

#### BRIEFING PAPER

SUBMITTED BY: Chris Frotten

DATE: April 13, 2024

SUBJECT: Former VIC Building Design Options/Meeting with Amy MacKinnon

#### BACKGROUND

At last week's Committee of the Whole meeting, direction was given to me to meet with Our House to discuss renovation options of the former VIC building that would incorporate washroom and canteen amenities for the ballfield and space for the group's continue use. I met with Amy on Wednesday, April 10 and this paper provides a summary of the meeting, including Amy's input regarding their preferences and requirements for the building's renovation design.

#### ANALYSIS

Overall, the meeting was productive, and Amy's input was valuable in understanding their needs and preferences. This has helped me suggest the most appropriate design option which, I believe, meets the direction given to me.

First, Amy expressed their preference of excluding amenities for the ballfield within the building. That said, they are open to the attached design, which includes one washroom for public use (with outside access), one shared canteen/community kitchen space, and the rest of the building practically unchanged which would be leased to them for their use.

The community group has indicated their interest in leasing the building for a two-year term.

It's worth noting that during her presentation last week, Amy expressed interest in exploring a future purchase agreement for the building. If that is of interest to you, it may be beneficial to consider including language in the lease agreement regarding potential options such as lease-to-own or a right of first refusal.

#### CAUTIONARY NOTES

N/A

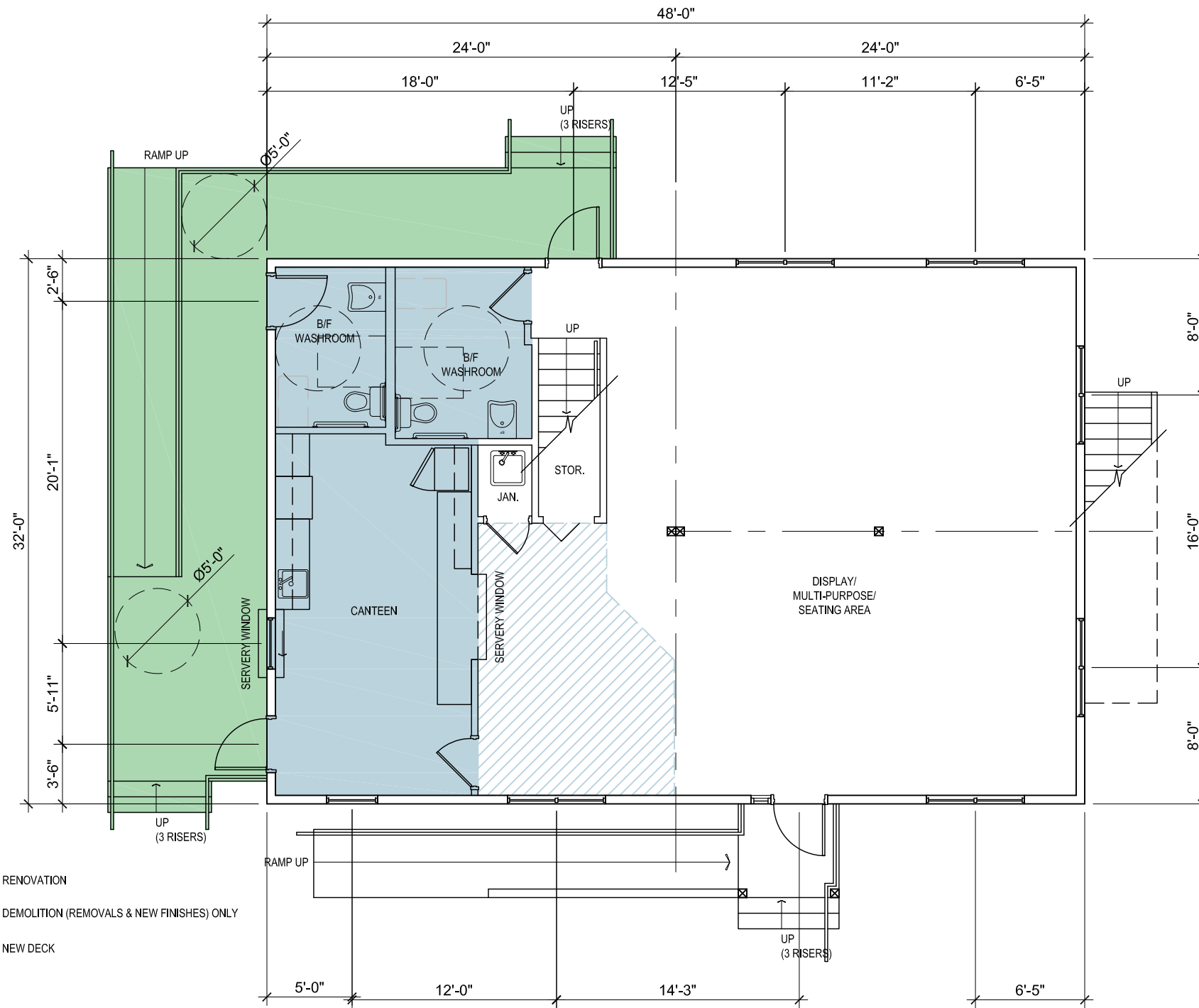
## FISCAL CONSIDERATIONS

While a lease would generate revenue, this approach would mean that we would retain ownership of the building and remain responsible for its major repairs and maintenance.

The lease payments from the community group would likely cover most, if not all, of the operating expenses associated with the building. However, it's important to note that after covering these expenses, there may be limited funds remaining to address other financial obligations or unforeseen circumstances.

## RECOMMENDED ACTION

I believe the attached design would achieve our desire to have washroom and canteen amenities at our ballfield, all while providing space for Our House to continue providing their services.



# Canteen & Storage Facility

## Plan - Level 1

CA002172.7853  
 April 11, 2024

Scale: 1/8" = 1'-0"

1640 Market Street, Halifax, Nova Scotia, Canada, B3J 2C8  
 T: 902-429-5490 F: 902-429-2632 www.architecture49.com