

Victoria Park Recreation Facility

ISSUE

This report summarizes the discussions with Core Community Collective Saskatoon on finalizing a partnership agreement and provides an update on future plans for the existing Victoria Park Recreation Facility, (the former Riversdale Lawn Bowling Facility), by the community for recreational and educational programming.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the City enter into a funding agreement with the Rotary Club of Saskatoon for their commitment of \$40,000 towards the Victoria Park Recreation Facility;
2. That the City enter into a lease agreement with the Core Community Collective Saskatoon to operate the new Victoria Park Recreation Facility and the adjacent open space in Victoria Park; and
3. That the City Solicitor be requested to prepare the appropriate agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

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, has two washrooms, a gathering area and a kitchen area with two sinks, a stove, and a fridge. The Club maintained a lease agreement with the City of Saskatoon (City) until July 15, 2016, when 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 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 and the water line was damaged, 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 of the facility, it became apparent the building had reached the end of its useful life.

City Council, at its Regular Business Meeting on [June 29, 2020](#), 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 repurpose of the former Riversdale Lawn Bowling site in Victoria Park.

The Standing Policy Committee on Planning, Development and Community Services, at its meeting on [August 16, 2021](#), received an information report from the General Manager, Community Services summarizing discussions with Core Community Collective Saskatoon on a potential partnership and provided an update on the future plans for the former Riversdale Lawn Bowling building.

At the November 29, 2021 Business Plan and Budget Meeting, City Council approved the 2022 Capital Budget including Project 2114 - Riverbank Parks Upgrades. The 2022 budget approval included \$230,000 for the renewal of the Victoria Park Recreation Facility.

DISCUSSION/ANALYSIS

Over the past few years, Administration has been in discussions and working with the Core Community Collective Saskatoon on an agreement and future plans for the existing building so the community can utilize the site again for recreational and educational programming. The following community groups have created a new non-profit organization, Core Community Collective Saskatoon (Community Collective):

- 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 the following:

- A location for food production;
- A training centre for CHEP's Askîy Project - an urban agriculture internship program;
- The community association's recreational, social, cultural and education programs for residents of the community; and
- A space for community gatherings.

Victoria Park Recreation Facility Update

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

Depending on final design and construction costs, the 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.

Rotary Club of Saskatoon Funding Agreement

In fall 2020, Administration inquired if the Rotary Club of Saskatoon would be interested in contributing to the new building, Victoria Park Recreation Facility, as part of a legacy project commemorating their 100th Anniversary. Conversations with the Rotary Club of Saskatoon continued throughout the winter and spring and the Administration received confirmation in 2021 indicating that the Rotary Club of Saskatoon would contribute \$40,000 towards the Victoria Park Recreation Facility capital project.

With City Council approving the 2022 Business Plan and Budget, including Project 2114 - Riverbank Parks Upgrades, Administration is now requesting City Council approval to enter into a funding agreement, which would see the Rotary Club of Saskatoon provide \$40,000 towards the Victoria Park Recreation Facility. The contribution will cover the costs to outfit the building with a modest commercial kitchen for food preparation, storage space, and furnishings as costs allows. With their contribution, the City will:

1. Indemnify the Rotary Club of Saskatoon from the operations of the building;
2. Provide appropriate recognition; and
3. Include language in the proposed lease agreement with Community Collective to ensure:
 - a. The maintenance and repair of the building is maintained to City standards; and
 - b. They are responsible for the replacement of any amenities and equipment for the building as required.

Core Community Collective Saskatoon Lease Agreement

After construction on the new building is complete, the City and the Community Collective would enter into a lease agreement that would see the Community Collective operate the building and the adjacent open space in Victoria Park. The key terms and conditions reflect the City's standard agreement with the following terms:

1. The term of the Agreement would be five years beginning in 2022 with the option to renew for an additional five-year term subject to both parties reaching an agreement on any amendments.

2. The City would agree to allow the Community Collective access to the building and open space subject to the Community Collective performing its obligations.
3. The Community Collective would be responsible for all utilities, insurance and performing the preventative maintenance for the site.
4. The City would be responsible for contributing to the Comprehensive Building Capital Maintenance Reserve for the new building. The City's contribution to the reserve of \$1,600 was included as the operating impact for the capital project approved in the 2022 Capital Budget, Project 2114 - Riverbank Parks Upgrades.
5. The Community Collective would be solely responsible for the costs of any improvements, fixtures and renovations desired. The Community Collective shall provide written notification to the City of its intention to do any renovations or improvements to the facility.
6. The Community Collective may rent or make the facility available to other clubs, associations or community groups.

The Community Collective's plan is to utilize its resources, equipment and experience to maintain the facility. Subject to City Council's approval, the Community Collective will be responsible for the day-to-day operations and general maintenance of the building and adjacent open space at Victoria Park.

OTHER IMPLICATIONS

Public notice pursuant to Section 3 of Council Policy C01-021, the Public Notice Policy, is required before City Council considers leasing land for less than fair market value and without a public offering.

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

NEXT STEPS

The following is a proposed schedule for next steps:

- 1) Demolition and removal of the existing building (spring 2022);
- 2) Replace the water and sewer connections (spring 2022);
- 3) Design and prepare tender documents (spring 2022); and
- 4) Construction of new building (summer/fall 2022).

REPORT APPROVAL

Written by: Brad Babyak, Recreation Services Manager
Reviewed by: Andrew Roberts, Director of Recreation and Community Development
Approved by: Lynne Lacroix, General Manager, Community Services Division