



Dunbar Community Centre Needs Assessment

Final Report: Presentation of Findings
June 2009



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Needs Assessment

1. The New Vision for the Dunbar Community Centre (DCC)
2. Vancouver Park Board (VPB) Factors for Renewal
3. VPB Factor #1: Aging Infrastructure
4. VPB Factor #2: Sustainable Service Delivery
5. VPB Factor #3: Population Growth Demand
6. Building Assessment
7. DCC Program Outline
8. Request for Feasibility Study Funding



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A New Community Vision for the Dunbar Community Centre

- The DCCA supports the fundamental concepts of 'Health and Wellness' and 'Active Living' as cornerstones for both programming and facility renewal. The Vision, developed through discussions with our clients and staff is as follows:
- **Lead** through innovation and accountability in programs and services.
- **Engage** people of all ages and abilities, in particular the presently inactive, to pursue an active and healthy lifestyle
- **Promote** strategic partnerships that enhance quality of life, healthy living and build community spirit
- **Offer** programs and services that emphasize good physical and mental health
- **Participate** in research with health and wellness themes that will benefit our community and beyond



Vancouver Park Board (VPB): Renewal Factors

1. Aging Infrastructure
2. Sustainable Service Delivery (Programmability and Operating Functionality)
3. Population Growth and Demand



VPB Factor #1: Aging Infrastructure

- NRC Seismic Priority Index 26.3 High Priority
- DCC does not meet in a number of instances new building By-law requirements for HVAC, Structural hazards, disability, access
- Space Evaluation Committee (SEC) confirmed that the facility can't be modified to accommodate programming demands
- DCC most costly facility to operate costs 35% greater than the "mean" (VPB)
- Facility 50+ years old -past its useful life cycle

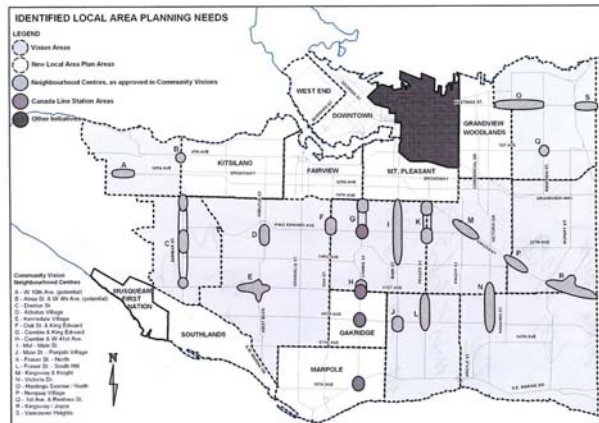


VPB Criteria #2 : Sustainable Service Delivery

- Verified via focus groups:
- Staff and programmers confirmed that facility cannot support future demand
- Instructors and programmers strongly support the need for new facility
- Users confirmed community commitment to the DCC but want a new facility
- Staff , programmers , instructors and users confirmed that most rooms are not functional nor programmable



VPB Factor #3 : Population Growth and Demand



Functionality and Programmability



- ❑ Constructed over 50 years ago, the facility does not meet acceptable code requirements for seismic design, energy use, ventilation and fire safety



Maintenance and Accessibility



- DCC requires ongoing maintenance
- Poor accessibility for users/disabled is common throughout the facility

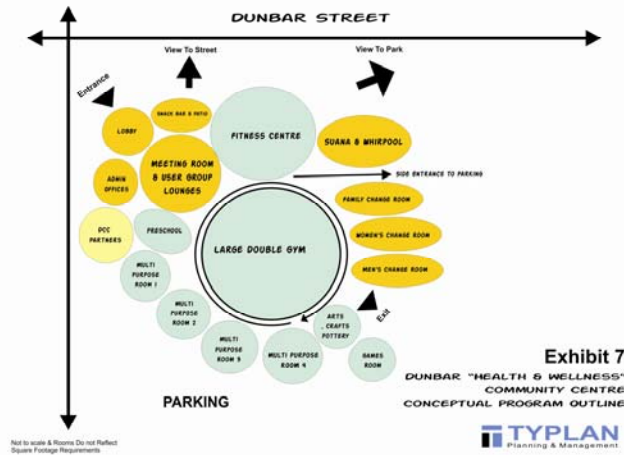


Functional Rooms

- Limited number of functional rooms
 - According to the VPB Benchmark study the “mean” number of functional rooms per community centre is 14
 - Based on the SEC review DCC only supports 9 functional rooms
 - Key issue is that VPB Benchmark does not accurately reflect the programmability and operating functionality of rooms



DCC Program Concept



Request for Funding and Next Steps

- DCCA requests that VPB lead and jointly fund a feasibility study in the 2009 - 2011 VPB Capital Plan
 - The Feasibility Study will include an extensive public awareness and fundraising plan leading to:
 - Preparation of a bid for capital funding request in the 2012 -2014 Capital Plan

