



UCLUELET COMMUNITY CENTRE HUB PROJECT

PROJECT DESCRIPTION

This project involves the construction of a 20,000 sq ft Community Centre at the Matterson Road and Marine Drive intersection. Two thousand square feet of the space will be used for recreation and community service offices primarily for children and family, hence the “hub” portion of the facility.

The main facility will include three multipurpose rooms, a dance studio, and a dedicated teen room, as well as a main hall with full stage and changing-rooms, washrooms & showers, full kitchen, office space and an executive/community meeting room. The facility will also feature areas for the community to gather. The facility will be built to a LEEDS Gold Standard.

The centre will provide Ucluelet and the surrounding area with a comprehensive recreation and support facility, catering to the universal approach of providing services for all ages with a focus on the family. A dedicated teen room and dance studio will be just one of the highlights of this facility; providing much needed programming for the community. The centre will be easily accessible to all community residents and visitors, located in a park like setting near other community recreation facilities.

This facility will have a positive business impact for Ucluelet by providing a location to attract cultural and tourism opportunities, including conventions, meet the needs of its existing citizens and attract new families demanding community resources to stay in Ucluelet.

As we know, the present Recreation Hall, on Seaplane Base Road, is in an unacceptable state, and is unable to offer full programs to meet the needs of our residents. Rural communities are in transition and need better access to services in order to maintain and grow their community base. The District of Ucluelet has been working with community groups such as the Coastal Family Resource Coalition (CFRC), West Coast Community Resource Society and the Ucluelet Recreation Commission to develop this project. The CFRC saw the need to integrate services and have more local involvement and consultation in decision making on how services are delivered in our communities. From this, the Ucluelet Community Centre Hub concept was created.

COMMUNITY HUB AREA

This area was created in consultation with and requested by various government agencies that currently do not have locations or proper facilities in which to appropriately offer their services. There will be a charge to lease these spaces to

cover overhead, and offset initial capital investment. Recent discussions with these groups have received extremely favourable commitments.

LAY OUT

The Ucluelet Staff and Council, Recreations Commission, program staff, and the architects have spent hundreds of hours working on the layout of the facility to ensure that not only will the Community Centre work for the community and its needs but what the potential needs of a growing community might require. The facility can still be aesthetically pleasing and more than meet the programming needs. It is very important that the centre is a desirable place for everyone to gather including teens to “hang out” in a safe productive environment.

ADDITIONAL BACKGROUND

The District of Ucluelet hosted five open houses to review the draft concept of the community centre. Overall the initial Open Houses for the Community Centre Hub went very well. A highlight was the Grade11 Communication students who came down to look at the facility; they were very pleased with the overall concept, the fact that it was centrally located and that the District was looking at green initiatives. The classic comment was “we can hang out there”.

AFFORDABILITY

Council and Staff firmly believe that the District of Ucluelet is now in the position to be able to afford the Community Centre hub facility; albeit through a loan (which for the most part can be covered through an increased future tax base). The planning department has done an outstanding job with creating amenities through Master Development Plans; as well the District is actively seeking grants to pay for the building and furnishing of this facility. Through green initiatives and grants the District is also looking at significantly reducing the operating costs of the facility. Municipal Staff are looking at additional uses of the facility to further offset costs without compromising its primary use as a facility for the community.

PUBLIC DISCUSSION AND INPUT

There have been many community consultations over the past two decades. The Recreation Commission has been the primary source of consultation as well as numerous public processes over these 20 years. There have been articles in the local newspaper and more currently the Westcoaster.ca. The Municipality has targeted some specific groups for their input, such as teens, instructors, Pacific Rim Art Society, etc. The District of Ucluelet has also been in consultation with many colleagues regarding the programming needs of a community of this size as well as looking at future growth requirements.