

# Sechelt Pickleball Facility Update – September 2023



## Summary of Intent

To enable the Sunshine Coast Pickleball Association (SCPA) to further its proposal for a permanent indoor pickleball facility, we seek from the District of Sechelt a **Memo of Understanding for a land lease** on Lots 9 & 10, DL 1471 in the District of Sechelt with terms similar to those provided to the [Suncoast Racquet Club](#).

## Updates to Our Proposal

This document is simply intended as an update to SCPA's 'Rationale for a Sechelt Pickleball Facility - 2023' presented to DoS Council on May 17, 2023. At that meeting Council members spoke in favour of our proposal and delegated it to staff for review. We met with staff (Kerianne Poulson and James Nyhus) on June 15, 2023 and received positive feedback along with suggestions for items for us to review.

## Fire Department Meeting

On July 31, 2023 Ted Bentley met with Matt Gilroy to review the proposal. In general Matt saw no issues from a fire department perspective for our proposed facility, but he pointed out important conditions regarding driveway code, sprinklers, fire hydrant access and requirements for fire truck turn-arounds. These considerations resulted in us switching the parking and facility position from that in the original proposal (see Appendix B for original position). These changes also further reduce the impact on the southwest corner of Lots 9 & 10 where the daycare is proposed.



## **Updates to Our Proposal Continued**

### **Amalgamation of Lots 9 & 10**

James felt it was a simple matter to amalgamate Lots 9 & 10 both owned by the DoS.

### **Development Permits on Lots 9 & 10**

Only a very small corner of DP5 may intersect with proposed building. If problematic the building could be shifted slightly eastward to avoid the intersection. Most of DP5 is under the existing Racquet Club building.

### **Washroom Requirements – 3.7 BC Building Code**

If we limit the facility to pickleball usage we may need only 1 male and 2 female washrooms. However, to gain more general assembly usage of the building we likely need 2 male and 3 female washrooms.

### **Energy Efficiency - Table 10.2.3.3.D Energy Performance for Recreation Centres**

We will meet the energy, insulation and heating requirements using heat pumps in consultation with the metal building supplier. We plan to take advantage of any BC Hydro incentives offered for new construction.

### **Architectural Requirements**

We have met with Howard Leung, a local architect (who plays a great game of pickleball). He provided insight and leads regarding a project management plan.

### **Preconstruction Service Agreement**

We have met with Metal Building Group (MBG) representatives regarding a Preconstruction Service Agreement that we would consider should we proceed with MBG being the building supplier. MBG provided a quote and details for the Preconstruction Service Agreement.

### **Disability Access**

We would definitely comply with current bylaws regarding disability access given that people with disabilities can, and do, play pickleball – including wheelchair pickleball.

### **Grant Writer**

We are fortunate to have a SCPA member, Lexa Pomfret, volunteer as our grant writer. Lexa has considerable experience writing successful grant applications for the Halfmoon Bay Marine Search and Rescue - RCMSAR12. Lexa has identified a number of grant possibilities along with timelines – all dependent on us getting a site for our facility.

### **New Capital Accounts**

Our treasurer, Carolyne Oughton, on the advice of our grant writer, has set up two new capital accounts at the Sunshine Coast Credit Union. One is for Gaming Funds and the other is for “restricted” funds identified for building our facility.

## **Increase in Membership and Youth Participation**

Since our last presentation to Council on May 17, SCPA membership has grown from 270 members to 313 as of September 17, 2023 – a 16% increase in 4 months! We are pleased that our 8<sup>th</sup> annual Arena Bowl Tournament attracted younger players (youngest was 12 years). We are also pleased that we have been invited by the PE teacher at Chatelech Secondary, Robert Schumann, to partner with him developing a pickleball program for students at the school. Our presence on Canada Day at Hackett Park also attracted many young players who enthusiastically kept our volunteers busy teaching the game.

## **Pickleball is Taking BC by Storm**

In the [Fall 2023 Edition of BC Magazine](#) there is a terrific article overviewing pickleball, its rapid growth in BC (and elsewhere) plus references to the health and tourism benefits of pickleball.

## **Draft Project Management Plan**

We have developed a draft Project Management Plan that identifies the tasks, timelines and approximate costs for each stage of the project. Appendix A identifies the just first two projects that are relevant to this update of the overall eight-project draft plan. In total we envisage this project taking 27 months to completion after a MoU from DoS is granted. Following each of the 8 projects identified in the Plan we have included “go” or “no go” branch points.

## **Summary of Updates and a Renewed Ask for a Land Lease**

At this point we have done as much as possible setting the stage for our facility build. As a non-profit the SCPA cannot go further expending member funds on a proposed facility that lacks a build site. Consequently, we strongly urge Council to provide us with a MoU stipulating that a land lease on Lots 9&10 is in progress with terms similar to that provided to the Suncoast Racquet Club.

Respectfully submitted

Ted Bentley, SCPA President

On Behalf of the SCPA Directors

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# Appendix A

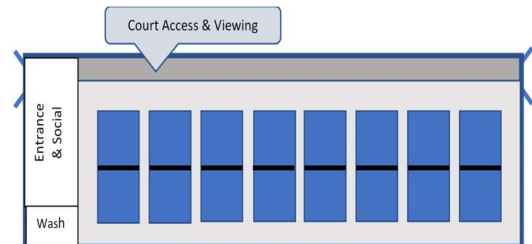
## Draft Project Management Plan – Projects 1 & 2 of 8

### SCPA Pickleball Facility Lots 9 & 10 DL 1471, Sechelt

#### Project Management Plan

#### Building Plan

<b>Project Manager:</b>	TBA	All Metal
<b>Architect:</b>	Howard Leung?	70'x240', 16,800 sq ft
<b>Lawyer:</b>	TBA	21.3x73.2m, 1560 sq m



Project 1	DoS Actions	SCPA Actions	Estimated SCPA Costs	Estimated # Months	Continue Project?
DoS Lease MoU	Draft MoU Sign MoU	Sign MoU	\$1,000	1	Yes, if MoU granted
Project 2	DoS Actions	SCPA Actions	Estimated SCPA Costs	Estimated # Months	Continue Project?
DoS Lease Development	Combine Lots 9 & 10 Develop lease terms Lease survey? DP exemption?  Sign Lease	Building design  Code requirements Assembly, washrooms etc. Parking requirements Detailed building drawings Begin fundraising Sign Lease	\$7,000	4	Yes, if lease granted

## Appendix B

### Placement of the Courts and Parking in our May 17, 2003 Proposal

