

Date: May 17, 2010



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Partnership Opportunity with Canadian Sport Centre Pacific for Southeast False Creek

RECOMMENDATION

- A. THAT the Board approve a 5-year lease agreement with Canadian Sport Centre Pacific as per the terms described in this report, for the recreation centre at Southeast False Creek.*
- B. THAT all legal documentation is to be in a form which is satisfactory to the Director of Legal Services for the City of Vancouver and the General Manager.*
- C. THAT the General Manager be authorized to execute and deliver such documentation on behalf of the Board.*
- D. THAT no legal rights shall arise and no consents, permissions or licences are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties*

BACKGROUND

The new recreation centre in Southeast False Creek is scheduled to open to the public in the summer of 2010 after serving as part of Athletes' Village for the 2010 Winter Games. The building is approximately 45,000 square feet in total and includes indoor and outdoor recreation areas, fitness centre, boating centre, childcare, and space for a future restaurant. The centre and surrounding village has been developed to set new standards as a model for sustainable design and construction in the city.

DISCUSSION

The operation of this recreation centre is the responsibility of the Park Board. Unlike other existing centres located in more mature neighbourhoods, Southeast False Creek has only recently begun its transition from an industrial area to a residential one. A portion of the available housing developments have been completed to date, the balance will emerge over the coming decade. When fully occupied the population of the new community is expected to reach approximately 15,000.

The programming opportunities at the centre are considered to be substantial given the high-profile waterfront location and the flexible spaces contained within the building. An additional benefit is the facility's role as part of the 2010 Winter Games experience and there is obvious potential to build upon this legacy through planning the use of the centre.

The Vancouver Sport Strategy was approved in 2008 by Park Board and City Council as the city's guide for increasing sport and physical activity. It contains specific recommendations which are relevant for consideration in planning the programming for the new community centre. Among the key objectives of the strategy is a direction to explore new partnerships with agencies that specialize in the sport and fitness field, as a method of enhancing the quality of recreation opportunities for residents. The specific recommendations of the Sport Strategy that describe the potential benefits of such relationships are contained within the Active for Life, Enhanced Excellence and Quality Facilities categories.

Canadian Sport Centre Pacific (CSC Pacific) is a not-for-profit society, part of a national network of sport centres designed to create a stronger system of development for athletes, coaches, support teams, and sport facilities. While the core focus of CSC Pacific is the high-performance sport sector, they are well-placed to assist with programs and services to the general public. This capacity has been demonstrated through their partnerships in other municipalities including Whistler and Victoria, where athletes of all ages and abilities are served.

In advance of the Winter Games, staff met with members of the Canadian Sport Centre Pacific team to explore the potential for collaboration with the Park Board Recreation Services division. CSC Pacific had indicated a desire to locate a base for their services in Vancouver to better engage their existing list of athletes; many of whom reside in the False Creek area. The discussions resulted in a mutual appreciation for the significant potential that a formal partnership may provide for many more residents. The most appropriate venue for initiating this cooperation was determined to be the recreation centre at Southeast False Creek, where program planning was still to be finalized.

Over the last three months Park Board staff and CSC Pacific representatives have explored a number of possibilities for collaboration and have reached agreement in principle on key components.

Terms of Agreement

Firstly, CSC Pacific requires dedicated floor space for administration (400 sqft) and specialized equipment (1,000 sqft) on the main level. Programs offered through the dedicated CSC Pacific space would include services for high-performance athletes and the general public, such as fitness testing, personal training, and various types of consultation services. The rent which CSC Pacific has agreed to is \$8,000 per year, calculated as \$20.00 per square foot for the 400 sqft administration space. CSC Pacific will also be responsible for utility expenses proportionate to the area of exclusive use (approximately 1,400 sqft). Annual increases will be based on the rate of inflation (using

CPI), effective January 1 of each year. Rent is not being charged on the balance of the dedicated space (1,000 sqft) in recognition of the added value the sport laboratory will bring to the facility, including programming and co-branding opportunities, as well as the additional investments being made by CSC Pacific, including equipment and “soft goods” for the fitness centre.

In addition to rent the Park Board would receive support from CSC Pacific for programming (ie fitness training, physical literacy). Park Board staff will collaborate with CSC Pacific staff and contractors to provide public programs, for which the Park Board would administer and collect revenues from.

Thirdly, CSC Pacific has also agreed to an investment of equipment in the fitness centre to enhance the range of choices for patrons. The value of this investment will be \$20,000, and CSC Pacific will maintain responsibility for all associated maintenance and replacement of the pieces.

Finally, both parties have expressed a desire to pursue additional co-hosting, and co-branding opportunities that may arise once the facility becomes operational.

It appears clear that the Park Board would benefit significantly from the type of partnership envisioned with CSC Pacific, by way of expanded programming opportunities, increased profile for the Recreation Services division, and enhanced amenities at the centre.

SUMMARY

This partnership opportunity with Canadian Sport Centre Pacific will align with the Vancouver Sport Strategy and expand the range of opportunities for residents of the city seeking healthier, active lifestyles. Staff recommend that the Board approve the terms noted above and permit the General Manager to enter into a formal agreement with Canadian Sport Centre Pacific, for the recreation centre at Southeast False Creek.

Prepared by:
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