

## Asset: Wynndel Community Centre



**Address:** 5127 Wynndel Road  
**Postal Code:** V0B 2N2  
**City/Town:** Wynndel

**Ownership** Wynndel Community Centre Society

Contact Person(s)	Phone	Email
Dave Jeary (President)	250 866 5261	NA
Cory Cannon (Vice President)	250 428 1970	NA
Bruce Johnston (Treasurer)	250 866 5258	NA

**Website:** <http://www.wynndelcommunity.ca/contacts.htm>

**Building Floor Area:** 9000 sq.ft. Approx.

**Site Area:** NA

**Year Built:** 1951



### Asset Description

Quonset style building with 2 concrete walls on first floor, massive arched beams on the second floor with a high (12') ceiling. The first floor has meeting rooms, commercial kitchen and a coffee house. The second floor has a bar and a "gym" floor. The two-story addition to the building is used as the Wynndel Irrigation office and for washrooms on both floors. There is also an outbuilding on the property that was originally the old pool change room, renovated to serve as a rental space for art, workshops, small events and programs (about 780 sqft).

### Strategic Value

"The community Centre is the heart of Wynndel. We also are proud of our Wynndel Arts Centre, located right behind the hall and featuring a variety of activities and classes."  
(<http://www.wynndelcommunity.ca/index.html>)

**Utilization (Overall):** Frequent

**Utilization (Seasonally):** Spring: 50-60% Summer: 10-20% Fall: 50-60% Winter: 70-80%

**Functionality:** Very High

**Occupant Load Capacity:** 220

**Official fire Code Assessed:** Yes (older)

### Comment:

Fire Department assessed upstairs capacity at 220 years ago. But weddings of 300 have been hosted in whole building.

**Internet**

<b>Technology:</b>	Hardwired broadband
<b>Speed:</b>	<10Mbps
<b>ISP:</b>	Swift
<b>Service Quality:</b>	Moderate

**Comment:**

3 Mbps (estimated). Does not reach art centre. Range moderate, good connection in hall.

**Building Type**

<b>Primary Structural Material:</b>	Concrete/Masonry/Brick
<b>Condition:</b>	Very good
<b>Renovations/Expansions:</b>	2000 & 2007 est.

**Comment:**

Quonset style structure with concrete and wood light timber frame building. Large front addition includes two stories, office space and washrooms: 2000. Increased size of kitchen: 2007.

**Foundation**

<b>Type:</b>	Concrete/Masonry/Brick
<b>Condition:</b>	Good
<b>Renovations/Expansions:</b>	40-50 years ago, & 2000

**Comment:**

40-50 years ago, there was significant fill project around the building, but not foundation. No foundation work since 2000 addition.

**Envelope**

<b>Type:</b>	Wood Lap
<b>Condition:</b>	Very good
<b>Renovations/Expansions:</b>	2000 & 2010

**Comment:**

Wynndel baked and primed lumber (3/4") horizontal overlap installed and painted in 2000. repainted 2010.

**Insulation**

<b>Type:</b>	Fibreglass
<b>Condition:</b>	Good
<b>Renovations/Expansions:</b>	2000 & 2012

**Comment:**

concrete walls exposed. Parts of insulation redone in roof when roof work was being done: 2012. Insulation for addition: 2000

**Windows**

<b>Type:</b>	Double Pane
<b>Condition:</b>	Good
<b>Renovations/Expansions:</b>	2010

**Comment:**

No windows downstairs. Upstairs: 2 large newer windows above stage (2010). 2 small windows on opposite gable wall above door (older). Little natural light.

**Doors**

<b>Type:</b>	Steel
<b>Insulated:</b>	Yes
<b>Condition:</b>	Very Good
<b>Renovations/Expansions:</b>	2000, 2015, (ongoing)

**Comment:**

Many doors replaced in 2000. doors in gable: 2015. Every door replaced in the last 17 years.

**Roof**

<b>Type:</b>	Asphalt/composite shingles
<b>Condition:</b>	Very Good
<b>Renovations/Expansions:</b>	Early 2000s & 2012

**Comment:**

Used to be steel. Replaced with shingles: early 2000s. 2012 replaced again.

**Interior**

<b>Type:</b>	Multiple (see comment)
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	2000

**Comment:**

Some drywall (downstairs 2000), mostly wood panelling upstairs (older)

**Flooring**

<b>Type:</b>	Multiple (see comment)
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	2000

**Comment:**

Downstairs: linoleum, (with asbestos, looking to cover) and laminate. Upstairs: Commercial grade linoleum tiles for bar area: 2000. Harwood for the main "gym" area. Laminate stage. Original?

**Mechanical**

<b>Heating Type:</b>	Natural Gas
<b>AC Type:</b>	No AC
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	2000

**Comment:**

2 natural gas furnaces for main building. New addition is heated using electric baseboards: 2000.

**Electrical**

<b>Type:</b>	Concealed Conduit
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	2012

**Comment:**

Extra electrical capacity was added upstairs for events using exposed conduit: 2012.

**Kitchen**

<b>Appliances:</b>	Range (Com.)	Oven (Com.)
	Dishwasher (Com.)	Sink (Com.)
	Fridge	Freezer
	Plates/Bowls/Cups	Cutlery
	Kettle	Other

**Condition:** Very Good

**Renovations/  
Expansions:** 2005

**Comment:**

Expanded kitchen and complete renovation and new commercial grade appliances in 2005. Used for serving up to four course meals during large events (200+ people). Chef can be hired to cater and work from Hall kitchen.

**Washrooms**

<b># of Washrooms:</b>		2		2		1
<b># of Stalls (total)</b>	<b>F</b>	4	<b>M</b>	2	<b>U</b>	1
<b># of urinals (total)</b>				4		0

**Condition:** Very Good

**Renovations/  
Expansions:** 2000

**Comment:**

All washrooms are in the new addition (2000). 1 set per floor. Men's: 2 urinals 1 toilet / floor. 1 unisex washroom in arts room.

**Plumbing**

<b>Type:</b>	Copper
<b>Condition:</b>	Good
<b>Renovations/ Expansions:</b>	2000, 2013, 2017

**Comment:**

A couple breaks in line water going to hall from town infrastructure. Uncertain about exact materials used in whole system but mainly copper and plastic.

## Water System

**Source:** Wynndel Irrigation Society  
**Filtration:** Various  
**Condition:** Good  
**Renovations/Expansions:** No

### Comment:

Wynndel Irrigation gravel/sand filtration and chlorination. Pressure reducing system at building.

## Sewage

**Type:** Septic Tank  
**Condition:** Good  
**Renovations/Expansions:** No

### Comment:

Main Tank pumped out 4 years ago.

## Appearance

**Overall Appearance:** Very good  
**Maintenance System:** Yes

### Comment:

Part time Janitor, board director in charge of maintenance, snow removal and grass in summer, in addition to volunteer help

## Parking

**# of Parking Spaces** 51 to 75  
**Surface Type:** Paved  
**Condition:** Good  
**Renovations/Expansions:** 2010

### Comment:

Overflow on street and school yard. Paved lot plowed al winter. Repaved around 2010. French drain also put in in 2010.

## Handicapped Access

**Accessibility** Yes  
**Condition:** Very Good  
**Renovations/Expansions:** 2007 & Ongoing from grants

### Comment:

Handicapped entrance, washrooms. Ramp to second floor: 2007 est.

## Site Security

### Comment:

Keyed steel door entrance. Lights in parking lot.

## Capital Interventions Anticipated

### Comment:

Potential furnace replacement (long term). Join former school property to hall property (Long term).

## Waste Management Systems

**Recycling:** Yes, W/O Removal Service  
**Waste Bins:** Adequate Capacity  
**Waste Removal Service:** Yes  
**Bear Proof Waste Containers:** Yes  
**Renovations/Expansions:** Over 20 years ago  
**Compost System:** No

### Comment:

Dumpster rental with weekly removal service for at least 20 years

## Additional Observations

### Comment:

## Additional Documentation

### Document Type & File Path:

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