

Date: October 4, 1995

SUBJECT: FORMER LANGARA GOLF CLUBHOUSE

RECOMMENDATION

THAT the Board authorize the demolition of the former Langara Golf Clubhouse, and redevelop the site to include parking and landscaping.

BOARD POLICY

The needs of citizens will be the prime consideration in determining the level and extent of recreation facilities.

The Board will enter into agreements with other organizations to operate recreation facilities where it can be demonstrated that such arrangements are beneficial to the public good.

BACKGROUND

At its meeting of June 5, 1995 the Board received a report recommending demolition of the clubhouse or that the Board consider a formal public proposal call to solicit expressions of interest for use of the clubhouse. The Board deferred the item pending further consultation with the community.

At its meeting of July 24, 1995 the Board received a report giving more information on a proposal from the Heritage Pavilion Society and reporting on the results of the community consultation.

After hearing a delegation for the George Woodcock Literary Arts Centre, the Board resolved that community groups be given until September 16, 1990 to submit final proposals for the potential re-use of the old Langara Clubhouse.

DISCUSSION

Two proposals were received, one from a group of organizations wishing to establish the George Woodcock Pavilion for the Literary Arts, the other from the Langara Heritage Pavilion Society. Staff analyzed both proposals to establish their merits and drawbacks with respect to the impact on the Board's operations and objectives. On October 2, 1995, however, staff received a letter from Mr. Alan Twigg, representing the George Woodcock Pavilion, withdrawing their proposal,. This leaves only the proposal from the Langara Heritage Pavilion Society.

Langara Heritage Pavilion Society

Although originally formed by members of the faculty of Langara College, this Society is open to membership from the community at large.

Functions of this society's pavilion would include:

- Food and beverage facility (cafeteria) operated by a catering company.
- Provision for recreation for its members.
- Meetings and catered events.

Membership would be open to the public, with the majority expected from Langara College and the local community.

While the Society's activities are expected to attract a significant number of cars and the accompanying requirement for parking space, they propose to exchange parking capacity with Langara College, with the College offering space in the summer and the golf course reciprocating in the winter.

The Society would raise \$150,000 in capital funding, \$75,000 by loan, \$25,000 by private donation, and \$50,000 from BC21. These funds would be used to effect \$96,000 in building alterations and upgrading.

The Society estimates annual operating and maintenance costs, including loan interest, to be \$39,300. Revenue is expected to reach \$44,000, consisting of \$18,000 catering rental, \$12,600 group rentals, and \$18,000 in membership dues.

The Society has submitted nine letters of support.

Four criteria for occupying groups must be met:

1. The proposed use will have no automobile parking requirement.
2. The proposed activity will add community recreational value and be neighbourly in nature.
3. The applicant must be prepared to make a substantial capital investment to improve the building to an acceptable standard, and to maintain the building in good condition.
4. Only non-profit organizations will be considered.

The proposal satisfies the last criterion.

Provided sources of funding materialize, the proposal could also satisfy criterion number three.

If one accepts a very broad definition of the term "recreation", this proposal could add limited recreational value. It is expected that traffic and parking generated by the Langara Heritage Pavilion Society may have a detrimental effect on the immediate neighbourhood. A petition signed by 186 residents records opposition to any redevelopment of the old clubhouse.

In terms of the first criterion, the Langara Heritage Pavilion Society is likely to create problems in this area due to the proposed cafeteria and their intent to rent the building for catered events.

Another significant drawback of the Langara Heritage Pavilion Society's proposal is the fact that they intend to gross \$120,000 per year in

cafeteria food and beverage sales. Since the menu is likely to be similar to that of the new clubhouse cafe, this would represent a significant loss of opportunity for the Board's operation.

Staff therefore do not recommend accepting the proposal of the Langara Heritage Pavilion Society.

The cost to demolish the former clubhouse and grade the site is estimated to be \$25,000. The cost of paving, curbing, and landscaping would be an additional \$23,000. The total cost would be borne by the golf course redevelopment budget.

Since the proposal from the Langara Heritage Pavilion Society is not offering an important or much-needed recreational service, the acceptance of this proposal really depends on whether the Board feels it should be saving this building as a heritage building.

Although the old clubhouse did service for many years, both the building's function and setting have been irreversibly altered. It now sits in the middle of a parking lot, a hundred feet from the new clubhouse. If the building is not demolished, it will likely be designated a heritage building and will forever more become the Board's responsibility to maintain. The building will never generate revenue for the Board, and may well become a liability.

Alternatively, demolition of the building will permit suitable redevelopment of the area as a walkers/joggers rest area and provide several additional parking spaces.

Prepared by:
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