

Victoria Park – Former Riversdale Lawn Bowling Facility Update

ISSUE

The purpose of this report is to summarize the discussions with Core Community Collective Saskatoon on a potential partnership and provide an update on the future plans for the former Riversdale Lawn Bowling building and land so the community can utilize the site again for recreational and educational programming.

BACKGROUND

In 1999, the Holiday Park Community Association paid for and built the existing clubhouse for the former Riversdale Lawn Bowling Club Inc. (Club) within Victoria Park. The building is approximately 600 square feet. It is equipped with two washrooms, a gathering area, a kitchen area with two sinks, stove and fridge. The Club maintained a lease agreement with the City of Saskatoon (City) until July 15, 2016. At this time, the Club ceased operations and terminated the agreement due to low membership.

The site and clubhouse have remained vacant since 2016, aside from temporary use of the building for storage by the King George and Riversdale Community Garden Group in 2018. From the time the building was constructed until the Lawn Bowling Club ceased operations in 2016, all maintenance and upkeep of the building was the responsibility of the Club. After 2016 when the building sat vacant for an extended period of time, Administration was informed the sewer line had collapsed, the water line had a leak and both would need to be replaced.

In October 2017, an inquiry was received from CHEP Good Food Inc. (CHEP) about the use of land and adjacent buildings at the former Club site in Victoria Park. The initial proposal was to utilize the site and adjacent buildings for new community programming and food production through a community garden. A revised proposal was submitted by the Saskatoon Food Council in November 2018, with the same goal of community programming and food production.

Administration was in the process of obtaining approval to begin this work in the fall of 2019, when upon further inspection and a condition assessment of the facility it became apparent the building had reached the end of its useful life cycle and could not simply have minor repairs done.

At the June 15, 2020 City Council meeting, City Council approved a report from the General Manager, Community Services recommending that Administration continue to explore and formalize a partnership agreement with the Saskatoon Food Council and a collective of community groups for the use and repurposing of the former Riversdale Lawn Bowling site in Victoria Park.

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DISCUSSION/ANALYSIS

Core Community Collective Saskatoon

Over the past year Administration has been in discussions and working with the Saskatoon Food Council and a collective of community groups on a potential partnership and future plans for the existing building so the community can utilize the site again for recreational and educational programming. The following community groups continue to express interest in a new partnership with the City to program the former Riversdale Lawn Bowling site:

- CHEP;
- Wild Sky Adventure Learning;
- Riversdale Community Association; and
- Saskatoon Food Council.

The types of community programming this group is looking to utilize the site for include:

1. A location for food production;
2. A training centre for CHEP's askiy urban agriculture internship program;
3. The community association's recreational, social, cultural and education programs for residents of the community; and
4. A space for community gatherings.

This group is in the process of creating a new non-profit organization called Core Community Collective Saskatoon (Community Collective.)

Future Plans for Existing Building

The current building is approximately 600 square feet and is at the end of its useful life cycle. Administration is proposing to replace the existing building with a similar size building and the new design to include two fully accessible washrooms, open area to host meetings/gatherings and a mechanical room. Also, if space allows, some indoor/outdoor storage would be available. A portion of the open area could accommodate lockable cupboards, a couple of sinks and space for some appliances.

Depending on final design and construction costs, Community Collective has requested the new building be as energy efficient as possible to help offset some of the utility costs and include a modest commercial kitchen for food preparation.

Administration will be submitting a capital project including an identified funding source and partnership funding to replace the building as part of the 2022-2023 Business Planning and Budget process.

Rotary Club of Saskatoon

The Rotary Club of Saskatoon had previously submitted a letter of intent to the City in July 2017, proposing to design, construct and donate a gazebo to the City commemorating the 100th Anniversary of the Rotary Club being in Saskatoon. Since that time, and due to escalating construction costs, the project was put on hold.

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Last fall Administration inquired to see if the Rotary Club of Saskatoon would be interested in contributing to the new building at the former Riversdale Lawn Bowling site as part of a legacy project commemorating their 100th Anniversary. Conversations with the Rotary Club of Saskatoon continued throughout the winter and spring, and recently Administration received confirmation indicating the Rotary Club of Saskatoon would contribute \$40,000 towards the Riversdale Lawnbowling site capital project, should the project be approved by City Council.

FINANCIAL IMPLICATIONS

The proposed capital budget is estimated at \$230,000. Facilities Management Department has estimated the demolition and removal of the existing building will be \$20,000. The cost to replace the full lead line connection including sewer line replacement is estimated to be approximately \$20,000. To replace the existing building with a similar size building to current City and building code standards, including the design, construction and project management is estimated at \$190,000.

Facilities Management Department has identified a funding source for the demolition and removal of the existing building. The Recreation and Community Development Department and the partner would be responsible for the remaining \$210,000. Including the Rotary Club of Saskatoon's \$40,000 capital contribution commitment, Recreation and Community Development Department is proposing the remaining \$170,000 be funded from the Park Enhancement Reserve which has sufficient funding for the project to proceed.

The estimated annual contribution to Civic Buildings Comprehensive Maintenance (CBCM) reserve program is estimated at \$1,600, which is approximately 1.2% of new replacement value of the new building. This estimated operating impact will be included within the Business Planning and Budget process starting in 2022, to ensure the ongoing maintenance and upkeep of the new building.

OTHER IMPLICATIONS

There are no privacy, legal, social, or environmental implications identified.

NEXT STEPS

Should City Council approve the capital budget within the Business Planning and Budget process to replace the existing building with a similar size building, Administration will work with Community Collective on the design of the building and begin the process for both the Meewasin Development Review and the City's Crime Prevention Through Environmental Design reviews and approval. Construction would be targeted for spring/summer 2022.

Administration will also continue discussions with Community Collective on a partnership and operating agreement and will report back on details of a new agreement in Q1 of 2022.

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REPORT APPROVAL

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