

January 4, 1996

SUBJECT: KILLARNEY COMMUNITY CENTRE

RECOMMENDATION

THAT the Board authorize the preparation of a Master Plan for the phased redevelopment of the Killarney Community Centre.

BACKGROUND

The Killarney Community Centre has five major components which are the ice rink, the swimming pool, the gymnasium, the activity wing, and the connecting structure.

Commissioners were sent an Information Report dated December 5, 1995 which outlines in detail the issues affecting this facility (Appendix A).

DISCUSSION

As discussed in the Information Report, there are three viable courses of action:

1. Completely update the structure and finishes of the existing complex to meet today's seismic code requirements, at a cost of about \$7 million.

The obvious question that presents itself is: Is it worth spending more than half its replacement value on this facility, given that the complex:

- will still be 35 years old;
- will still retain most of the programmatic shortcomings it now possesses;
- is partially founded on poor soils (peat);
- would still be seriously damaged and require demolition in the event of a design earthquake;
- may continue to fall behind as seismic requirements become more onerous.

2. Replace the entire complex with a new complex at a cost of between \$14 million and \$19 million.

Although this option would be an economical means of replacing the old buildings, the total cost represents almost all the funding available in two capital plans.

3. Undertake a phased replacement of the five building elements making up the complex.

Although this is intuitively a sound route to take, the implications of doing so are significant. If the complex were

replaced over, say, 15 years with an improved complex costing \$19 million (1995), the Board would have to allocate one third of its facility development capital for the next 4 capital plans to Killarney Community Centre.

Capital funds presently allocated to this facility total \$3,377,834, of which \$300,000 has been expended to date. The funding includes a \$1 million grant from GO BC, which must be claimed before December 31, 1996.

Planning Division staff met with representatives of the Killarney Community Association and Centre staff on December 7, 1995. The purpose of the meeting was to discuss the options for redevelopment. A consensus was reached that a phased replacement of the complex would be the best alternative.

A phased replacement requires creation of a Master Plan which will require researching the following factors impacting on the redevelopment of the complex:

- Assembling the required building, survey and geotechnical information. Most of this material is already available.
- Reviewing the Park Board's and Association's long-term planning objectives for the park.
- Reviewing and confirming the existing design program for the complex.
- Consulting with the City's Permits and Licenses Department to negotiate a long-term life safety improvement program which will address the Building By-law issues.
- Carrying out a site use analysis to confirm the optimum location for building elements of the community centre.
- Studying the phasing process to identify the most economical way of phasing work and maintaining operational effectiveness.
- Providing estimates to identify the cost of Phase 1 work and the order of magnitude of the cost of future phases.
- Developing drawings to illustrate the phasing of construction.

Staff proposes to negotiate a fee for preparing the Master Plan with Henriquez & Partners Architects. The Board has already approved the appointment of Henriquez & Partners Architects as consultants for this project.

Public Process

Shortly after commencement of the master planning process, input from the community will be sought to help establish planning criteria. The Master Plan will be publicized before being brought back for Park Board

review and approval.

Prepared by:

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