



**QUALICUM - GRAHAM PARK
COMMUNITY ASSOCIATION
COMMUNITY CENTRE
REDEVELOPMENT
25 ESQUIMAULT DRIVE**

October 22, 2009

Why We are Here

On April 23, 2008, City Council approved a report with the following recommendations:

- “1. The acquisition of 25 Esquimault Avenue, described as part of Lot 70, all of Lot 71 and Block A, Plan 479669, former City of Nepean, now City of Ottawa (PIN #046960138) shown as Parcel ‘A’ on Document 1, for the amount of \$2,500,000.00 plus GST from 770 Holdings Ltd. pursuant to an Agreement of Purchase and Sale that has been received;*
- 2. Demolition of the existing structure and remediation of the site and an interim solution for the replacement of the Community Centre estimated at a cost of \$1,305,000.00; and*
- 3. Direct staff to prepare a redevelopment proposal for the lands, which is to include a Community Centre and residential development, as outlined in this report, and report back to Council in 2008 – 2009.”*

COUNCIL DIRECTION FOR SITE REDEVELOPMENT

Financial Summary for acquisition and development (April 23, 2008 Council Report)

Table: Acquisition & Redevelopment

Expenditures

Acquisition Cost (3.5 acres)	\$ 2,500,000
Demolition Cost (bldg 30,900 sq.ft.)	\$ 650,000
Remediation Costs	\$ 600,000
Temporary relocation of com. centre	\$ 55,000
Outstanding payment of rent	\$ 126,000
Sub Total Expenditures (Financial Provisions)	\$ 3,931,000
Construction of new com. centre (3,000 sq.ft.)	\$ 1,000,000
Sub Total Development and Acquisition Expenditures	\$ 4,931,000

Revenues

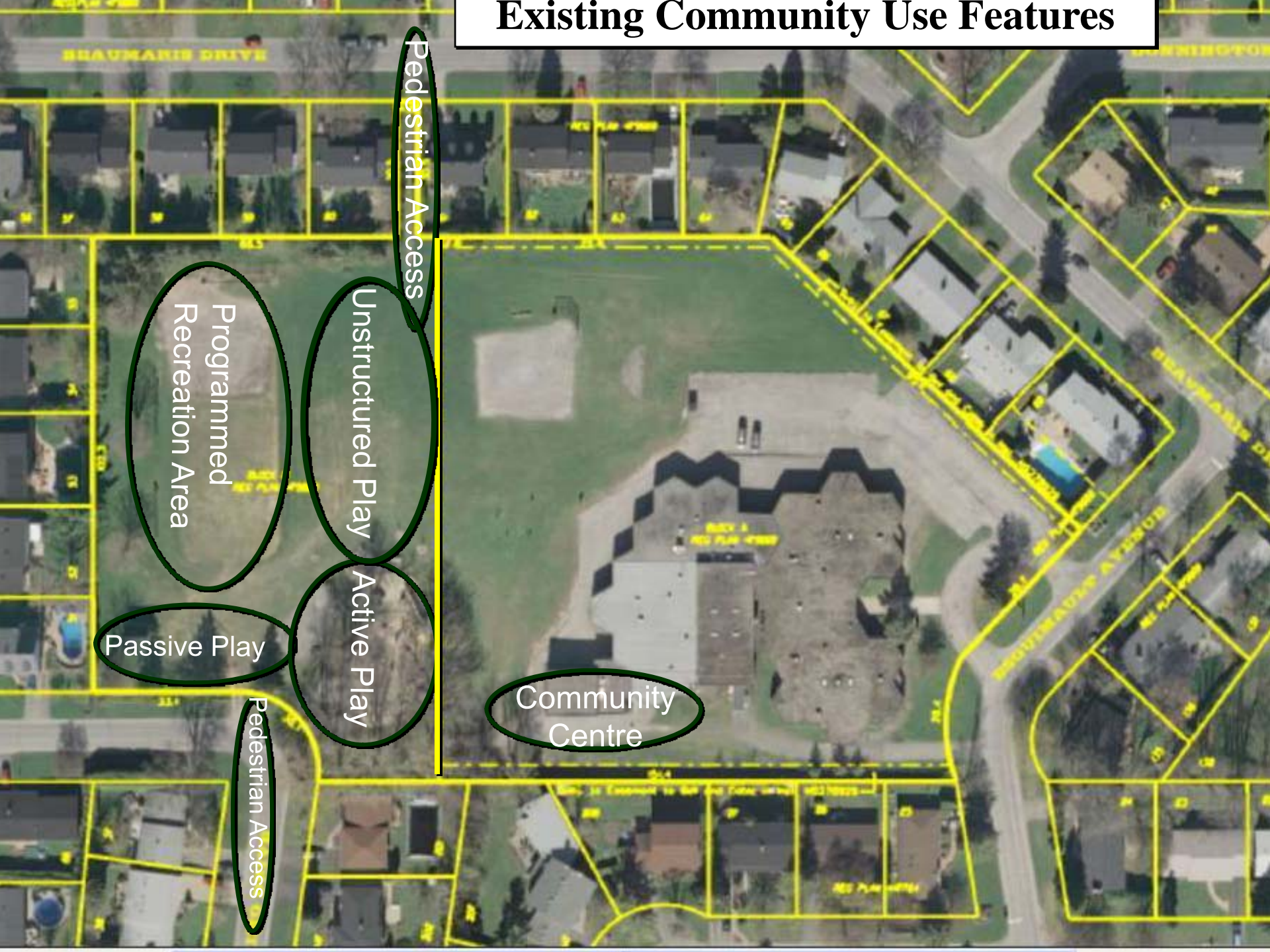
Restore property tax base (Land Development)	(\$ 575,000)
Potential Resale Value (3.0 acres)	(\$ 2,000,000)
Sub Total (Total Revenue)	\$ 2, 575,000

<u>TOTAL NET COST</u>	<u>\$ 2,356,000</u>
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PROCESS FOR ESTABLISHING A REDEVELOPMENT PROPOSAL

- ✓ Establish Working Committee to determine basic criteria for new community centre
- ✓ Convene Working Committee meetings to review development, blocking exercise, concept plans, and guidelines
- ✓ Meet with Working Committee and abutting landowners to review community centre information and potential development guidelines for 25 Esquimault
- ⇒ Hold Public Meeting to present community centre and residual lands redevelopment options as per Working Committee input
- ⇒ Report back to City Council with RFP process

Existing Community Use Features



Community Centre

Unstructured Play

Active Play

Programmed Recreation Area

Passive Play

Pedestrian Access

Pedestrian Access

Qualicum Graham Park Community Building Working Committee

- Committee consists of a representative from each of the following groups; community association, parent of program attendee, long time resident, outdoor rink program and instructor/facilitator of existing community building program
- Purpose: to provide input on usage, space needs, appropriateness of design solutions for the new community building and its integration into the parkland, to be used in preparation of RFP
- Establishment of Facility Program based on 3,000 sq.ft. building not to exceed \$1M
- Assist with development of the preliminary and final design
- Meetings held September 16, October 8 and 15 2008, and January 7, 2009
- Establish Terms of References, Roles and Responsibilities
- Draft facility programs to include: after school, morning play group, pilates, Yoga, Karate, dance, Bridge Club, Beavers, rink, summer programs, special events and room rentals
- Complete blocking exercise for new building layout and choose preferred options

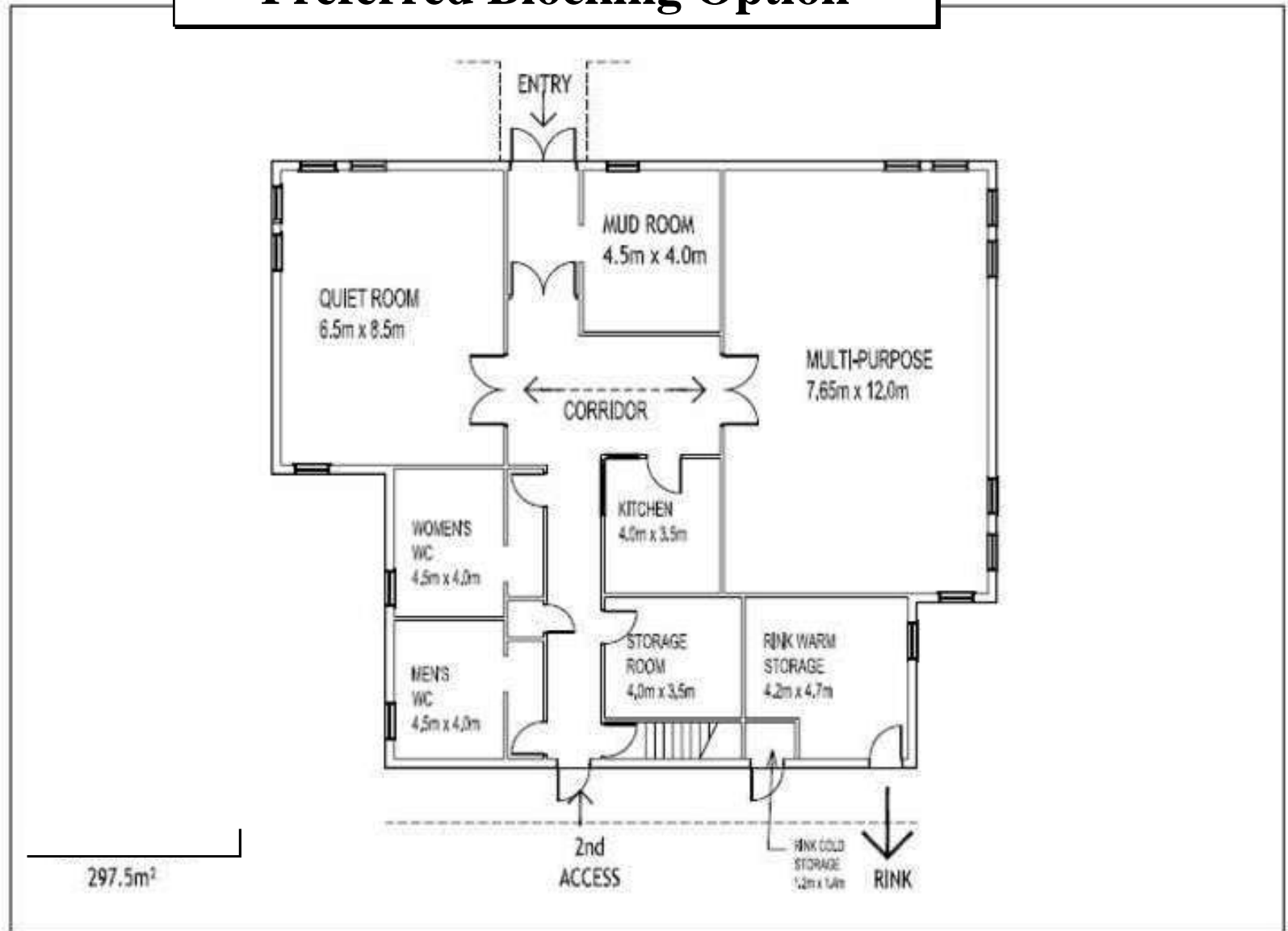
Brief Overview of Proposed Community Centre Criteria

- Room Data Sheets prepared and finalized
- Preferred Blocking Plan option achieves:
 - Goal of visibility between main program spaces
 - Clear access through the centre of the building
 - Efficient building size of 297 sq.m. (3232 sq.ft) and optimizes circulation space
- Location for Community Centre identified to be closer to the south side of lot with access from proposed development road
- Southerly limit of the park boundary could be extended 8.2 metres wide, adding additional 0.1 ha to park area

Summary Room Data Sheets

<u>Room</u>	<u>SF Area Size</u>	<u>SM Area Size</u>
• Multi-Purpose	1000	92.9
• Quiet Room	600	55.7
• Kitchen	150	13.9
• Coat Room/Mud Room	200	18.6
• Rink Warm Storage	200	18.6
• Rink Cold Storage	15	1.4
• Main Floor Storage	150	13.9
• Janitorial	10	0.9
• Men's WC	200	18.6
• Women's WC	200	18.6
• Circulation Space (20%)	502	46.6
Total	3227	299.8

Preferred Blocking Option



QUALICOM / GRAHAM PARK COMMUNITY CENTRE

OPTION 'B' BLOCKING

SCALE: 1:100

NOV. 2008

Preferred Location of Community Centre

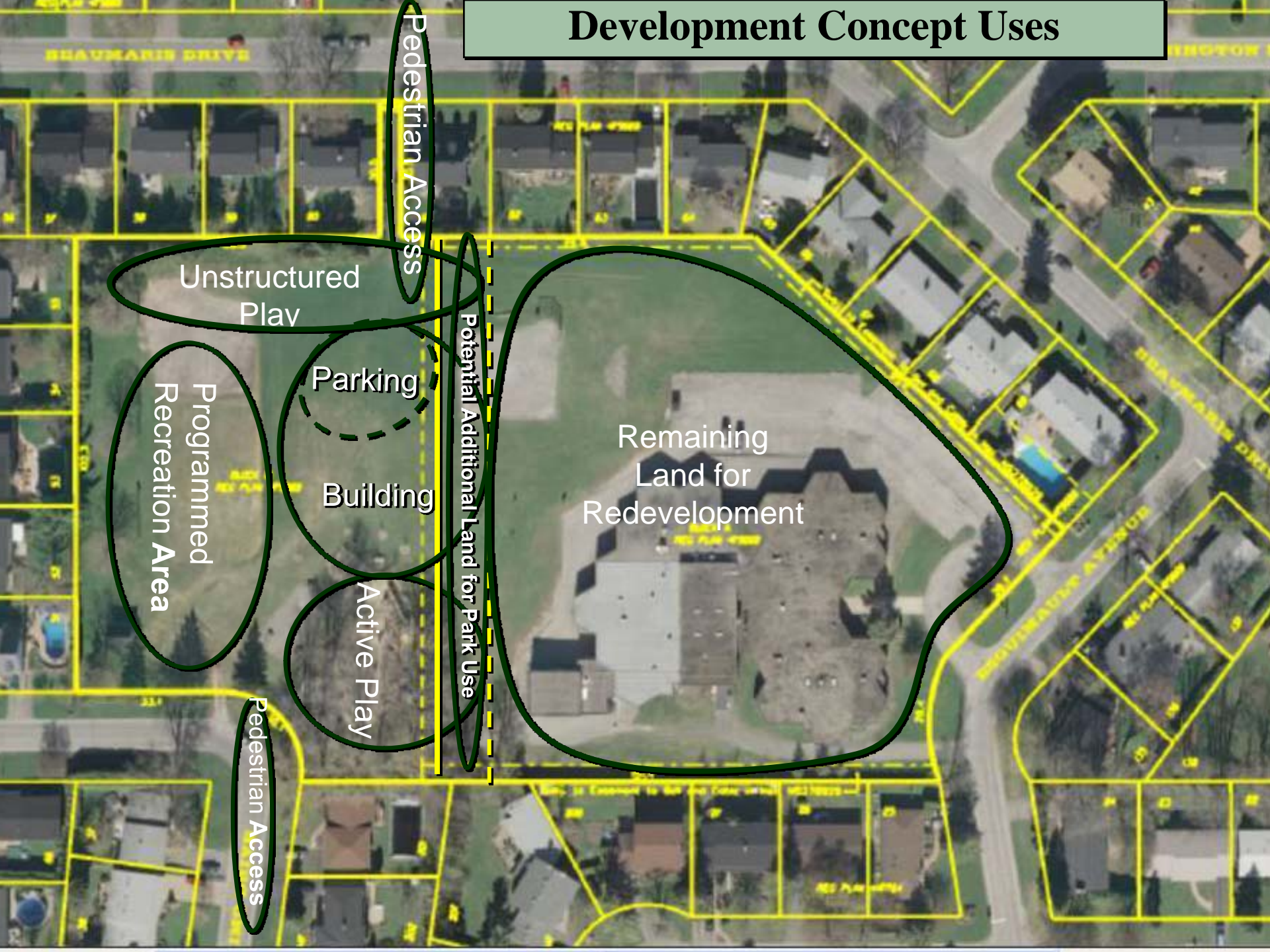


Working Committee and Adjacent Residents Meeting Agenda

May 21, 2009

- Brief review of proposed community centre criteria
- Considerations for ensuring development of 25 Esquimault is compatible with adjacent park, community centre and surrounding neighbourhood
- Presentation of potential compatible infill developments
- Discussion on infill development appropriate for the site
- Discussion of development concept/guidelines for “Request for Proposal (RFP)”

Development Concept Uses



Pedestrian Access

Unstructured Play

Programmed Recreation Area

Parking

Building

Active Play

Potential Additional Land for Park Use

Remaining Land for Redevelopment

Pedestrian Access

Qualicum Graham Park
25 Esquimault Avenue

BEAUMARIS DRIVE

BERGEN AVE

DONNINGTON PLACE

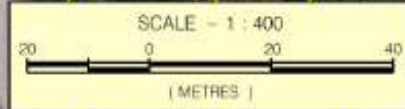
Unstructured
Play

Soccer
Field

Parking
Building

Active
Play Area

Residential
Development
Potential



Ottawa INFRASTRUCTURE SERVICES
DEPARTMENT
SURVEYS & MAPPING UNIT

PROJECT : GRAHAM PARK	COMPUTER NO. 12261
PHOTOGRAPHY : SPRING, 2007	MS NO. 12261-BE.DGN
C.A.D. BY : M.P. GALLAGHER	DRAWING NO.
CHECKED BY : B. LYNCH	DATE : 2009/07/29
PER TABLE : NONE	

BRIAN CRESCENT

MANARMO DRIVE

QUEENSLINE DRIVE

BEAUMARIS DRIVE

ESQUIMAULT AVENUE

REG. PLAN 479669

REG. PLAN 479669

REG. PLAN 479669

REG. PLAN 479669

BLOCK B
REG. PLAN 479669

AREA = 11,970 Sq. (2,941 sq. ft.)

AREA = 1,317 Sq. (324 sq. ft.)

Block 10 Easement to Bell and Cable Plants NS278920

REG. PLAN 44764

REG. PLAN 479669

REG. PLAN 44764

REG. PLAN 479669

REG. PLAN 479669

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REQUEST FOR PROPOSALS

RFP must include following components:

1. Commitment to Construct New Community Centre (completion in 2010)
2. Demolition of existing building and Site Remediation (occurs post construction of new community centre)
3. Redevelopment of remnant parcel subject to submission of concept plan and building elevation sketches demonstrating proposed use, location and massing of buildings and site access. Proposal should reflect redevelopment criteria established through community consultation process. (occurs post demolition and site remediation)
4. Compliance with timelines for above-noted tasks including planning approvals

NEXT STEPS...

- Consolidate comments from tonight's meeting
- Report to Council in December 2009 with recommendations to solicit Request for Proposal (RFP) that reflects redevelopment criteria established through community consultation process
- Issue RFP January 2010
- Report to Council by April 2010 for approval of preferred proposal