

CITY OF FORT SASKATCHEWAN

Fort Heritage Precinct Development Options

Purpose:

1. To provide Council with options for the development of the Fort Heritage Precinct site, including a scaled down Interpretative Center building; and
2. To request Council to provide direction on the development of the Fort Heritage Precinct site based on options presented in this report.

Background:

In 2014, Council approved the Historic Precinct Site Master Plan. This guiding document provides direction on the development of the Fort Heritage Precinct site. A six phase approach was proposed, with a capital impact of nearly \$15 Million. Phase 1 and 2 of the Master Plan proposed the development of a new Interpretative/Heritage Centre and parking for a total amount of approximately \$7.9 Million.

In 2014 and 2015, Council approved financial allocations of the City's Municipal Sustainability Initiatives (MSI) grant to the Heritage Centre project. Over the past two years, the total amount of MSI allocated was \$6,641,300. An additional \$1.3 Million was to be requested in 2016. The operating impact cost varied depending on the service level, and was estimated to be between \$310,000 and \$520,000 annually.

In January 2015, Council approved a motion to put the Heritage Centre project on hold, and directed Administration to bring back options for consideration. During the discussion, Council members expressed interest in receiving options for a scaled down Interpretative Centre.

New development options are attached to this report in Appendix 1.

A letter dated June 17, 2015 was received from the Fort Saskatchewan Chamber of Commerce expressing their desire to explore the possibility of housing the Chamber office in the potential expansion areas of the proposed project. The Chamber's letter is attached as Appendix 2.

Plans/Standards/Legislation:

1. Corporate Plans

2014-2017 Strategic Plan

Goal 3.4 requires Culture Services to implement initial phases of the Historic Precinct Site Master Plan.

Community Sustainability Plan

Several objectives relates to the development of the Fort Heritage Precinct:

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| CC12 | Implement and update the Strategic Plan for the Stewardship of Fort Saskatchewan's Historic Resources. |
| CC24 | Enhance the public art initiative where public spaces and buildings can be used for displays and exhibits. |
| CC28 | Ensure Legacy Park and downtown areas are used for community events with an emphasis on family-oriented, free programming. |
| CC38 | Develop an education facility for arts and culture. |

- CC40 Continue implementing the 1875 – 1885 NWMP Fort representation project and build on the Plan to expand the museum, including programs for the Interpretative Centre and museum, education programs and funding opportunities.
- CC41 Continue advertising and promoting the Fort as a tourism destination and promote the significance of its history.
- NE3 Develop public space programming and nurture a culture of enjoying public spaces.
- NE16 Ensure that the natural environment is highlighted within the cultural landscape.
- UR2 Promote buildings that have flexibility of use particularly for municipal corporate buildings to ensure these spaces can be utilized for a variety of purposes over time.

2. Departmental Plans & Guiding Documents

2014 Historic Precinct Site Master Plan

This guiding document provides a vision of the Historic Precinct site and program enhancements, based on the 2006 and 2012 plans and recommendations.

2012 Guiding Document for the Development of Fort Saskatchewan's Historic Precinct

This guiding document provides ideas and projects for the enhancement of the Historic Precinct and museum site.

2006 Strategic Plan for the Stewardship of Fort Saskatchewan's Historic Resources

This plan identifies the construction of a new Interpretative Centre as a priority.

Financial Implications:

The financial impact for each option is presented in Appendix 1. Overall, the impact varies between \$0 and \$8,000,000 for project costs, and \$0 to \$520,000 for the operating impact. The MSI grant program is the source of funding for all of the options presented. The operating impact is absorbed through new property tax revenue.

Internal Impacts:

Departmental impact varies for each option.

Alternatives:

1. That Council direct Administration to proceed with one of the options presented, and allocate MSI grant funding to cover the associated costs of the project.
2. That Council direct Administration to bring forward the implementation of an option, as presented, during the 2016 Budget deliberations.

3. That Council refer the matter back to Administration to further investigate the design and development of an option that includes a new building (option 5, 6 or 7) as presented, that will include additional community and lease space. The final concept design would be brought back to Council for consideration.
4. That Council direct Administration to start the development of an option that includes a new building (option 5, 6 or 7) as presented, and will include new additional spaces for a tenant. Overall capital project cost to be offset by MSI grant funding, donation and lease revenues.
5. That Council direct Administration to table the discussion related to the development of the Historic Precinct Site Master Plan until the Recreation & Parks Master Plan is complete.
6. That Council advise how they wish to proceed.

Attachments:

1. Appendix 1 – Fort Heritage Precinct Development Options
2. Appendix 2 – June 17, 2015 letter from the Chamber of Commerce

File No.:

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Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: June 17, 2015
Reviewed by:	Kelly Kloss City Manager	Date: June 17, 2015
Submitted to:	City Council	Date: June 23, 2015