

# Prince Rupert Community League Program & Facility Development Committee

---



Developing a Vision for your Community Centre

November 09 2023

# Overview

---

1. Background/History
2. Overall Site Concept Plan
3. Where We Are
4. Process With the City of Edmonton
5. Recap of August Survey- What You Told Us
6. Other Potential Park Features/Amenities and Alternate Spaces
7. Process Going Forward and Funding Sources
8. How to Provide Feedback/Questions
9. Visioning Exercise - Breakout Groups

# Background History

---

- PRCL has made the development of this site a priority for over a decade
- Architectural drawings were drawn up in 2010 for a new 2200 sq.ft. building to replace our hall built in the 1960's
- 2011 Edmonton Public Schools declared the old school site surplus
- 2011 PRCL and Alberta Thai Association formed a partnership and received CoE approval to proceed with the design for a building
- 2012 PRCL requested City of Edmonton to purchase the old school grounds specifically for a new licensed land for the community
- 2012 January - Fire destroyed our original hall
- 2012 Fall - City approached the partnership with a proposal to expand the partnership to include the TERRA centre for teen parents.

# Background History

---

- The Aurora Project moved very close to breaking ground, but in 2016 the community voted the project down due to concerns over the size & scale of the building, parking requirements, infringement of the playground space and community access
- Past surveys in 2014 and 2017 and a follow up needs assessment survey in spring of 2018 consistently ranked a community building as a top priority. The 83 respondents from the 2017 survey ranked the following as key priorities.
  - Updated playground (97%)
  - A new small community hall (86%)
  - Open green space (80%)
  - Ice rink (73%)
  - Family picnic and BBQ area (70%)
  - Basketball pad (53%)

# Background History

---

- In 2018 EDA Planning & Urban Design was contracted to create an overall site plan based on community feedback
- The site plan included all previously identified/desired community amenities
- Playground & fitness area were completed in May 2022





# Site Plan included the following amenities

- Updated Playground
- Building
- Shelter structure
- Borderless skating area
- Multi sport athletic pad
- Pathways
- Pedestrian gravel pathway
- Seating area for fire pit and BBQ



# Where We Are Now

---

## **Phase 2 of the Project: Proposes the building of a small community hall**

- Working with the City of Edmonton and following the Community Led: Park & Facility Development Process
- We have completed the Business Case Part 1- Strategy
- We are ready to enter into **Concept stage**
- Functional requirements for the building are being identified
- Design options are now required



# Community Led: Park and Facility Development (PFD) Process Overview

(The PFD process is a collaborative effort between Community and the City of Edmonton)

Park and Facility Development Team (PFDT) provides support throughout the Park and Facility Development Process



City Project Manager



Community Group



City Liaison

Strategy

Concept

Design

Build

Operate

Strategy



Community group leads with Project Proposal, City liaison supports prescreening

Prescreening



Categorizes project into  
• Basic (B)  
• Intermediate (I)  
• Extensive (E)

Viability Community Led projects advance into the City's Park and Facility Development Process

Plan

Community group and City liaison meet to complete Strategy Checkpoint 1- Plan Step and understand the City's Park and Facility Development Process (Plan Step sign off by community group and City)

Do



Check



Strategy Checkpoint 1 Package (Community group, City liaison and City project manager reviews Checkpoint 1 for readiness and sign off)

Approve

Director of City liaison approves Checkpoint 1 supporting the project moving into Concept

(Coordinated by City liaison)

In Concept phase, the City strongly recommends an external project manager is hired by the community group to support intermediate and extensive projects.

Concept



Community group leads with support from City liaison and City project manager

Plan

Identify deliverables for Checkpoint 2 with community group  
(Community group and City project manager sign off the Plan Step)

Do



Community Led Business Case Part 2



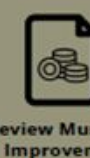
Complete and submit documents

- Concept drawings
- Concept circulation for conditions and advisements
- Public engagement

Check



Concept Checkpoint 2 Package (Readiness, Business Case Part 2 and other requirements)



Review Municipal Improvement Agreement with City

Approve

City Planning and Design director of City project manager approves Checkpoint 2

Municipal Improvement Agreement is executed with sign off by community group and City (Coordinated by City project manager)

Design



Community group leads with support from City project manager and City liaison



Complete and submit documents

- Design drawings
- Utility coordination
- Development permit applications

- Construction drawings
- Building permit applications

Municipal Improvement Agreement guides requirements and responsibilities for the Design phase

Build



Community group leads with City support



Complete and submit documents

- Tender documents
- Construction contracts
- Substantial Completion Certificates

- Occupancy permits
- Construction Completion Certificates (CCC)
- Final Acceptance Certificates (FAC)

- As-Built Drawings
- Record Final Drawings

Municipal Improvement Agreement guides requirements and responsibilities for the Build phase

Operate



Community group assumes responsibility for operating and maintenance



Execution of maintenance and operating agreements



Municipal Improvement Agreement completed with Final Acceptance Certificate

Park amenity or facility is completed

(Ready and open for community and public use)



# August Survey - What You Told Us

---

1. The Community overall is supportive of a Community Building
2. Comments on how supportive are you of having a Community Centre
  - 16 positive comments
  - 3 comments in regards to financial & volunteer sustainability
  - 6 suggested continuing to use alternate spaces in the vicinity
  - 3 asked about other desired amenities in overall site plan
  - 1 concerned about parking
3. Do you have any other suggestions to share with us
  - 12 positive/encouraging comments
  - 4 comments/concerns about cost and viability
  - 3 questioned future amenities

# Other Desired Park Amenities

---

- Approximate costs (including materials, site preparation, construction and labor) Does not include operating costs.
- Gazebo/Shelter (20 x 36) with a pad - \$100,000
- Warm Up area (10 x 10) and bathroom - \$500,000 - \$600,000
- Storage Shed (10 x 20) on a pad - \$30,000+

# Alternative Space Options

---

- Contacted and evaluated 7 locations for possible use for our community activities.
- All spaces met some of our needs but none met all of our needs.
- A Comparison of annual rental vs. annual operating expense of a new build.

# Process Going Forward

---

- Develop a vision for the building.
- Hire a Design Consultant/Architect to develop a Concept Design Plan for the building, using our functional requirements and vision.
  - Concept plan would **not** be definitive or highly detailed, but try to outline key elements of a building along with what might not work due to restrictions, bylaws and size.



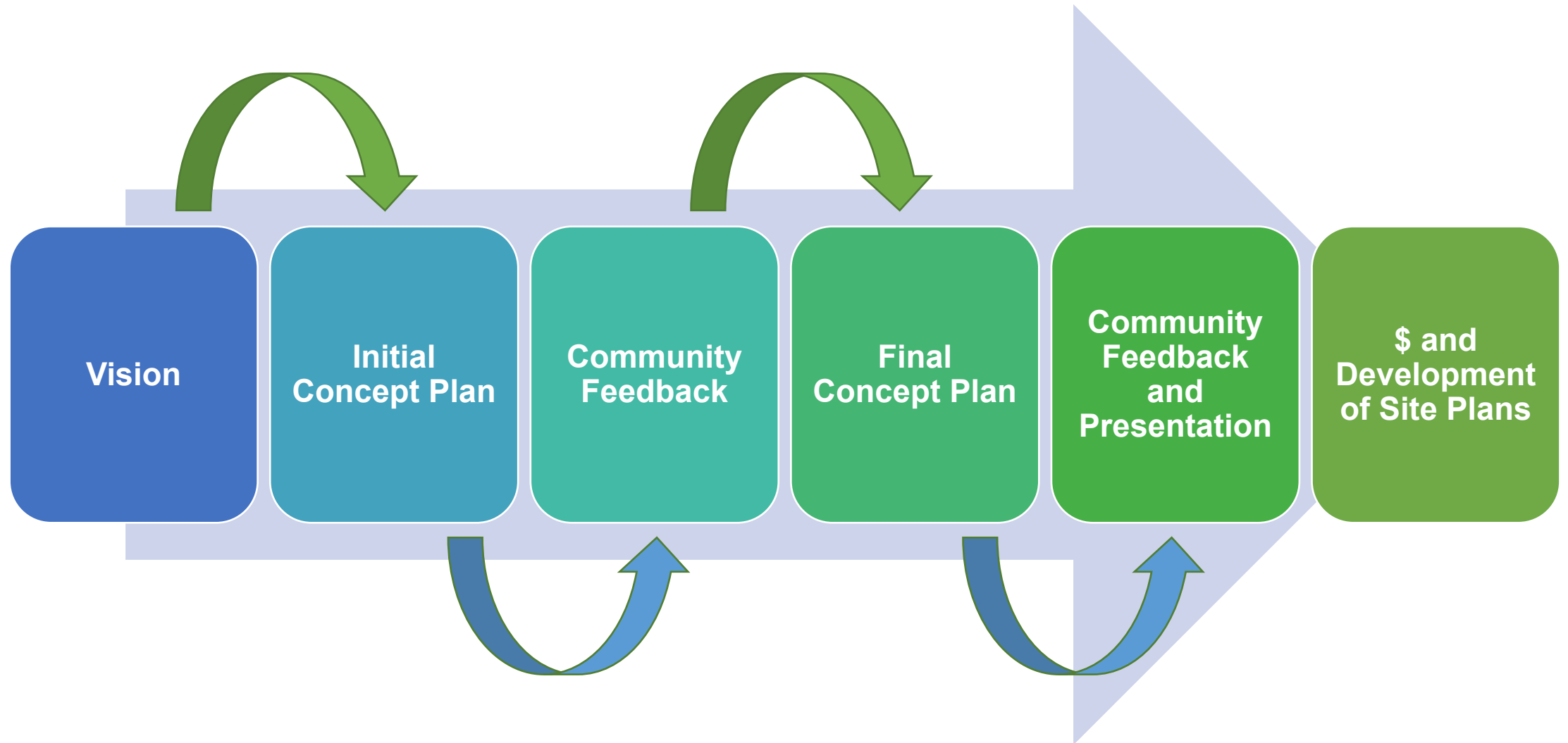
# Process Going Forward

---

- Once an Initial Concept Plan is produced we would bring this back to PRCL board and the community for feedback, and we would then use this feedback to refine the design further.
- Once Concept Design Plan is complete, we would begin the process of applying for all available grants.
- Hire a Project Manager

# Process Going Forward

---



# Funding the Project

---

Source	Amount
Prince Rupert Community League	\$400,000
City of Edmonton-Infrastructure Planning Grant	\$25,000
City of Edmonton, (CLIP) Community League Infrastructure Program	\$400,000
Alberta Culture- (CFEP ) Community Facility Enhancement Program	\$800,000
Research other potential opportunities	
Net Zero Energy Pilot Program	\$200,000 - \$1,000,000

# Keep In Touch

---

Where can you get more information and how you can provide feedback?

- Become a league member...get on membership email list
- Attend future engagement sessions
- Respond to future surveys
- Follow PRCL Social media, Facebook, Instagram
- Enter comments under Land Development Tab on PRCL website  
[www.princerupertcommunity.ca](http://www.princerupertcommunity.ca)



# Questions?

---



# Potential HALL Activities and Programs

---

- Picnic and BBQ area
- Warm up room
- Communal garage/rummage/craft sales
- Enhance Big Bin to include a pancake breakfast
- Charity outreach collection centre
- Movie nights & National Film Board showings
- Personal Development
- Music Programs
- Paint Nights
- Art Classes
- Board Game nights/exchanges
- Wine & Cheese Nights

Walking group meetup  
Major event watch parties  
Seniors Appreciation Tea  
Kids Events  
Senior Drop in Respite  
Weekly coffee group