

Report to Municipal Council



Meeting Date: August 14, 2024	Report Date: August 1, 2024
Reason Before Council: Policy Direction / Approval	Priority: Normal
Department: Parks & Recreation	Type of Meeting: Regular Meeting

Report Title: Green and Inclusive Community Buildings (GICB) Program

Recommended Resolution:

That Council review the new Green and Inclusive Community Buildings (GICB) Program and proposed application projects and provide direction to staff.

To note, the greatest concern of an Arena application to be successful with this Grant is looking beyond its current use and demonstrating that it would be a greater benefit to the community. Attracting external renters to the community or more resilient ice plant / rink boards may not score high.

Once a preferred project is determined, staff will research and cost out the project and bring back a report prior to grant submission to confirm the municipality's 20% contribution.

Options:

- Climate resilience retrofits: Proposed to spray the roof with a plastic coating that is white to reflect more of the sun rays. We would move from a gray roof to a white roof that is known to reduce the effect of climate change. This project may need to be verified for eligibility.
 - Old quote had a simple roof painting at +/- \$140k (last 10 to 15 years) and a plastic coat at just under \$500k and would last +/- 50 years, The return calculation does favour the plastic coating though higher initial costs.
- Solar PV array: There is a return on investment though exact numbers have yet to be determined. In the long run, this would be a source of revenue.



- Accessibility and / or safety retrofit measures and requirements: Replace the aging lift with a fully functioning elevator.
 - The issue with this project is to score points, the use of the arena hall for 1 or 2 major events will be a detriment to our application, even if we increase to multiple events, it will be difficult to demonstrate the community need (provide greater benefits). We would have to have an ongoing program being delivered out of this hall and the challenge is that we have another fully functioning hall.
 - Alternate use of this hall that would provide greater benefits to the community could be:
 - ** Youth drop-in center (need as not been determined)
 - ** Move the fitness center to allow for more patrons to access the fitness center as the current location has time restrictions and limited space.
 - ** Community Kitchen. Similar to the current meals program and Univi classes, there is (perceived) need of a dedicated community kitchen. The use of the arena kitchen was limited because of it being located on the second floor; all material needed to be brought in via the stairs.
 - ** room for other exercise such as yoga, pickle ball...
 - ** Community meeting room.
 - To add to the above, Food Banks are also eligible for this program, possible option to locate the Food Bank somewhere on the 2nd floor though the movement of food is not ideal. We could consider an expansion to the outside of the arena if no inside room can be determined. (Can do up to 30% expansion of existing floor space). The expansion is not ideal as we already have so much under used space inside, but we could propose and elevator access to second floor from this new construction. I would assume the cost of this would be high.
- Outside door seals would be highly recommended.
- New accessible entrance with possible FOB system and alternate access to lobby accessible washroom.
- Zamboni retrofit to allow use of cold water. (Would need to verify if eligible).
- Updating low-flow faucets with sensors and automatic shutoffs: Converting all remaining washrooms and sinks to low flow and touchless.
- Adding insulation: The Assistant to Department Heads has completed the base requirement for energy analysis.
- Sealing with caulking or spray foam.



- HVAC upgrades: Heat pumps (with AC) for hall, unknown if Natural Gas conversion would qualify.
 - If alternate use of the ice pad is considered for other than ice activities, retrofit to infrastructure to convert to in floor (ice pad) heating.
- Upgrading lighting systems: Ice rink lights.

Possible new builds: Covered outdoor ice rink could be considered (if eligible), swimming pool, gymnasium, senior activity center, though none of these have any perceived great community need, capacity or requests.

The above-mentioned projects will be evaluated on the following criteria's:

Located in and demonstrates the ability to serve one or more communities with high needs: Projects that provide greater benefits to high need communities will receive a higher score.

- We would need to demonstrate the high need i.e. fitness center is too small, need of a youth drop-in center, community kitchen, community meeting space, exercise room and so on.

Increased accessibility: Projects that increase accessibility and projects that commit to including accessibility elements that meet the highest standards for accessibility will receive a higher score.

GHG Reductions: Projects that demonstrate the ability to achieve greater GHG emission reductions relative to the buildings baseline will receive a higher score.

Energy Savings: Projects that will achieve at least 25% in energy efficiency improvements compared to the building's baseline energy consumption, as calculated with the RETScreen Expert software, will receive a higher score.

Climate resiliency and adoption of best practices: Projects that demonstrate strong climate resiliency considerations and measures will receive a higher score. Applicants must consult climate data to identify climate risks relevant to their project / building location. Projects that provide clear, reasonable and accurate detail for why climate resiliency is already addressed / not within the scope of the project will not be subject to this criterion and will be assessed relative to other project merits.



Confidence in delivery / risk: Applicants who can demonstrate strong project risk identification and propose practical mitigation measures will receive a higher score. Other factors considered under this criterion include: the amount of information provided in the budget, outcomes of community consultation(s) undertaken, permits identified/obtained, phase of the project's design.

Analysis & Background:

As it was previously suggested by Council regarding this grant, to apply for project related to the arena.

Details of eligible activities can be found following this link <https://housing-infrastructure.canada.ca/gicb-bcvi/applicant-guide-demandeur-eng.html#retrofits> and is attached as a pdf.

The GICB Program funds two (2) types of projects:

- **Retrofits, repairs and upgrades to existing community buildings.** Retrofits are changes to an existing building / asset that seek to renovate, upgrade, or repair aspects of the building / asset in a manner that improves environmental outcomes. Retrofits must be to a facility that is fully accessible to the public and that will provide non-commercial services to the community. For a detailed description of retrofit projects and their conditions for eligibility, see the section below “Retrofits - Applying for funding for retrofits, repairs and upgrades to existing buildings”.
- **The construction of new community buildings.** New builds must be of a building / asset that is open and fully accessible to the public and that will provide non-commercial services to the community. For a detailed description of new build projects and their conditions for eligibility, please see the section entitled “New builds - Applying for funding for the construction of new community buildings”.

To be eligible for funding, retrofitted and new buildings must be in areas with underserved populations experiencing higher needs and be the site of Programming and/or activities that demonstrably serve these populations. Note: Outdoor facilities (such as sports fields, outdoor arenas, tennis courts, outdoor lightning) are not eligible for funding.

If we apply for retrofit, the goal of the type or project is to improve environmental outcomes.



Attachments:

- Housing, Infrastructure and Communities Canada – Applicant Guide (program details)

Prepared By: Denis Turcot, CAO