

CAPITAL REGIONAL DISTRICT

2026 BUDGET

McPherson Theatre

COMMITTEE OF THE WHOLE

Service: 1.295 McPherson Theatre

Committee: Finance

DEFINITION:

A local service established for the purpose of purchasing, maintaining, equipping and operating the McPherson Playhouse in Victoria, British Columbia. Local Services Establishment Bylaw No. 2685, March 10, 1999.

SERVICE DESCRIPTION:

This is a service to provide funding for the support of the McPherson Theatre in the City of Victoria. The service operates under an agreement with the Royal and McPherson Theatres Society Board who manage the theatre in return for financial support. This building operation was transferred to the CRD for ease of administration with the Royal & McPherson Theatres Society and to recognize the benefits of one organization operating the two theatres (one ticket system, ability to move acts between if financially beneficial, etc.)

PARTICIPATION:

The City of Victoria is the only participant.

MAXIMUM LEVY:

The maximum amount that may be requisitioned under section 816(1) of the Municipal Act (Section 803 of the Local Government Act) for the annual cost of the local service will be:

- (a) for capital expenditures including but not limited to, the renovation, reconstruction or rebuilding of a performing arts theatre, machinery and equipment, reserve fund transfer and annual debt servicing payments. The maximum amount will be \$400,000.
- (b) for annual operating expenditures which may also include expenditures of a nature referred to in (a) above, the maximum amount will be \$350,000.

MAXIMUM CAPITAL DEBT:

None

COMMISSION:

Royal and McPherson Theatre Society reporting to a sub-committee of the Finance Committee.

FUNDING:

McPHERSON PLAYHOUSE

OPERATING COSTS:

Third Party Payments
Standard Overhead Allocation
Arts Manager Allocation
Interest Charge

TOTAL OPERATING COSTS

*Percentage Increase

CAPITAL / RESERVE

Capital Equipment Purchases
Transfer to Reserve Fund

TOTAL CAPITAL / RESERVES

TOTAL COSTS

FUNDING SOURCES (REVENUE)

Estimated balance C/F from current to Next year
Balance C/F from Prior to Current year
Grants In Lieu of Taxes

TOTAL REVENUE

REQUISITION

*Percentage increase over prior year requisition

BUDGET REQUEST

FUTURE PROJECTIONS

	2025 BOARD BUDGET	2025 ESTIMATED ACTUAL	2026 CORE BUDGET	2026 ONGOING	2026 ONE-TIME	2026 TOTAL	2027 TOTAL	2028 TOTAL	2029 TOTAL	2030 TOTAL
	303,787	303,787	304,948	-	-	304,948	304,050	303,063	302,099	301,116
	34,911	34,911	36,681	-	-	36,681	37,345	38,092	38,852	39,626
	7,814	7,814	8,071	-	-	8,071	8,305	8,545	8,749	8,958
	300	300	300	-	-	300	300	300	300	300
TOTAL OPERATING COSTS	346,812	346,812	350,000	-	-	350,000	350,000	350,000	350,000	350,000
*Percentage Increase		0.00%	0.92%			0.92%	0.00%	0.00%	0.00%	0.00%
<u>CAPITAL / RESERVE</u>										
Capital Equipment Purchases	90,000	90,000	90,000	-	-	90,000	94,000	94,000	98,000	98,000
Transfer to Reserve Fund	346,233	346,233	343,045	-	-	343,045	339,045	339,045	335,045	335,045
TOTAL CAPITAL / RESERVES	436,233	436,233	433,045	-	-	433,045	433,045	433,045	433,045	433,045
TOTAL COSTS	783,045	783,045	783,045	-	-	783,045	783,045	783,045	783,045	783,045
<u>FUNDING SOURCES (REVENUE)</u>										
Estimated balance C/F from current to Next year		-	-	-	-					
Balance C/F from Prior to Current year	-	-								
Grants In Lieu of Taxes	(33,045)	(33,045)	(33,045)	-	-	(33,045)	(33,045)	(33,045)	(33,045)	(33,045)
TOTAL REVENUE	(33,045)	(33,045)	(33,045)	-	-	(33,045)	(33,045)	(33,045)	(33,045)	(33,045)
REQUISITION	(750,000)	(750,000)	(750,000)	-	-	(750,000)	(750,000)	(750,000)	(750,000)	(750,000)
*Percentage increase over prior year requisition		0.0%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%

CAPITAL REGIONAL DISTRICT
FIVE YEAR CAPITAL EXPENDITURE PLAN SUMMARY - 2026 to 2030

Service No.	1.295 McPherson Theatre	Carry Forward from 2025	2026	2027	2028	2029	2030	TOTAL
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EXPENDITURE

Buildings	\$0	\$618,000	\$825,000	\$115,000	\$120,000	\$120,000	\$1,798,000
Equipment	\$0	\$265,000	\$180,000	\$141,500	\$0	\$0	\$586,500
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineered Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$883,000	\$1,005,000	\$256,500	\$120,000	\$120,000	\$2,384,500

SOURCE OF FUNDS

Capital Funds on Hand	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debenture Debt (New Debt Only)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Replacement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants (Federal, Provincial)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Donations / Third Party Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Fund	\$0	\$883,000	\$1,005,000	\$256,500	\$120,000	\$120,000	\$2,384,500
	\$0	\$883,000	\$1,005,000	\$256,500	\$120,000	\$120,000	\$2,384,500

Definitions for the 5-year Capital Plan

Asset Class	Asset class is used to classify assets for financial reporting in accordance with the Public Sector Accounting Board (PSAB) 3150. L - Land S - Engineering Structure B - Buildings V - Vehicles E - Equipment
Capital Expenditure Type	Capital expenditure type is used for reporting on asset investments and may be used to justify operational needs for a service. Study - Expenditure for feasibility and business case report. New - Expenditure for new asset only Renewal - Expenditure upgrades an existing asset and extends the service ability or enhances technology in delivering that service Replacement - Expenditure replaces an existing asset
Carryforward	Represents the carryforward amount from the prior year capital plan that is remaining to be spent. Forecast this spending over the next 5 years.
Funding Source	Debt - Debenture Debt (new debt only) ERF - Equipment Replacement Fund Grant - Grants (Federal, Provincial) Cap - Capital Funds on Hand Other - Donations / Third Party Funding Res - Reserve Fund WU - Water Utility If there is more than one funding source, additional rows are shown for the project.

CAPITAL REGIONAL DISTRICT

5 YEAR CAPITAL PLAN

2026 - 2030

Service #:	1.295
Service Name:	McPherson Theatre

PROJECT DESCRIPTION				PROJECT BUDGET & SCHEDULE									
Project Number	Capital Expenditure Type	Capital Project Title	Capital Project Description	Total Project Budget	Asset Class	Funding Source	Carryforward from 2025	2026	2027	2028	2029	2030	5 - Year Total
21-13	Renewal	Repair Building Envelope and Restore Façade	Repair building envelope and restore façade	\$ 1,163,000	B	Res	\$ -	\$ 238,000	\$ 190,000	\$ -	\$ -	\$ -	\$ 428,000
	Renewal	Repair Building Envelope and Restore Façade	Repair building envelope and restore façade		B	Cap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26-01	Replacement	Replace Switches	Replace network switches	\$ 55,000	E	Res	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000
26-02	Study	Building Condition Assessment	Building Condition Assessment	\$ 45,000	B	Res	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
26-03	Renewal	Annual Building Capital Improvements	Annual Minor Capital Improvement Projects	\$ 585,000	B	Res	\$ -	\$ 115,000	\$ 115,000	\$ 115,000	\$ 120,000	\$ 120,000	\$ 585,000
26-04	Renewal	Washroom Upgrades	Washroom Fixture Replacement	\$ 75,000	B	Res	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00
26-05	Renewal	Electrical Upgrades	Main Breaker Replacement	\$ 150,000	B	Res	\$ -	\$ 25,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 325,000.00
26-06	Replacement	Lighting System Replacement	Replace Lighting System: moving light fixtures, lighting console and LED wash fixtures	\$ 400,000	E	Res	\$ -	\$ 125,000	\$ 150,000	\$ 125,000	\$ -	\$ -	\$ 400,000.00
26-07	Renewal	Inventory Storage Upgrades Bar & Concession	Increase and Update Inventory Storage in Bar and Concession	\$ 20,000	B	Res	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
26-08	Replacement	Replace Bar & Concession Point of Sale System	Replace Bar and Concession Point of Sale System	\$ 50,000	E	Res	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
26-09	New	Lobby Temperature Control	Add Automatic Blinds to Large Windows Facing Centennial Square and Lobby Air Conditioning.	\$ 125,000	B	Res	\$ -	\$ 25,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 125,000.00
26-10	Renewal	Venue Chamber Renewal	Renew and Refresh Venue Chamber	\$ 50,000	B	Res	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 50,000.00
26-11	Replacement	Replace Paging System	Replace Paging System Core Control	\$ 35,000	E	Res	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000.00
26-12	Defer	Emergency Repairs	For Unforeseen Emergency Repairs	\$ 50,000	B	Res	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
27-01	Study	Asset Management Plan	Asset Management Plan	\$ 50,000	B	Res	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000.00
27-02	Study	Accessibility Review	Review of building accessibility	\$ 15,000	B	Res	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000.00
27-03	Renewal	Renovate Box Office	Renovate Box Office	\$ 30,000	B	Res	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000.00
27-04	Replacement	Wayfinding Signage	Add and Replace Wayfinding Signage	\$ 30,000	E	Res	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000.00
28-01	Replacement	Replace SRST	Replace Cisco phone communications system	\$ 16,500	E	Res	\$ -	\$ -		\$ 16,500	\$ -	\$ -	\$ 16,500
													\$ -
													\$ -
			Grand Total	\$ 2,944,500			\$ -	\$ 883,000	\$ 1,005,000	\$ 256,500	\$ 120,000	\$ 120,000	\$ 2,384,500

Service:

1.295

McPherson Theatre

Project Number

21-13

Capital Project Title

Repair Building Envelope and Restore Façade

Capital Project Description

Repair building envelope and restore façade

Project Rationale

Flagged as immediate priority in McPherson Playhouse – Building Envelope Assessment Report prepared for the CRD Dec. 8, 2020 by Stantec Architecture Ltd. Repairing building envelope will ensure the 1913 structure will remain stable and will reduce energy consumption. Restoring the 1913 façade will include point work on the bricks, gutter replacement and refinishing the fiberglass stonework around the historic wooden doors.

Project Number

26-01

Capital Project Title

Replace Switches

Capital Project Description

Replace network switches

Project Rationale

Replace switches in the network infrastructure as required by CRD Information Technology replacement plan.

Project Number

26-02

Capital Project Title

Building Condition Assessment

Capital Project Description

Building Condition Assessment

Project Rationale

Perform full building condition assessment to inform 20yr work plan.

Project Number

26-03

Capital Project Title

Annual Building Capital Improvements

Capital Project Description

Annual Minor Capital Improvement Projects

Project Rationale

Minor capital improvements

Project Number

26-04

Capital Project Title

Washroom Upgrades

Capital Project Description

Washroom Fixture Replacement

Project Rationale

Project Number

26-05

Capital Project Title

Electrical Upgrades

Capital Project Description

Main Breaker Replacement

Project Rationale

Service: 1.295 McPherson Theatre

Project Number 26-06 **Capital Project Title** Lighting System Replacement **Capital Project Description** Replace Lighting System: moving light fixtures, lighting console and LED wash

Project Rationale Phase One replaces existing incandescent lighting fixtures and 18 year old technology with new LED energy efficient automated units that will not require working at heights to adjust. Phase Two replaces the outdated computerized control console with modern control technology. Phase Three replaces the original LED wash fixtures with updated units that allow additional colour mixing capability and additional efficiencies with new LED technology.

Project Number 26-07 **Capital Project Title** Inventory Storage Upgrades Bar & Concession **Capital Project Description** Increase and Update Inventory Storage in Bar and Concession

Project Rationale Increasing and adding new lockable storage cabinets in the bar and concession will improve efficiencies, increase service to patrons and increase security of inventory.

Project Number 26-08 **Capital Project Title** Replace Bar & Concession Point of Sale System **Capital Project Description** Replace Bar and Concession Point of Sale System

Project Rationale Replacing the Point of Sale System will provide increased functionality, efficiencies, updated technology and increased patron service. The required technology is out of date.

Project Number 26-09 **Capital Project Title** Lobby Temperature Control **Capital Project Description** Add Automatic Blinds to Large Windows Facing Centennial Square and Lobby Air

Project Rationale Phase One will add automatic blinds to the large windows facing Centennial Square to improve temperature control energy efficiency. Phase Two will add air conditioning to increase patron comfort and experience.

Project Number 26-10 **Capital Project Title** Venue Chamber Renewal **Capital Project Description** Renew and Refresh Venue Chamber

Project Rationale Renewal of Venue Chamber will enhance patron experience and increase sustainability of venue chamber.

Project Number 26-11 **Capital Project Title** Replace Paging System **Capital Project Description** Replace Paging System Core Control

Project Rationale The current paging system core system has reached its end of life and support. This is a primary life safety system for building evacuation and patron and artist messaging and communication.

Project Number 26-12 **Capital Project Title** Emergency Repairs **Capital Project Description** For Unforeseen Emergency Repairs

Project Rationale Capital funds to accommodate any emergency repairs to the building.

Service: 1.295 McPherson Theatre			
Project Number	27-01	Capital Project Title	Asset Management Plan
Capital Project Description	Asset Management Plan		
Project Rationale			
Project Number	27-02	Capital Project Title	Accessibility Review
Capital Project Description	Review of building accessibility		
Project Rationale			
Project Number	27-03	Capital Project Title	Renovate Box Office
Capital Project Description	Renovate Box Office		
Project Rationale	Renovating the box office to update and refresh, address patron accessibility, staff safety and evacuation and efficient use of the space.		
Project Number	27-04	Capital Project Title	Wayfinding Signage
Capital Project Description	Add and Replace Wayfinding Signage		
Project Rationale	Add and replace wayfinding signage to direct patrons to amenities and improve safety and crowd management.		
Project Number	28-01	Capital Project Title	Replace SRST
Capital Project Description	Replace Cisco phone communications system		
Project Rationale	Replace Cisco phone communications as required by CRD Information Technology replacement plan.		

1.295 McPherson Theatre
Asset and Reserve Summary
2026 - 2030 Financial Plan

Asset Profile

McPherson Theatre

Assets held by the McPherson Theatre service consist of new upgrades to McPherson Theatre built in 1914 as well as various equipment.

Capital Reserve Fund Schedule

Reserve Fund: 1.295 McPherson Playhouse Capital Reserve Fund (Bylaw No. 3270)

Cost Centre: 101899 (PLO)

Capital Reserve Fund

Projected year end balance

	Est Actual	Budget				
	2025	2026	2027	2028	2029	2030
Beginning Balance	2,891,636	2,661,869	2,201,914	1,535,959	1,618,504	1,833,549
Planned Capital Expenditure (Based on Capital Plan)	(676,000)	(883,000)	(1,005,000)	(256,500)	(120,000)	(120,000)
Transfer from Operating Budget	346,233	343,045	339,045	339,045	335,045	335,045
Interest Income*	100,000	80,000				
Total projected year end balance	2,661,869	2,201,914	1,535,959	1,618,504	1,833,549	2,048,594

* Interest should be included in determining the estimated ending balance for the current year. Interest in planning years nets against inflation which is not included.