

Date: April 13, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Memorial South Park Small Field House

RECOMMENDATION

- A. That Memorial South Park small field house is decommissioned and the area restored to green space;*
- B. That all arrangements be made to the satisfaction of the General Manager and Director of Legal Services.*

BACKGROUND

Memorial South Park field house is situated on the west side of Memorial South Park at 5950 Prince Albert Street. It is a 1,600 square foot wood frame building, approximately 50 years of age.

DISCUSSION

The field house contains public washrooms, storage room and a one bedroom suite which is occupied by a resident caretaker under an arrangement with the Park Board. The building has reached the end of its life cycle and is in need of extensive repairs to the roof, siding and door and window framing to extend its serviceable life. Costs for this maintenance work are estimated at \$50,000 and funding is available in the 2006 operating budget. Further required accessibility upgrades and interior upgrades to improve the basic standard of service to the public are not included in this estimate and no funding is currently available.

Use of the washrooms has been very low. Recent vandalism has temporarily closed the washrooms to the public. The park has another larger fieldhouse facility in the park which is centrally located and provides a higher quality service including public washrooms and two change rooms. This larger fieldhouse is a distance of approximately 200 meters from the small fieldhouse. The park also contains a sport fieldhouse used exclusively by South Hill Baseball Association to support the specific needs of their league play. Combined, these two other fieldhouse buildings provide sufficient inventory of public washrooms to support the needs of park visitors.

Staff have evaluated the costs in relation to the public benefits expected in the short and long term and determined that the public washrooms in this small field house are surplus to our requirements and that the other larger field house in the park can provide for the needs of park visitors. The cost to demolish the building and restore the area to green space is estimated at \$15,000. The balance of the available funds could be more effectively directed to other priority maintenance work required in park field houses throughout the system. In evaluating the options from both a service and financial perspective, staff recommends that the fieldhouse be decommissioned.

Park Board will work with City Legal Services to ensure adequate notice is provided to the resident so that ample time is available for them to find alternative accommodation. A demolition permit will be acquired and staff anticipates that work will be completed by the end of the year.

CONCLUSION

The small field house in Memorial Park South Park is not necessary to service the needs of the park and the structure is in poor condition. The funds required to perform extensive repairs would be better spent addressing other priority field house maintenance work throughout the park system. Staff is recommending that the building be permanently closed, demolished and the area returned to green space.

Prepared by:

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