

Date: Feb. 14, 2001

TO: Board Members - Parks and Recreation

FROM: General Manager - Parks and Recreation

SUBJECT: False Creek CC Addition- Design Development Approval

RECOMMENDATION

A. THAT the Board approve the schematic design for the addition to False Creek Community Centre as prepared by Henriquez Partners Architects.

B. THAT the Board permit further project development when a development permit is received and the False Creek Recreation Association has secured the required funding.

POLICY

The Board reviews and approves major capital project designs.

BACKGROUND

On March 16, 2000, the building committee for the False Creek Community Centre project, comprising False Creek Recreation Association members and staff, recommended the appointment of Henriquez Partners Architects to prepare a feasibility study for an addition to False Creek Community Centre. Henriquez Architects completed a feasibility study and presented it to the Building Committee. The project has been submitted for a Development Permit.

DISCUSSION

The budget setup for project funding is as follows:

Balance of Capital Budget 1998:	\$ 70,000
Capital Budget 2000:	\$403,750
False Creek Recreation Association Contribution:	\$144,300
Canadian Mortgage and Housing Corporation (CMHC):	\$113,700
TOTAL:	\$731,750

The False Creek Recreation Association had made it clear to staff from the onset that they were prepared to increase the project budget beyond the \$731,750 approved by the Board in the 2000 capital budget. In addition to an expanded fitness centre, additional office space, and storage space, the Association requested that the program and feasibility study address the desire for a mini-gymnasium space that would alleviate the Centre's need to rent space from False Creek Elementary School.

During the early stages of the design, the architect reviewed the feasibility of several expansion options with the building committee. The November 20, 2000 schematic design selected by the committee was chosen from three options. The options can be described as follows:

1. Option 1, the original proposal, was to double the size of the fitness centre on ground level, and to create additional office and storage space. While this option satisfied the program requirement identified in the capital plan request made by the False Creek Recreation Association, it did not meet the current need for a mini-gymnasium space.
2. Option 2 was to develop a 2 storey high gymnasium space, and to create additional office, washroom, and storage space, with a future provision for an expansion to the fitness centre.
3. Option 3 was to double the size of the fitness centre by adding a second floor to the existing fitness centre, to develop a new two storey high mini gymnasium space, and to create additional office, washroom, and storage space.

Staff recommended the selection of Option 1 to meet the current capital budget, or Option 2 if the Association was willing to contribute a further funding of \$279,000 towards the project.

The False Creek Association preferred Option 3 which was the most expensive of the options presented, with the proviso that they would contribute the shortfall of \$ 532,000 estimated to complete the scheme, for a total project budget of \$1,285,000. (See attached Association letter - Appendix 1)

On January 4, 2001, plans of the proposed Option 3 addition dated November 20, 2000 were sent to the CMHC- Granville Island for their approval as the land and building owners on Granville Island. The CMHC has given their full endorsement of the proposed Option 3. (See attached CMHC letter - Appendix 2).

Schematic Design

The proposed Option 3 addition is located on the north side of the existing building fronting Cartwright Street adjacent to the main entry to the facility. The existing canoe storage (building #81) will be demolished to make way for the proposed addition. The CMHC have already provided an alternate location for canoe storage on the Island. The main floor of the addition at 302 sq. meters (3,253 sq. feet) contains a new mini gymnasium space suitable for volleyball, basketball and badminton. Also added are storage rooms, a new office, expanded washroom facilities, and an enlarged lobby area. The upper floor will contain the expansion to the existing fitness facility at 100 sq. meters (1,076 sq. feet). Option 3 will add an additional 402 sq. meters (4,329 sq. feet) of floor area to the community centre for a total new floor area of 2,375 sq. meters (25,568 sq. feet).

Budget

The Board has approved funding of \$403,750 in the 2000 capital budget to be applied towards the community centre addition. In addition, there is \$70,000 remaining in the 1998 capital budget of \$99,000 that was not spent on the Tye Hall Addition. The False Creek Recreation

Association must raise funding totaling \$790,000, including a CMHC contribution of approximately 15% of the Association contribution, for a total project budget of \$ 1,285,000. The Association presently can secure up to \$600,000, including the CMHC contribution, and has requested that staff submit an application for a federal/provincial infrastructure grant on their behalf.

Open House

Between February 5 and 7, 2001, a pamphlet drop to all merchants on Granville Island and residences surrounding the community centre announced an open house at False Creek Community Centre on February 13, 2001. In addition, an advertisement was placed in the Vancouver Courier on Feb. 7, 2001. Rendered boards prepared by the architect were presented at the open house showing the plans and elevations of the selected scheme. Comments were solicited and a sign up sheet was made available for further comments and names of those who attended. Plans for the proposed addition were well received at the open house with no objections noted.

Parking Requirements

On behalf of the False Creek Recreation Association, the Park Board has requested a relaxation of parking requirements for the proposed addition which amounts to 17 additional stalls. Relaxation of the parking requirements is central to the feasibility of Option 3. A relaxation has been sought for the following reasons:

1. 62% of the Centre's users live within walking distance.
2. Removal of the Canoe Storage, building #81, offsets any further requirement for parking (Please see attached Appendix 2- CMHC letter)
3. Peak hours for Centre use do not coincide with other peak hour Granville Island uses.

The Board will not be requested to approve the Architects' fees for the working drawings and construction phases until this development permit has been issued and funding secured. Architectural fees expended to date, up to and including the application for a Development Permit, have amounted to \$ 34,314.

SUMMARY

The building committee, comprised of both staff members and False Creek Recreation Association members, strongly favours Option 3 as presented at the open house. Option 3 is viable upon receipt of a development permit and the raising of \$790,000 in funding by the False Creek Recreation Association.

Prepared by:

Planning and Operations
Board of Parks & Recreation
Vancouver, BC
(RR/jm)

Attachments: Appendix 1 - Association Letter dated January 31, 2001
Appendix 2 - CMHC Letter dated February 1, 2001