

REPORT

SPECIAL PLANNING AND DEVELOPMENT COUNCIL

MEETING DATE: APRIL 10, 2018

FROM: Commissioner of Community Services

DATE: March 21, 2018

SUBJECT: Downtown Cultural Projects Update Report

LOCATION:

WARD:

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RECOMMENDATION:

That the *Downtown Cultural Projects Update Report* from the Commissioner of Community Services, dated March 21, 2018 be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The Downtown Plan initiative was officially launched in December 2013 to catalyze the revitalization of the historic downtown, replacement of Lakeshore Road, new plans for downtown cultural institutions that were nearing their end of life and to set the stage for potential funding opportunities that might arise from the Canada 150th celebrations.
- Extensive public consultation was undertaken on the Downtown Transportation Study (DTS) and the Downtown Cultural Hub over a three year period.
- The DTS implementation is already underway with mitigation plans being developed to address temporary construction impacts.
- In response to public feedback, Council passed a motion in March 2016 that established that the town would not sell Centennial Square lands or air rights to help fund the DCH. This reduces the value of the land that the town can bring to the project to help fund the project.
- The staff team provided an update on the Downtown Cultural Hub to Council most recently in October 2016. At the November 2016 meeting, Council endorsed timelines for implementation presented by the Mayor and directed staff to report back with a detailed implementation plan and funding requirements to implement the updated Downtown Plan timeline (copies of these two reports are attached as Appendix A and B).

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BACKGROUND:

The Downtown Plan project was officially launched in December 2013 to address the following:

- Revitalization for the downtown;
- Replacement requirements for Lakeshore Road (DTS);
- End of life challenges for the current OCPA, Central Library and Oakville Galleries facilities;
- Creation of potential funding opportunities for these projects from Canada 150 initiatives.

The intent of the Downtown Cultural Hub initiative is to identify potential cultural opportunities and investments that could contribute to the realization of the Downtown Plan's vision and objectives. The vision of the Plan is "to create an attractive, active, animated and vibrant downtown where people come together to live, work, shop, meet and engage. It will be the cultural, social and economic heart of our community where citizens and visitors can celebrate and experience the natural setting, heritage, culture and the arts".

The Plan sets out five objectives to achieve this vision.

1. To contribute to a successful economically vibrant downtown
2. To create a cultural focus for the town in the downtown area
3. To provide facilities and infrastructure that meet existing and future needs
4. To protect and enhance the natural environmental and cultural heritage of downtown
5. To develop solutions that are financially sustainable

The DTS project was approved in March 2015 and designed detail for implementation has begun. Planning for mitigation during construction is underway. In addition, Downtown Cultural Hub (DCH) reports were considered by Council in June, October and November 2015. In March 2016, Council also approved a motion to ensure that the town would not sell Centennial Square lands or air rights to help fund the DCH in response to public concerns about private development on public lands. In November 2016, Council endorsed timelines for all of the elements to guide the implementation of the Downtown Cultural Hub over the next several years.

COMMENT/OPTIONS:

The implementation of the two major initiatives have been prioritized and phased in to manage construction impacts in the downtown and associated costs and to strategically leverage potential funding sources. Here is a summary of all of the

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projects, the year scheduled for completion, and the current status as set out in the Mayor's Report in November 2016.

Year	Project	Current Status and Projected Costs
2016	Plan Lakeshore Bridge Reconstruction	Completed
	Develop Harbours Master Plan	The finalization of the Harbours Master Plan was temporarily put on hold, to ensure that the outcomes from the Oakville Yacht Squadron and the Bronte Outer Harbour negotiations were properly integrated into the overall Plan. Those negotiations are close to completion. Therefore staff will be proceeding with the final public consultation later in 2018. Costs can be projected once the Master Plan is finalized.
2017-18	Undertake Lakeshore Road bridge reconstruction	Completed
	Plan new waterside gathering place for 2018 opening	In 2017, staff issued an RFP to food vendors to provide pop-up services to the public for several weekends in July and August in Tannery Park. There were no respondents to the request. Staff considered different sites for this year in the general area; however determined that the construction of the next phase of the Tannery/Shipyards Park Master Plan would be seen as a barrier. Other opportunities will be considered in future years.
	Design Lakeshore Road re-construction including mitigation strategies	Mitigation strategy, final streetscape design and way finding reports report scheduled for consideration at Planning and Development Council on April 10, 2018.
	Create downtown information campaign and "storefront" construction office with displays of potential downtown models and renderings	Fit up has commenced on the "storefront" project office with a target completion of May 2018. Local firm Aardvark has been hired to develop three year communication and marketing plans related to the downtown reconstruction and streetscape project.
	Two Way Conversion Resurfacing	Various aspects planned to be executed between May 1 st - November 15, 2018. Some details are to be worked out. Roads

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		to be converted are George, Church, Randall, Thomas and Dunn Streets.
	Finalize a planning timeline, including potential sources of funding for renewal or replacement of cultural facilities	New cultural facilities are usually funded through a tripartite agreement involving the federal, provincial and municipal orders of government. In order to be considered for these types of arrangements, detailed feasibility studies needs to be completed to demonstrate community need, appropriateness of site location and projected costs. To be prepared to leverage these types of arrangements, staff have initiated a theatre and library feasibility study to look at renewal and replacement options going forward. The results of these two studies with projected costs will be reported to Council in Q1 2019.
2019-20	Undertake Lakeshore Road infrastructure reconstruction and improvements to streetscape	Tender scheduled for Q4 2018- contract award early Q1 2019
	Complete updates to the Livable Oakville and Sustainable Halton Official Plan	Complete, amendments to the Livable Oakville Plan were adopted by Council in 2017, which allow for additional height in selected areas of the downtown while complimenting the heritage policies, Urban Design Guidelines for the downtown are underway and will be considered by Council later this year.
	Begin public/private development projects on fire hall to increase parking and activity in the downtown	Plan to be determined.
	Opening of a new community centre on former hospital site with new pool	Designed detail work for the new community centre, adjacent park and open space near Wyndham Manor and the demolition of former hospital are underway with a projected opening in 2020.
2021-22	Initiate downtown celebration and re-marketing campaign	As part of the three year communication and marketing plans to be developed by Aardvark- a re-marketing campaign and downtown celebration will be included. This work will support and leverage Downtown BIA marketing initiatives.

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	Undertake removal of Centennial Pool	Demolition is currently scheduled for completion by 2021
	Create water view public feature (amphitheatre)	This component will be considered as a key feature of the broader Centennial site renewal discussion.
2023-26	Renewal of downtown cultural facilities in place at level of existing funding	The feasibility studies for both the theatre and library are underway.
2027-57	Replacement of downtown cultural facilities with larger performing arts centre, gallery and library, dependent upon funding availability	Plan to be determined.

CONSIDERATIONS:

(A) PUBLIC

There is no impact on the public at this time. Public consultation will occur at appropriate times of development for the various components.

(B) FINANCIAL

Teams will work closely with Finance to inform future capital budget requests as costs projections for specific projects are refined.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

N/A

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- enhance our natural environment
- enhance our economic environment
- continuously improve our programs and services
- be fiscally sustainable
- enhance our cultural environment

(E) COMMUNITY SUSTAINABILITY

The implementation of the Downtown Plan will address future accessibility and cultural institution improvements while ensuring that there are greater opportunities to celebrate the natural environment, particularly at riverside.

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APPENDICES:

Appendix A: Report from Office of the Mayor dated November 15, 2016 –
Downtown Cultural Hub Update

Appendix B: Report from Commissioner, Community Development
dated October 19, 2016 – *Downtown Cultural Hub Update*

Prepared and Submitted by:
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Commissioner, Community Services