

Report to Council



Date: November 14, 2012
File: 0115-10
To: City Manager
From: Director, Infrastructure Planning
Subject: 2012 Awards: Laurel Packinghouse & Active Transportation Network

Recommendation:

THAT Council receives for information, the report from the Director of Infrastructure Planning dated November 2, 2012 regarding 2012 Awards: Laurel Packinghouse & Active Transportation Network.

Purpose: To present to Council one Provincial and two National Awards conferred on the City of Kelowna in October, 2012.

Background:

Being the 'best' mid-size City in North America can be measured, in part, by how favourably Kelowna compares to other similar-sized North American cities, and the recognition it receives from authoritative organizations on the quality of the work it does on behalf of its citizens. A high quality sense of place is a key component of economic competitiveness.

Recently, Kelowna received the following three awards from prestigious organizations representing two national professional best practice organizations and one provincial business association:

1. The "Achievement Award" presented by the Heritage Canada Foundation to the City of Kelowna for the Laurel Packinghouse Restoration Project (National), nominated by the Kelowna Museum Society.
2. The "2012 Awards for Excellence in Urban Development 'Best of the Okanagan'" presented by the Urban Development Institute-Pacific Region to the City of Kelowna for the Laurel Packinghouse Restoration Project (Provincial), nominated by Meiklejohn Architects.
3. The "2012 Sustainable Urban Transportation Award" presented by the Transportation Association of Canada to the City of Kelowna for the City of Kelowna 20-year Servicing Plan - 2030 Active Transportation Program (National), nominated by the Department of Infrastructure Planning.

In all three awards, Kelowna competed against cities and regions of all sizes in the jurisdictions of the adjudicating organization. The criteria for each award are attached.

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Internal Circulation:

General Manager, Community Sustainability
Director, Communications
Director, Design & Construction
Grants Manager

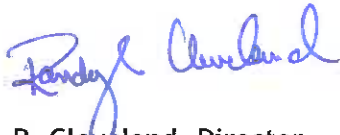
Existing Policy:

Council Policy #352: The Multiple Bottom Line Framework of the Sustainable Municipal Infrastructure Policy targets the achievement of two peer-reviewed awards annually for infrastructure projects. To date in 2012, three awards have been achieved.

Considerations not applicable to this report:

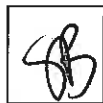
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:



R. Cleveland, Director

Approved for inclusion:



D. Gilchrist, A/General Manager, Community Sustainability

Attachments: Annex 1: Laurel Packinghouse - Heritage Canada Foundation
Annex 2: Laurel Packinghouse - UDI-Pacific Region
Annex 3: A Short History of the Laurel Packinghouse
Annex 4: Active Transportation Network - Transportation Assoc of Canada

cc: Director, Communications
Director, Design & Construction
Director, Real Estate and Building Services
Director, Civic Operations
Director, Strategic Initiatives

ANNEX 1: LAUREL PACKINGHOUSE - Heritage Canada Foundation

Description: The Laurel Packinghouse, built in 1918 on Ellis Street and Caswton Avenue, is the oldest and largest existing packinghouse in BC. The restoration rectified serious structural deficiencies; restored the original roof-line; renewed all building systems; exposed the original heavy timber industrial construction; provided new accommodation for public events, the Orchard and Wine Museums as well as storage for the Kelowna Museum's collections, and; provided an accessibility ramp to the front entrance in keeping with the original form and character. The \$2.5M project was supported by a \$1.1 million grant from the Department of Canadian Heritage. Future projects include a roof top banner sign reminiscent of its vintage, a heritage garden with a restored railroad car and the reconstruction of the rear loading dock.

Award: "National Achievement Award"

Conferring Agency: Heritage Canada Foundation

Nominator: Kelowna Museum Society

Criteria: These awards honour individuals or groups for their achievement in heritage advocacy and volunteerism, and for projects that demonstrate a community's commitment to heritage conservation. Nominations must be submitted by local heritage organizations whose dedication and commitment to excellence in heritage conservation must be evident in the project.

Key External Partners:

- Tenant: Kelowna Museums Society
- Prime Consultant: Meiklejohn Architects
- Contractor: Sawchuk Developments
- Value Engineer: SSA/Quantity Surveyors

Notes: The project has also received:

- 2011 Award of Honour from Heritage BC
- 2011 Commercial Building Awards for Excellence in the Renovation- Existing Building category from the Okanagan Mainline Real Estate Board
- 2011 Award for a Conservation Project on a Building currently in non-Residential Use from the Central Okanagan Heritage Society

ANNEX 2: LAUREL PACKINGHOUSE Urban Development Institute - Pacific Region

Description: See Annex 1

Award: “2012 Awards for Excellence in Urban Development - ‘Best of the Okanagan’”

Conferring Agency: Urban Development Institute (UDI)-Pacific Region

Nominator: Meiklejohn Architects

Criteria:

- The principles of environmental sustainability including the optimal densification of urban land surrounding public transit corridors, the integration of innovative green building technologies that can be adopted across industry, and the creation of walkable and livable communities
- Innovations in concept, design and construction quality
- Integration with the surrounding neighbourhood
- Ability to overcome complex planning, development and construction challenges
- The functionality of use
- The winning project’s marketing and sales success.

Key External Partners:

- Tenant: Kelowna Museums Society
- Prime Consultant: Meiklejohn Architects
- Contractor: Sawchuk Developments
- Value Engineer: SSA/Quantity Surveyors

Notes: 88 projects were submitted. UDI President and CEO, Ms Anne McMullin said, “For a winning project and its developer to win an award of excellence is the highest form of peer to peer recognition one can receive in the development industry.” She went on to say that “The expert Jury considered all the key facets of the planning and development process in their assessment of each submissions overall excellence. It was a difficult task identifying the winning projects amongst a field of elite.” (see <http://udi.bc.ca/news-central/media-releases/urban-development-industry-announces-2012-awards-excellence-winners>). The jury noted that the Laurel Packinghouse Project was “outstanding”.

The Urban Development Institute-Pacific is the premier industry body that represents the interest of British Columbia’s leading residential, commercial, industrial and institutional developers. UDI is comprised of over 600 corporate members who collectively generate more than \$25 billion and 250,000 jobs for the provincial economy each year.

Also noteworthy was that local UDI chapter Chair, Renee Wasyluk, of Troika Developments Inc., was presented with the new “Future Leader Award”. This new peer nominated award was conferred on the U40 member who has best shown leadership, vision, and made significant contributions in the last two years which has improved their company, the development industry and the municipalities in which they work.

Annex 3: Laurel Packinghouse - A Short History

1304 Ellis Street, Kelowna, BC.



The historic Laurel Packinghouse, a nationally-designated heritage landmark, is a two-storey brick and timber-frame and is the oldest and largest standing B.C. Growers Packing House in British Columbia. The Laurel Packinghouse was built in 1918 by Ward and Baldock as an early twentieth-century industrial building. Constructed primarily of bricks made locally from clay from Knox Mountain and was a working packinghouse until the 1970s. Numerous alterations were made over the years as the business of fruit packing changed. A cold storage room was added in 1938; a cover over the loading doors in 1941; the platform was extended in 1945; and in 1960 the main door was enlarged and ramps were built to the first floor and the basement to accommodate fork lifts needed as the industry shifted from orchard boxes to bulk bins.



In 1982, the Laurel Packinghouse was slated for demolition. Largely through the efforts of the Kelowna Museums Society and the work of countless volunteers, the building was saved and became Kelowna's first designated heritage building to be protected through municipal bylaw. Exterior brickwork was re-pointed and rebuilt, and the inside was characterized by multiple platforms on the main floor creating interesting niches for public events and museums. The roof was raised to provide head-room in the former storage attic for rental offices to provide a source of income to support ongoing operating and maintenance costs.



By 2006, the building was in need of considerable structural repair. With a \$1.1M contribution from Canadian Heritage, a \$2.3M project was completed by 2010. The roof was returned to its original simple gable roof profile, the roof ventilators were rebuilt, and the main floor was returned to a single level to accommodate larger events. Wood recovered from damaged floor joists was re-sawn, refinished and reused as the main floor finish. The second floor offices were removed and the original heavy timber roof trusses exposed to reveal the original industrial construction. Since then a handicap ramp has been added to the front façade. The project will be completed when the rear loading dock is added, a period freight car is restored and replaced on new tracks in their original location, the rear property area is renovated as a heritage garden and gathering place, and a traditional banner sign is installed on the roof ridge. The unusual cut-off floor plan in the south-east corner (inside the wine museum) occurred in response to the original rail spur that cut across that corner of the property.



ANNEX 4: CITY OF KELOWNA 20-YEAR SERVICING PLAN / 2030 ACTIVE TRANSPORTATION PROGRAM - TAC

Description: The Active Transportation Network provides a system of off-road walking/biking corridors that facilitates commuting to major work, education, shopping and recreation destinations in the urbanized City Core from Okanagan College to UBCO without the automobile and is integrated with the public transit system. The program is fully nested in a hierarchical system of legislative instruments including the OCP, the 20-year servicing program and DCC Bylaw. Build-out is partially financed by Development Cost Charge revenues. The interconnected network will measure over 50 kilometers when complete. Finished projects include Cawston Avenue from Ellis to High, Rails with Trails from High to Spall, Angel Way from Spall to Burtch including the Highway 97 overpass at PRC/Landmark, Abbott Recreational Corridor from Lake Ave. to Strathcona Park, Houghton from Hollywood to Nickel, Gordon from Lequime to Casorso, Casorso/Barrera from Gordon to Lakeshore, Lakeshore from Barrera to Cook, the Glenmore Bypass, and Airport Way.

Generous assistance was provided through the Community Works program of the Federal Gas Tax, recent economic stimulus grants, and the BC Cycling Infrastructure Program. The system incorporates the Mission Creek Greenway. Upcoming projects include Rails with Trails from Spall to Dilworth and from the CN Overpass at UBCO to Bulman; Dilworth from Rails with Trails to the Mission Creek Greenway; Ethel from Okanagan College to Rails with Trails, and; Sutherland from Burch to the Abbott Street Corridor. Innovative technical standards are under development within Subdivision, Development & Servicing Bylaw 7900.

Award: “2012 Sustainable Urban Transportation Award”

Conferring Agency: Transportation Association of Canada (TAC)

Nominator: Infrastructure Planning Department, City of Kelowna

Criteria:

- Development & enhancement of sustainable transportation: Projects that enhance the sustainability of urban transportation through social, economic and environmental components.
- Degree of innovation: Innovation will be considered related to technical, process (e.g. performance monitoring, consultation) and financial components.
- Transferability to other Canadian communities & organizations: Projects that have successfully addressed an issue of broad concern relevant to other cities and organizations in Canada and can be applied with local modifications to other areas of Canada.
- Added Values: Contributions not included in the other 3 criteria such as communication & promotional activities and partnerships created or supported by the project.

Key External Partners:

Project	Consultants	Contractors
Abbott St	Stantec	Peter Brothers
Casorso/Barrera	MMM	Hayter Construction

Cawston Ave	Urban Systems, True Consulting, Outland Design	Peter Brothers
Houghton Rd	MMM, Site 360 & Focus	Hayter Construction
Lakeshore Rd	MMM & Site 360	Hayter Construction
Gordon Dr	Stantec	West Shore Constructors Ltd
Glenmore Rd	Associated Engineering	Ansell Construction Ltd
Parkinson Recreation Park - Angel Way	True Consulting, Urban Systems, Outland Design	Sierra Landscaping
Rails with Trails	Urban Systems	Peter Brothers (Formerly dba BC Underground)

Notes: Kelowna was one of six short-listed applicants and the only one from BC. The program was presented in detail at a technical session at the annual TAC conference in Fredericton, NB.

TAC Project Manager Josée Cyr wrote to say that “The award acts to promote sustainable urban transportation and projects or activities which support TAC’s New Vision for Urban Transportation. The new vision identified key strategies to help create cities which will be more efficient, environmentally friendly and desirable to live in. The implementation of the strategies is considered critical in reducing the overall economic, social and environmental costs which have been associated with past urban development and transportation trends.

The 2012 Sustainable Urban Transportation Award Review Panel especially recognized the City of Kelowna for its contribution to the development and enhancement of sustainable urban transportation in Kelowna. The project clearly demonstrates innovation in terms of process, technical characteristics while illustrating a high level of transferability in other Canadian communities. The Review Panel concurred that the City of Kelowna best met evaluation criteria. The recommendation has been endorsed by TAC Urban Transportation Council and approved by TAC’s Board of Directors. “



2012 CAPITAL PROJECT AWARDS

Earning a BEST mid-size City Reputation
Report to Council - 2012.11.19

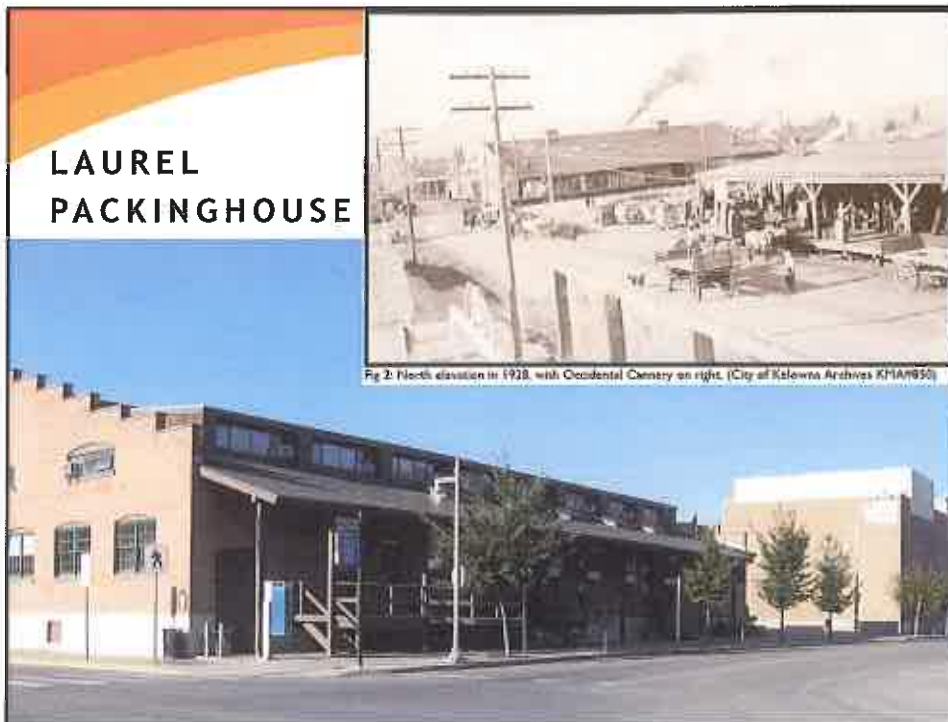


Fig 2: North elevation in 1928, with Occidental Cemetery on right. (City of Kelowna Archives KPIA/950)

