



Date: September 3, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
**SUBJECT: Sunset Community Centre Renewal -- Canada-British
Columbia Infrastructure Program Grant Application**

RECOMMENDATION

- A. *THAT application to the Canada - B.C. Infrastructure Works Program for \$4,000,000 in funding towards the Sunset Community Centre renewal project be approved, subject to Council approval as outlined in Recommendation B.*
- B. *THAT staff be authorized to seek Council approval for the allocation of \$3,000,000 to the Sunset Community Centre renewal project, the source of funds to be the \$20,000,000 pool of funding within the 2003 - 2005 Capital Plan for projects in receipt of senior government cost sharing, subject to voters approval of the funds and approval of senior government cost sharing for this project.*

POLICY

On February 26, 2001, the Board approved the submission to Council of five capital projects (appendix A) for funding under the current round of the Canada-British Columbia Infrastructure Program.

On February 25, 2002, the Board approved the Community Centre Renewal Plan “as a framework for future Capital Plan and other funding opportunities that may arise.” The Renewal Plan identifies Sunset Community Centre as of the three “high priority” major redevelopment projects.

On March 11, 2002, the Board approved the draft parks and recreation 2003 - 2005 Capital Plan, as the basis for City Capital Plan review and community consultations. Included in this draft was a request for \$7,000,000 to construct a new Sunset Community Centre to replace the existing 1950 building.

BACKGROUND

Sunset Community Centre Renewal

Sunset Community Centre is located at the south-east corner of E. 51st Avenue and Prince Edward Street in Sunset Park. The centre has approximately 24,500 square feet of floor area, which includes a gymnasium, ten rooms (some specialized, some for multipurpose use), and the change rooms for the Sunset Outdoor Pool.

Identifying Sunset as a high priority and large scale renewal project, the Community Renewal Plan states the following:

“Opened in 1950, Sunset is one of the City’s oldest Centres and has received limited capital investment over the years. There has been modest renovations on the main floor to create a small fitness centre and some improvements to interior finishes and lighting, as well as mechanical systems upgrades.

The overall facility layout, from both a supervisory and programming perspective, is poor. The programming spaces, many of which are in the basement under the gymnasium, are inflexible and uninviting. Lobby and circulation space is extremely constrained. The Centre is two blocks removed from the nearest main street and lacks visibility.

Sunset is also rated as a high priority for seismic upgrading and other code upgrading. It is one of three multi-level centres remaining without elevators.

Sunset is designated as a priority for renewal on a scale comparable to a complete facility replacement. This could be achieved by rebuilding on the current site. However, the option of relocating the facility to improve access and visibility should be given consideration through a feasibility study.

Order of magnitude cost estimate for renewal is \$7,000,000, including costs of demolition of the current facility.”

If Sunset Community Centre were to be relocated, it would likely be rebuilt on Main Street between 51st and 53rd Avenues, which is now part of the Park Board’s Sunset Nursery operations. A Sunset Community Centre Needs Study, updating the Ana Wiggins‘Sunset Needs Assessment Study’ (1990) is currently in progress. The Needs Study is evaluating the benefits of Centre relocation, including the potential for functional integration of Community Centre and Nursery operations, and a report will be presented to the Board in the near future.

Canada-British Columbia Infrastructure Program

On January 19, 2001, with a total of about \$540 million committed by the Federal and B.C. governments, the Canada-B.C. Infrastructure Program was officially launched. 80% of funding was targeted to municipality-driven projects. These projects require a minimum of 1/3 of the funding to be committed by the local government.

The primary goal of the program is investment in “green” local government infrastructure; however, 25% of available funds will be invested in “other local government infrastructure” priorities, including recreational facilities. All projects must be construction, renewal, expansion or material enhancement of infrastructure for the public's use or benefit. Applications can be sent in at any time and approvals will be made at set intervals until June 30, 2005. All funded projects must be completed by March 31, 2006.

In March 2001, Council approved a prioritized list of 22 “Green,” 20 “Other,” and 4 “Community Initiated” infrastructure projects for which application was subsequently made for Infrastructure Program funding. The prioritized list included four community centre renewal projects, as discussed in the next section of this report.

Between December 2001 and June 2002, 99 projects with a total value of about \$228 million have been funded in British Columbia. The City of Vancouver has had three projects approved, all relating to the upgrade of the sewer system in the China Creek-Canoe Creek basin (total project value is about \$27 million, with about \$18 million of the funding coming from the senior levels of government). Three ‘community projects’ have also been approved in Vancouver: the new Millennium Sports Facility (gymnastics and indoor lawn bowling), the new South Vancouver Neighbourhood House and an addition to the Jewish Community Centre (total project value is about \$6 million, with about \$3.3 million of the funding coming from the senior levels of government).

DISCUSSION

The Park Board's draft 2003 - 2005 Capital Plan included a line item for the rebuilding of Sunset Community Centre, at an estimated cost of \$7,000,000. The City's Capital Plan Staff Review Group recommended against funding the Sunset proposal in the draft Capital Plan, and instead identified this project as one of a number of similarly unfunded initiatives that might be eligible for senior government cost sharing. To cover any required City's contribution to any of these projects that might receive senior government cost sharing, the Staff Review Group recommended ‘the creation of a ‘pool’ of funding totaling \$20 million in addition to the financial limit recommended for the Capital Plan.’ Council approved the establishment of this funding pool in principle, as a separate plebiscite question to be put to the voters in November.

Preliminary discussions, involving District staff and Association representatives on one hand and senior government constituency staff and elected officials on the other, have occurred at the community level regarding Sunset Community Centre as a potential candidate for Infrastructure

Program funding. The Honorable Herb Dhaliwal, Minister of Natural Resources Canada and Minister responsible for British Columbia and Member of Parliament for Vancouver South-Burnaby (in which constituency Sunset Community Centre is located) has written to the Chair of the Park Board to express his full support for the redevelopment of Sunset Community Centre and to encourage the Board and the City of Vancouver “to pursue funding through the Canada-B.C. Infrastructure Program.” Minister Dhaliwal describes the proposal as “a tremendous opportunity for all levels of government to contribute to a community effort.”

The Board has previously approved five capital projects, including four community centre renewal projects, for Infrastructure Program funding application by the City (see Appendix A). To date, none of these projects have been approved or rejected for Infrastructure Program funding. All four of the Centre renewal projects are proceeding with project budgets very close to the amounts originally projected. In each case, however, infrastructure funding — though no longer critical — would still be useful to achieve full program objectives.

Sunset Community Centre Renewal was not included in the 2001 proposals for Infrastructure Program funding because (1) No 2000-2002 Capital Plan funding was then in place to allocate as a minimum 1/3rd City share, and (2) the Long Range Renewal Plan which identified Sunset as a priority renewal project had not then been completed. It is now clear that Sunset is a priority, and there is a strategy in place to allocate the City’s share of costs. On this basis, it is proposed to request Council to commit \$3,000,000 from the \$20 million ‘pool’ (pending voter approval in November of this fund), with subsequent application to the Infrastructure Program for the balance of \$4,000,000 required for the project.

SUMMARY

This report outlines a process to achieve the renewal and possible relocation of the Sunset Community Centre at an estimated cost of \$7,000,000, involving (1) Council allocation of \$3,000,000 from the \$20,000,000 pool of funding within the 2003 - 2005 Capital Plan, approved in principle by Council in June 2002 for projects in receipt of senior government cost sharing, and (2) application for supplementary funding of \$4,000,000 from the Canada-BC Infrastructure Program.

Prepared by:

Planning and Operations
Board of Parks & Recreation
Vancouver, B.C.
PR/mv

APPENDIX A

1. Stanley Park Water Infrastructure Renewal

The water system in Stanley Park is old and many of its pipes need replacement. A week-long "drinking advisory" was announced in the summer of 2000 after a test discovered a low-level fecal coliform count in the water system. This project would replace of the majority of the water system in Stanley Park and be coordinated by the City's Engineering Services.

City contribution	\$2,500,000
Provincial contribution:	\$2,500,000
Federal contribution:	\$2,500,000
Project Cost:	\$7,500,000

2. Mount Pleasant Community Centre Reconstruction

The community centre is old and renovation options have been ruled out due to high costs and resulting sub-standard programmable space. As a result, reconstruction of the community centre has been put forward as the best option. The new building will be designed in such as way that it will become the most energy efficient community centre in the system.

Park Board contribution:	\$4,750,000
Provincial contribution:	\$875,000
Federal contribution:	\$875,000
Project Cost:	\$6,500,000

3. False Creek Community Centre Expansion

The community centre is located on Granville Island and is in need of additional recreational space. The proposal includes construction of a gymnasium along with an expanded fitness centre, offices and lobby. Some funding will come from the Community Centre Association and Canada Mortgage and Housing Corporation (the Crown Corporation responsible for Granville Island).

CC Association contribution:	\$150,000
CMHC contribution	\$115,000
Park Board contribution:	\$475,000
Provincial contribution:	\$280,000
Federal contribution:	\$280,000
Project Cost:	\$1,300,000

4. Champlain Heights Community Centre Expansion

The community centre is in need of additional space to accommodate a wide range of uses: a childcare room, a youth room, a seniors room, a multi-purpose room, and a community policing centre. Some funding will come from charges on nearby development collected by the City.

CAC & DCL contribution:	\$930,000
Park Board contribution:	\$130,000
Provincial contribution:	\$120,000
Federal contribution:	\$120,000
Project Cost:	\$1,300,000

5. Kerrisdale Community Centre Renovation

The community centre's central lobby and reception area are not properly designed to meet the needs of both community centre patrons and pool patrons. The proposed renovations are aimed at making the lobby and reception area more functional and welcoming. Some funding will come from the Community Centre Association.

CC Association contribution:	\$175,000
Park Board contribution:	\$160,000
Provincial contribution:	\$82,500
Federal contribution:	\$82,500
Project Cost:	\$500,000

TOTAL:

Park Board contribution:	\$5,515,000
City contribution:	\$2,500,000
Provincial contribution:	\$3,857,500
Federal contribution:	\$3,857,500
Other contributions:	\$1,370,000
Cost of the projects:	\$17,100,000