily address our needs and requirements as an active arts and culture organization.

Justification / Use of Space:

- *We are interested in the Lagoon West Park vacant building (the Building) to accommodate most of our existing and planned programming because a single, physical location:*
 - is essential to facilitate ease of program and event delivery
 - would also facilitate options for "cross programming" under the same roof by different arts and cultural related user groups
 - would operate as an arts and cultural hub for the community
 - would be recognized by the community as an arts and cultural node
 - could promote crossover interest and use by the community that utilizes the Colwood waterfront, and
 - would foster added leisure opportunities for Colwood's residents.
 - having "brick & mortar" will allow us to seek infrastructure funding through several arts and culture grant offerings both provincially and federally such that we can enhance the space for the local and indigenous community to benefit from.

- *Use of the Building as an arts and cultural hub should be considered:*
 - as complementary to the possible enhancements both to Lagoon West Park and the Esquimalt Lagoon waterfront along Ocean Blvd.
 - as complementary to the recreational opportunities offered by Lagoon West Park and the Coburg Peninsula, and
 - as helping to promote and foster recreational and lifestyle enhancements for the citizens of Colwood.

ARTS & CULTURE

COLWOOD SOCIETY

- *The Building would provide our organization with optimal space at this juncture in that it:*
 - has a usable interior plate of approx. 310m² that would be sufficient to provide several flexible spaces for various arts and cultural programming and events
 - has contiguous parking
 - has an attached patio that provides an outdoor stage, suitable for myriad events, as well as a sizable outdoor audience viewing area
 - has contiguous outdoor space that would accommodate tents, tables and so on for special events and summer programming
 - has a small kitchen as an added amenity, and
 - is accessible to persons with mobility needs.

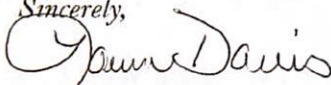
- *We are requesting an expedited timeline to secure a building through a long term, nominal lease arrangement because:*
 - it is the most suitable location and space for this type of community service delivery and becomes available in May of 2023.
 - we would otherwise would be forced to deal with multiple venue arrangements
 - we will have difficulty conducting short and medium term arts and cultural event planning
 - it is important to address immediate to longer term fundraising requirements. Dedicated space to Arts & Culture brings community support by virtue of placement.
 - it will bring our Coast Collective visual artists back together again to provide a small community art gallery of which became unaffordable during Covid.

Conclusion:

In order to succeed in delivery of programming encompassing visual arts, performing arts, children's creative events and culture connection with our local Indigenous Peoples, we need to have a specified location, a gathering place! This in turn gives long term presence to the community, a sense of ongoing engagement that will be the focus of such a place, in Colwood. Providing a physical hub for Arts & Culture generates community enthusiasm and connects our citizens to a known location to participate in arts and culture activities.

It is our hope that we be given urgent consideration to utilize this prime facility to enhance our programming and events and become an identified hub for Arts & Culture delivery for the City of Colwood.

Sincerely,



Laura Davis, President

president@artsandculturecolwood.ca

Arts & Culture Colwood Society

www.artsandculturecolwood.com

cc: Mayor, Doug Kobayashi

artsandculturecolwood.com

info@artsandculturecolwood.ca

170 Goldfinch Rod



Legend

1: 2,500



127.0 0 63.5 127.0 Meters

NAD_1983_UTM_Zone_10N
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Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes

CD6 ZONE







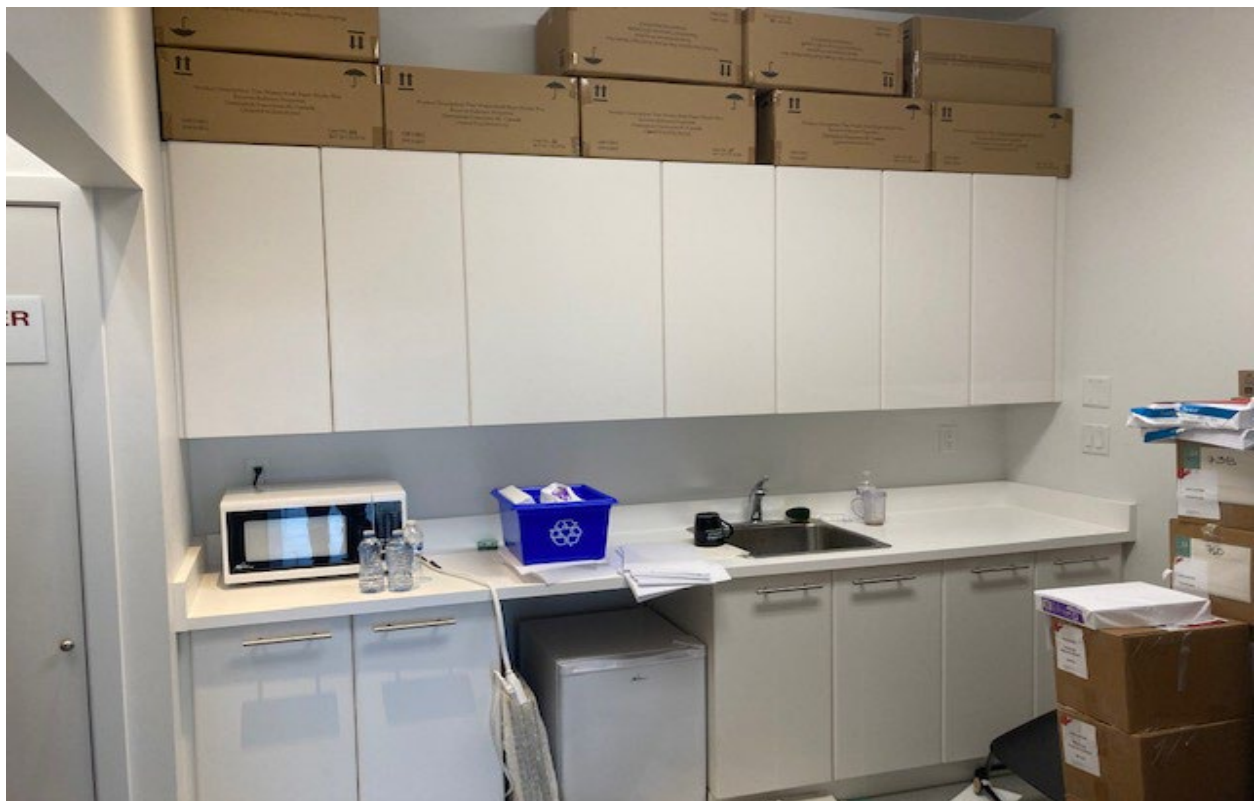












ATTACHMENT 5

