

September 19, 1996

SUBJECT: KILLARNEY COMMUNITY CENTRE MASTER PLAN

RECOMMENDATION:

THAT the Board approve the master plan prepared by Henriquez Partners Architects for the phased redevelopment of Killarney Community Centre.

BACKGROUND

At its meeting of February 20, 1995 the Board appointed Henriquez Partners Architects Urban Designers as design consultants for the renovations to Killarney Community Centre. As of that date the Board had allocated a total of \$2,377,834 for capital improvements to be done at Killarney.

After carrying out a seismic study on the complex, the architects determined that the cost of seismic upgrading would be in the order of half the replacement cost of the complex.

The Board received an information report dated December 5, 1995 presenting the consultant's findings, and suggesting three options for further action.

The Board on January 15, 1996, authorized the preparation of a master plan for the phased replacement of the elements of the Killarney Community Centre complex. Henriquez Partners were subsequently awarded a \$25,000 contract for preparing the master plan.

DISCUSSION

Work on the master plan commenced in January, 1996. The consultants prepared several schemes for discussion with staff and Community Association members. A public meeting was held on February 22, 1996, at which the schemes were presented and discussed.

Both staff and Association representatives have toured recently constructed community centres with the consultant to improve their understanding of the challenges involved in building design.

After further meetings with staff and the Association, and after studying and evaluating numerous options, the consultants developed a master plan which meets the approval of both staff and the Killarney Community Centre Society.

A copy of the main floor plan showing the three redevelopment phases is

attached. Plans showing additional detail are available upon request. The architect will be in attendance to present the master plan and answer questions.

Essentially the master plan recommends replacement, or in the case of the ice rink, reconstruction, of all of the centre in three phases:

Phase 1

Replacement of the activity wing and gymnasium with a new full size gym, daycare, and multi-purpose rooms;

Phase 2

Rebuilding of the ice rink superstructure and replacement of the rink changerooms and skater's lounge;

Phase 3

Replacement of the swimming pool changerooms, and lobby, with the potential addition of multi-purpose space.

The total estimated project cost for Phase 1 is in the order of \$5.8 million. Including the \$1 million Go B.C. grant, funding presently in place is \$3.378 million.

In anticipation of the approval of the master plan, a sum of \$2.5 was allocated in the draft 1997 Capital Plan to increase the funds to the amount required to carry out Phase 1.

The work of Phase 1 will replace the existing gym and activity wing. The existing undersized gym will be replaced with a full size gym. All other existing programmable spaces will be replaced with new spaces of a similar size. There will also be an addition of a 2,500 square foot multi-purpose space, which could serve as an exercise room.

If the Board approved the master plan presented here, staff will renegotiate the architectural fee for Henriquez Partners to reflect the change in scope of work, and report back to the Board.

To permit opening of the newly constructed space in September 1998, it is recommended the architects be instructed to commence design of the Phase 1 project as soon as possible. Should the Capital Plan plebiscite fail, the project will of course have to be re-evaluated.

JUSTIFICATION

The master plan presented has been reviewed and accepted by the Killarney Community Centre Society. The plan will address all life safety shortcomings, and improve the functionality of the complex. Phasing has been organized so as to minimize disruption of community centre activities.

Prepared by:
Planning & Development Division
Board of Parks and Recreation
City of Vancouver
RR:ad
Attachment

FOR A COPY OF THE ATTACHMENT CALL 257-8455
