



Date: November 6, 2001

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: COMMUNITY CENTRE RENEWAL PLAN**

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## **RECOMMENDATION**

*THAT the Board receive the Community Centre Renewal Plan and undertake a consultation process to communicate the Plan to partners, stakeholders, and the public.*

## **POLICY**

Community centres are owned and maintained by the Park Board, and operated in partnership with a community association society, The terms of the partnership are defined in a Joint-Operating Agreement. The Joint Operating Agreement stipulates that “neither the Association nor the Board shall make any additions of alterations to the facilities...without first consulting each other.”

At its meeting of February 26, 2001, the Board approved the Capital Projects Process Review report which included the following recommendation: “That a Long Range Capital Plan be created, which will guide the development of future Three Year Capital Plans.”

## **BACKGROUND**

The resolution of the Board and its association partners to develop a long range renewal plan for community centres dates back to 1997-1999 Capital Plan, when it was recognized that the funding of numerous small scale renovation projects was not an effective way of meeting the challenge of ageing infrastructure throughout our system.

The Association Presidents requested that a long range capital plan for community centres be developed in preparation for 2000 - 2002 Capital Plan. The long range renewal plan for community centres, along with other long term planning initiatives, got underway early in 2000 with a commitment to complete a renewal plan in readiness for the 2003 - 2005 Capital Plan.

An outline for plan development was shared with the community centre Association Presidents' committee at the outset of the project. The Presidents appointed a five person sub committee to support the plan development. This group has reviewed the Renewal Plan in draft and has provided valuable direction with respect to plan content and structure.

## **DISCUSSION**

The Community Centre Renewal Plan is intended to be one component of a long range capital plan encompassing related facilities (i.e., pools and rinks) and also other areas of Board responsibility with significant capital needs. These areas include:

- Sports Fields
- Park land acquisition and development
- Major Park buildings and structures
- Unique facilities such as Nat Bailey Stadium, Burrard Marina, VanDusen Gardens.

For all these areas of responsibility, the need for an organized long range approach to capital investment stems from a convergence of three factors: (1) ageing infrastructure, (2) emerging requirements for sustainability, and (3) population growth. Thus the renewal plan addresses all of these issues as they pertain to community centres, reviewing what has been accomplished to date and estimating the scale of what remains to be done. The magnitude of this work can be summarized as follows:

- About \$35 million has been invested to date in renewal and expansion projects at 14 community centres.
- An order of magnitude \$42 million of further investment is required in large and intermediate scale projects at 14 community centres (including second phases of some completed or previously funded projects). Of this investment, \$22.5 million in projects are assessed as high priority and \$19.5 million in projects assessed as medium to low priority.

Thus, the Park Board and its association partners are approaching the halfway mark of a \$77 million community centre renewal program (not including, at this stage, the needs of pools and rinks). The completion of the renewal program, at the pace in which renewal has occurred to date, will require a coordinated pursuit of all funding opportunities to accomplish.

Capital Plan funds alone, at the levels customarily allocated, will not be sufficient to achieve the full renewal objectives. Indeed, past experience shows that funds for community centre capital projects come from a multitude of sources, which should continue to be explored in relation to Long Range Renewal projects. These funding sources include:

- Charges on development to cover the cost of meeting growth demands.
- Senior government grants (such as the Federal Provincial Infrastructure Program) targeting the municipal and non-profit sectors.
- Partnerships and co-location opportunities combining community centre services with other public or private sector facilities.
- Individual, foundation and corporate donations.

The Community Centre Renewal Plan is very much a companion piece to the Aquatic Services Review and the Rink Policy Review previously received by the Board, and it is similarly proposed to consult further at this stage with stakeholders, and in particular with Association partners, concerning an implementation strategy.

With the Board's approval, the following immediate actions will be undertaken:

- The Community Centre Renewal Plan will be distributed to all community centres and made available to all stakeholders, with a means provided for the receipt of comments and suggestions.
- The report will be formally presented and explained along with the Aquatic Services Review Study at an upcoming capital planning workshop with Community Association presidents.

The outcome of this wider review will be reported back to the Board along with recommendations for an implementation strategy.

## **SUMMARY**

The Board is requested to receive the Community Centre Renewal Plan as the basis for consultation on implementation issues in relation to the future requirements for capital redevelopment of community centres.

Prepared by:

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