

HALIFAX

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Item No. 15.1.2
Halifax Regional Council
March 26, 2019

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: March 6, 2019

SUBJECT: Kiwanis Club of Dartmouth Building Proposal, Grahams Grove

ORIGIN

December 12, 2017 Halifax Regional Council motion:

MOVED by Councillor Austin, seconded by Councillor Mancini, that Halifax Regional Council direct staff to:

1. Include a new multi-use building at Kiwanis Grahams Grove Park with a net budget of \$800,000 for consideration in the 2019/20 capital budget process to be prioritized against other capital priorities;
2. Return to Regional Council to confirm the funding commitment once the building design is complete;
3. Negotiate leases for space in the new building with the Kiwanis Club of Dartmouth and the Dartmouth Dragon Boat Association and return to Regional Council for approval of the resulting lease agreements, such that they are in place for the opening of a new building.

MOTION PUT AND PASSED UNANIMOUSLY

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Section 61(3) and 63(1)(2)

61(3)The property vested in the Municipality, absolutely or in trust, is under the exclusive management and control of the Council, unless an Act of the Legislature provides otherwise 63 (1) The Municipality may sell or lease property at a price less than market value to a non-profit organization that the Council considers to be carrying on an activity that is beneficial to the Municipality (2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by at least a two thirds majority of the Council present and voting.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Approve the Kiwanis Grahams Grove Park building as a multi-year capital project for consideration in the 2022/2023 Capital Budget, as per the scope of this report and as outlined in Attachment 1.

BACKGROUND

The Kiwanis Club of Dartmouth (KCD) is a registered charity and regional chapter of Kiwanis International, a global volunteer organization. Kiwanis clubs are established in more than 80 countries worldwide and are dedicated to supporting children, young adults and responding to individual community's needs. Since KCD was chartered in 1943, the organization has developed a variety of annual fundraising events for charitable reinvestment in the Dartmouth community. Historically, the organization has made major contributions to the construction of parks and playground, including the Dartmouth Ferry Terminal Park playground and Kiwanis Sullivan's Pond Fountain.

In 1971, through the help of municipal grants, KCD developed the park located at 45 Grahams Grove. Recognizing the \$75,000 contribution, the City of Dartmouth officially sanctioned the park as "Kiwanis Grahams Grove Park". Today, the HRM-owned 5.43-acre park includes a gravel parking lot, washroom facilities, open field, boat house, picnic tables, benches and multi-use trails. The park is located on the north-eastern shore of Lake Banook and is used by the community for recreational canoe/kayaking, dog walking and general park use.

In April 2016, KCD gave a presentation to Harbour East-Marine Drive Community Council (HEMDCC) outlining a proposal to construct a permanent building at the Kiwanis Grove Park in Dartmouth. In September 2016, staff presented a report to HEMDCC which assessed the KCD proposal based on public benefit, cost analysis and policy alignment. HEMDCC directed staff to work with KCD on their proposal to ensure it met certain criteria including: inclusive public programming, barrier free access to the building, a lease agreement consistent with other HRM partnerships, and cost recovery for HRM services. Staff was directed to return to Regional Council with a revised proposal and recommendation for Council's consideration.

Following consultations in 2017 with KCD and the Dartmouth Dragon Boat Association (DDBA), another primary user of the facilities at Kiwanis Grahams Grove Park, staff returned to Regional Council in December 2017 recommending a new approach. A new multi-use HRM owned building was recommended to replace all the existing structures at Kiwanis Grahams Grove Park with leased space to groups. While Regional Council provided direction to consider the project in the 2019/20 capital budget process and directed staff to advance the design process and confirm budget figures, the time that is needed to complete negotiations, as well as the design and return to council was not congruent with the 2019/20 capital budget process. Therefore, as a result of the amount of work required in order to confirm budget figures and with the current pressures on the capital budget for the next three years, it is proposed this project be considered in the fourth year.

The necessary work has been completed and this report addresses part two (2) of the December 12, 2017 Regional Council motion.

DISCUSSION

Consultations with KCD and DDBA regarding the proposed new multi-use building began in the summer of 2018. These meetings were attended by the architect hired by HRM to develop renderings of the building. The purpose of the initial consultations was to solicit feedback from the groups on the conceptual design features and confirm building requirements to meet their programming needs. Additional meetings were held in September at which time both KCD and DDBA confirmed their support and approval of the revised renderings (Attachment 1).

The proposed 3,300 square feet multi-use facility incorporates the needs of HRM, KCD and DDBA, while maintaining a suitable building style that is designed to fit within the surrounding community. Removal of the various facilities, such as the aging HRM washroom and current KCD canteen, would allow for a better designed park entrance and will reduce the overall impact on the park's green spaces. The proposed location has good access to the parking lot, beach and boat dock.

The KCD and DDBA would lease space required to fulfill their mandate, but all park users would benefit from the improved amenities, including barrier free access to public washrooms and additional boat storage for the DDBA which has grown its programming over the years.

Cost Estimate

The preliminary cost estimate for the facility was between \$800k and \$1M, but staff was directed to return to Regional Council with more detailed budget estimates once the preliminary building design was completed.

The cost estimate for the proposed multi-use building is \$1.3M. This increase in the estimated cost presented to Council in the December 5, 2017 staff report is due to several factors, including the escalation of steel costs and non-combustible construction. The estimate is a Class "D" estimate which is considered an appropriate tool at this stage of the project, i.e., approval of the functional program and site selection. A Class "D" estimate has an accuracy of +/- 25 per cent. Cost predictability of the estimate is based upon the availability of bidders, the integrity of the project definition, construction inflation, and site development costs.

Confirmation of New Building Funding Commitment

KCD has confirmed that they will provide up to \$250,000 towards the construction of a new multi-purpose facility in exchange for a long-term less than market value lease.

Splash Pad Proposal

In April 2018, The Friends of the Dartmouth Splashpad made an unsolicited presentation to HEMDCC that proposed the construction of a splash pad at Kiwanis Grahams Grove Park.

In early January 2019, staff completed a review of three proposed Dartmouth locations for a regional splash pad that included the Kiwanis Grahams Grove Park. The review confirmed that for various site-specific reasons, including watercourse setbacks, required servicing access for events and boating, and suspected infilled areas, that the Kiwanis Grahams Grove Park was not recommended for a regional splash pad. As a result, Regional Council directed staff to complete detailed analysis on another site.

Next Steps

Regional Council directed staff to work with the KCD and the DDBA to finalize a building design and return to Council with an updated project budget figure. This work has been completed, but there are no funds for this project currently allocated in HRM Capital budgets. Therefore, it is recommended that Regional Council endorse the proposed approach for consideration in future budget discussions so the KCD can be advised of HRM's plans on the property.

Should Regional Council approve the proposed Kiwanis Grahams Grove Park building for inclusion in a future Capital Budget, staff would return to the Audit & Finance Standing Committee to request funding for the additional architectural services required to complete the design and contract documents. This cost is estimated to be approximately \$40,000 and is not included in the \$1.3M cost estimate for the proposed multi-use building.

Additionally, staff would return to Regional Council for approval of less than market value leases for KDS and DDBA once the project is approved and funded as per part three (3) of the December 12, 2017 Regional Council motion.

FINANCIAL IMPLICATIONS

There are no current financial implications with this report. However, should Regional Council approve the recommended preliminary cost estimate of \$1.3M, this will be included in the 2022/2023 capital budget for consideration. Staff would also return to Audit & Finance Standing Committee to obtain in year funding to finalize the detailed design.

RISK CONSIDERATION

There are no significant risks associated with the recommendation in this Report. The risks considered rate Low. To reach this conclusion, consideration was given to operational, financial, strategic and reputational risks.

COMMUNITY ENGAGEMENT

The KCD and the DDBA Board of Directors are made up of members of the community and the KCD mission includes building better communities.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified at this phase.

ALTERNATIVES

Alternative 1: Regional Council could direct staff to include funding for this project earlier than the 2022/23 capital budget process.

Alternative 2: Regional Council could choose not to include the project for future consideration in the capital budget process.

ATTACHMENTS

Attachment 1: Proposed Building Design & Floor Plan

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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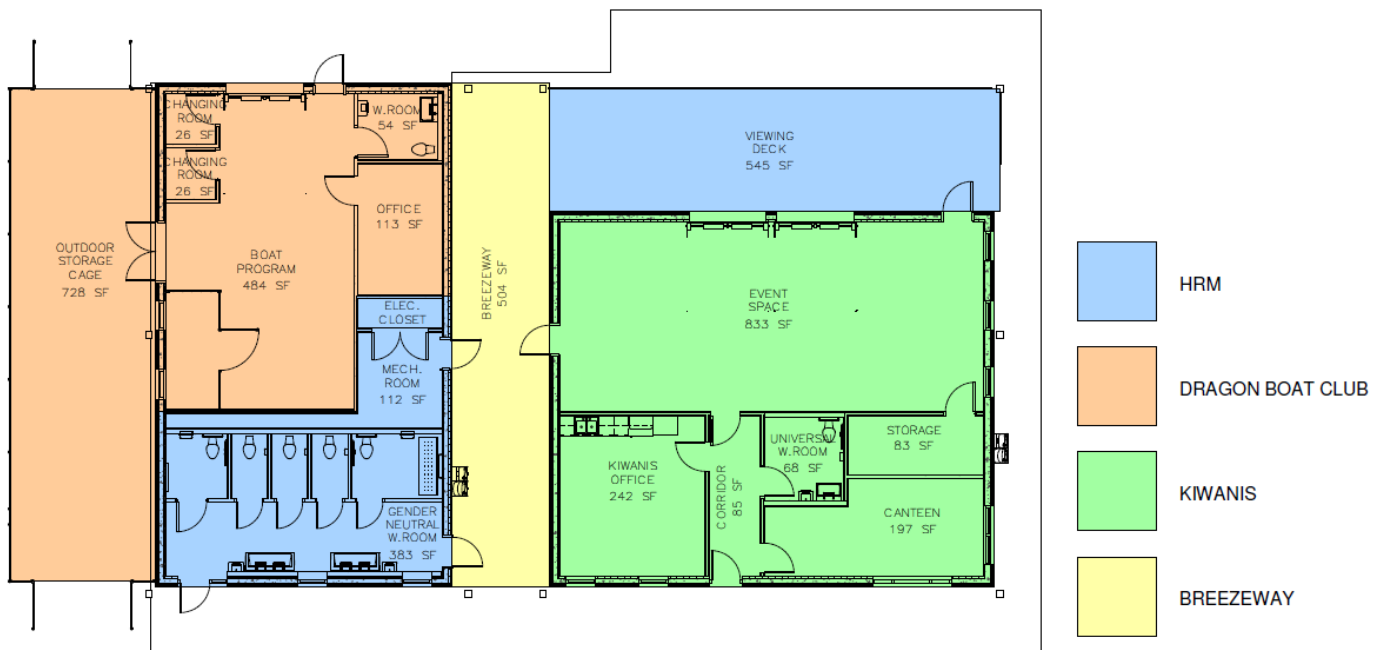
ATTACHMENT '1'
Building Concept – Kiwanis Grahams Grove Park
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Kiwanis Grahams Grove Park Building Concept



ATTACHMENT '1' Building Concept – Kiwanis Grahams Grove Park (Page 2)

Proposed Building Floor Plan



AREA PLAN
3/16" = 1'-0"

AREA PLAN LEGEND
1/2" = 1'-0"