



Date: January 28, 2003

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: Champlain Heights Community Centre Addition- Design Approval**

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## RECOMMENDATION

**THAT the Board approve the schematic design plans for the addition to Champlain Heights Community Centre as prepared by Acton Ostry Architects, and dated December 3, 2002.**

## POLICY

The Board reviews and approves major capital project designs.

## BACKGROUND

In 1998, the Board allocated \$150,000, plus \$5,000 in Association funding, for a new youth room addition to Champlain Heights Community Centre. Design of the youth room addition commenced prior to the subsequent expectation that Community Amenity Contribution (CAC) funds and Development Cost Levy (DCL) funds could be made available for improvements to the Centre, due to a redevelopment of Champlain Mall. The original project was therefore suspended in 1998. When the project continued in the Spring of 2000, there was a balance of \$135,000 remaining from the original \$155,000 allocation.

At its meeting of July 20, 1999, City Council allocated \$233,228 in DCL's towards the cost of establishing a new childcare at Champlain Heights Community Centre and \$700,000 in CAC's towards the addition of recreation space to the Centre, based on money expected to be paid due to the redevelopment of Champlain Mall.

On August 14, 2000, the project building committee for the Champlain Heights Community Centre project, comprising Champlain Heights Community Association members and staff, recommended the appointment of Acton Ostry Architects to prepare a feasibility study for the addition to Champlain Heights Community Centre. The architects completed the feasibility study and presented it to the building committee.

At its meeting of June 24, 2002, the Board received a report dealing with the funding for this project, the appointment of architects for the remaining phases of the design, and the operation of the child development centre.

Motions passed were as follows:

- “A. THAT the Board endorse a request to City Council that the following funding be added to the Park Board’s 2002 Capital Budget for the addition of community and childcare space at Champlain Heights Community Centre:**
- 1. DCL funds of \$233,228, as resolved by Council at its July 27,1999 meeting;**
  - 2. CAC funds in the amount of \$700,000, as resolved by council at its July 27, 1999 meeting;**
  - 3. Additional DCL funds of up to \$212,000, as required to construct the licensed child development centre.**
- THAT the Board, subject to Council’s approving the funding outlined in A), engage the firm of Acton Ostry Architects Inc. to provide complete architectural services for the Champlain Heights Community Centre project, for a fee not to exceed \$107,788, plus disbursements, with contract details to the satisfaction of the General Manager.**
  - THAT the Board negotiate a memorandum of understanding with the City and Champlain Heights Community Association regarding the operation of the child development centre, with details to the satisfaction of the General Manager, the Director of Legal Services and Director of Social Planning.”**

On July 9, 2002, Council approved an additional allocation of up to \$212,000 in DCL’s in addition to the \$233,228 DCL’s already earmarked for the childcare addition to Champlain Heights Community Centre. On October 8, 2002, Council approved the allocation of \$700,000 CAC’s to the Park Board capital budget for the construction of an addition to Champlain Heights Community Centre. The Champlain Heights Community Association has pledged \$20,000 towards the project.

The architects have been working with the Building Committee to develop a schematic design for the proposed addition. The design program specifies the following spaces:

• Child Development Centre (Childcare)	1700 SF
• First Floor Multipurpose Room	1250 SF
• Second Floor Multipurpose Room #2	650 SF
• Teen Room	700 SF
• Lobby, storage, circulation	750 SF
• Mechanical, washrooms	750 SF
<b>TOTAL</b>	<b>5800 SF</b>

## DISCUSSION

### Budget

. The budget for project funding is as follows:

• 1996 Capital Budget funds	\$ 150,000
• Champlain Heights Community Association contributions	\$ 20,000
• CAC's from Champlain Mall Development	\$ 700,000
• DCL for Child Development Centre	\$ 445,000
<b>TOTAL:</b>	<b>\$1,315,000</b>

Staff have submitted for a federal/provincial infrastructure grant of \$240,000 on behalf of the Association. No final response to the application has been received.

### Design

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

- Option 1 includes a new childcare, teen room, and multipurpose room on the first floor and a multipurpose room on the second floor. The estimate for this option was \$64,757 over budget.
- Option 2 includes the redesign of the roof so that the second floor multipurpose room could not be added in the future. This option also includes a conversion of two of the racquetball court for other program uses. This option would be within budget.
- Option 3 leaves the roof line as presently built so that the second floor multipurpose room could be added at a later date, dependent on Association fund-raising. This option also includes a conversion of two of the racquetball courts for other program uses. This option would be within budget.

Several building committee members suggested proceeding with a variation of Option 1, with the work of the second floor multipurpose room tendered as a separate price. If the tender price would not permit building of this room, the project would revert to option 3, but without the racquetball conversion.

The Champlain Heights Community Association prefers Option 1, which is the most expensive of the options presented, with the proviso that if the project comes in over budget, the second floor multipurpose room would not be built at this time, thus keeping the project on budget.

The proposed Option 1 addition is located on the south side of the existing building adjacent to the rear entry to the facility. The area of the main floor of the addition is 405 sq. meters

(4360 sq. feet), and contains a child development centre, multipurpose room, and teen room. Also added are storage rooms, expanded washroom facilities, and an enlarged lobby area. The upper floor will contain a new multipurpose room at 97 sq. meters (1040 sq. feet). Option 1 will add an additional 501 sq. meters (5400 sq. feet) of floor area to the community centre, for a total new floor area of 2530 sq. meters (27,236 sq. feet). The City's Child Development Coordinator has reviewed the drawings and has approved the design of the child development centre, subject to minor adjustments.

The architect will present the plans at this Board meeting.

### **Parking Requirements**

Additional parking requirements for the proposed addition can be met by re-lining the parking lot. This will create an additional six parking stalls, which is anticipated to meet the requirements of the Development Permit.

### **Open House**

An Open House was held at the Centre on December 17, 2002, to allow interested clients and residents to see the proposed designs, and to ask questions of the building committee members and of the consultant. A pamphlet drop was made to the Champlain Main School & Champlain Annex School and to all residents within a one block radius of the Champlain Heights Community Centre, advising of the open house. In addition, an advertisement was placed in the Vancouver Courier prior to the open house. Rendered boards prepared by the architect, showing the plans and elevations of the recommended scheme, were presented at the open house. A sign-up sheet was made available for comments and names of those who attended. Plans for the proposed addition were well received, with no objections noted.

### **SUMMARY**

The building committee, comprised of both staff members and Champlain Heights Community Centre Association members, favours Option 1 as presented at the open house, with the proviso that if the lowest acceptable tender cannot be accommodated within the approved budget, the optional second floor multipurpose room will not be built.

Prepared by:  
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RR/jm