

## Trout Lake Community Centre

### Recommendation

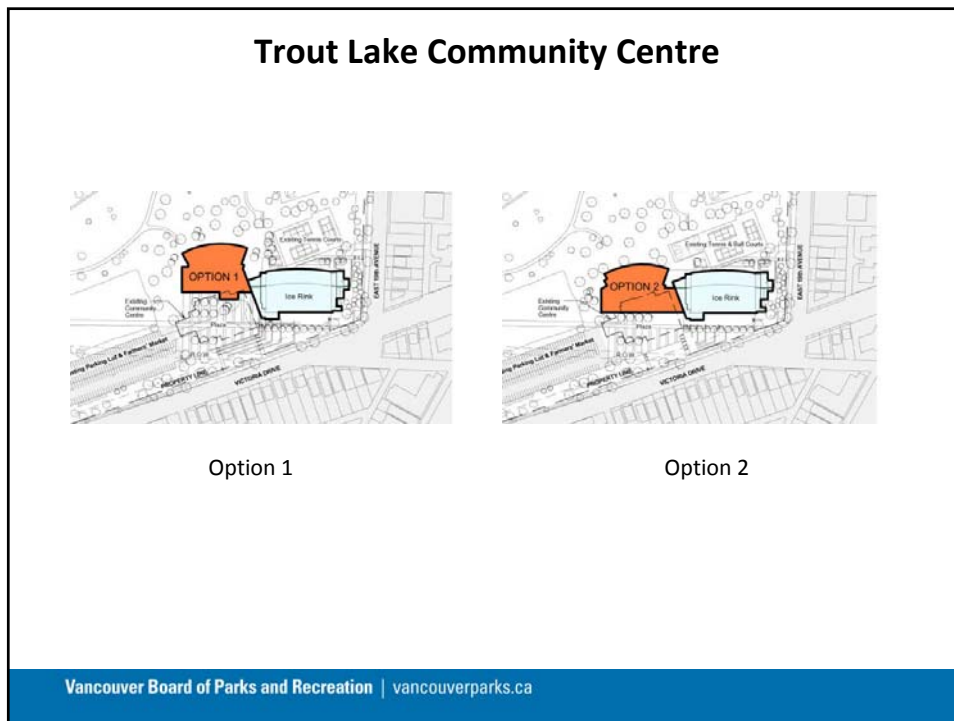
- A. THAT the Board approve the location of the new Trout Lake Community Centre (option 3), as illustrated in Appendix C
- B. THAT the Board enter into a contract for the full consulting services for the design and construction contract administration of Trout Lake Community Centre with Walter Francl Architecture Inc. for a fixed fee of \$1,817,865.00, plus GST and disbursements, as detailed in this report.
- C. THAT the contract be on terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board and the Director of Legal Services;

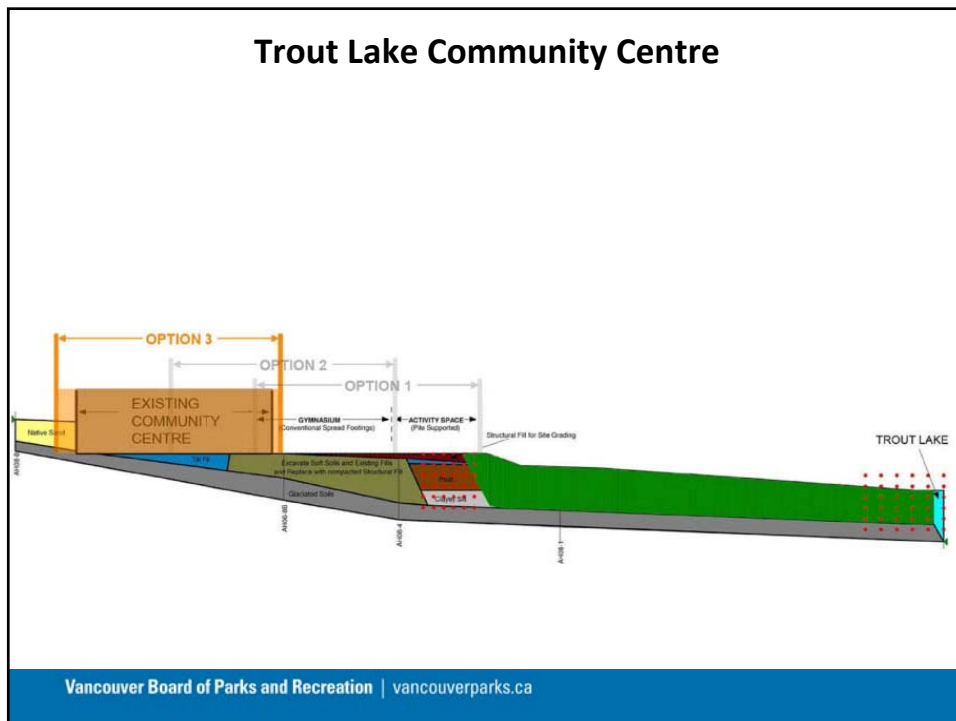
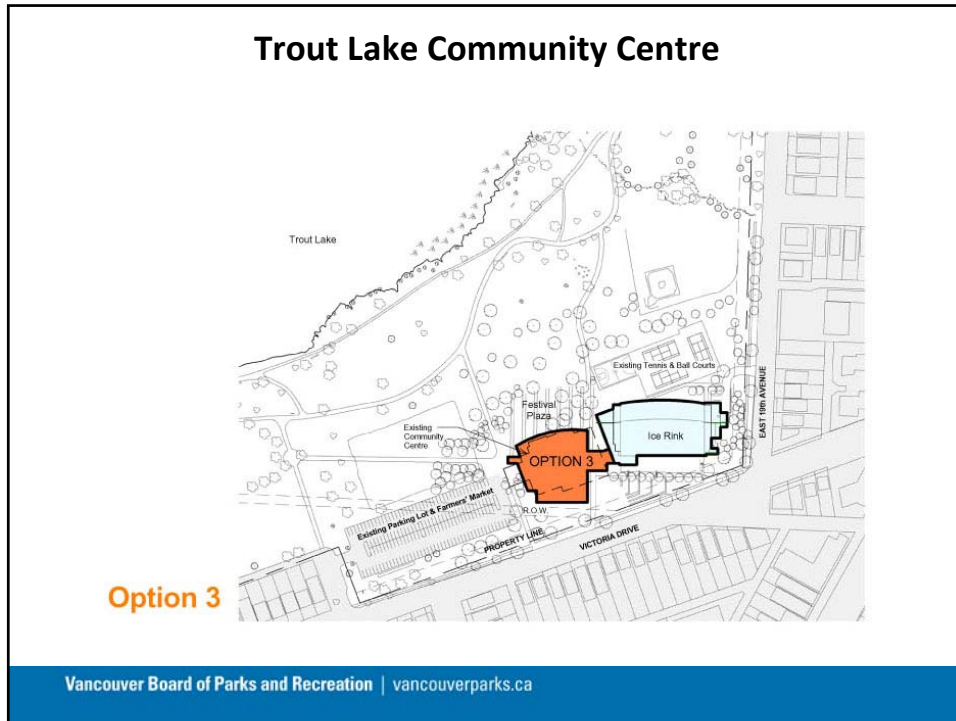
(Cont'd)

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### Recommendation

- D. THAT upon approval of the contract by the General Manager of the Park Board and the Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;
- E. THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.





## Trout Lake Community Centre

	Option 1	Option 2	Option 3
<b>Cost &amp; Convenience Issues</b>			
<b>a Soils related construction cost</b>	<b>\$2,081,400</b>	<b>\$1,711,100</b>	<b>\$401,900</b>
<b>b Service disruption to Community Centre functions</b>	minor	partial	major
<b>c Approximate duration of construction activities</b>	19 months	22 months	18 months

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Preferred Location 004

**AREA**  
 Base Building Area = 32,000 square feet  
 Future Expansion = 2,000 square feet

**public open house 3**  
 October analysis 3  
 April analysis 1  
 preliminary architectural and analysis 2009  
 architectural and analysis 1.3  
 preliminary architectural and analysis 1.1  
 1.0  
 0.9  
 0.8  
 2008  
 1.2  
 1.1  
 1.0  
 0.9  
 0.8  
 0.7  
 0.6  
 0.5  
 0.4  
 0.3  
 2007  
board approval for schematic design

**Option 3 Site Plan**

**Advantages of Proposed Location**

- Significant cost savings, \$1.6 million
- May allow earlier construction of expansion space
- Shorter construction period
- Better relationship to the park: merges with topography
- Better relationship and scale with Victoria Drive
- Reduces visible height

**Disadvantages of Proposed Location**

- Existing Centre closed for duration of construction

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ITEM	BUILDING	AREA sq. ft.	Catchment Population	Participation 5 year Avg. (2003-2007)
1	Kensington Community Centre and Community Hall	30,623	30,000	163,065
2	Killarney Community Centre	31,419	44,000	486,999
3A	Mount Pleasant Community Centre	27,406	30,000	253,870
3B	Kingsway #1			
	Community Centre	25,835		
	Childcare	9,404		
		35,239	30,000	n/a
4A	Riley Park Community Centre	20,412	23,000	196,354
4B	Hillcrest	30,935	23,000	n/a
5	New Sunset	30,472	35,000	108,072
6A	Existing Trout Lake Community Centre	30,500	26,000	186,959
6B	New Trout Lake Community Centre	32,000	26,000	n/a

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