



July 21, 2017

MEMO TO : Park Board Commissioners

FROM : Dave Hutch, Manager, Planning and Research

SUBJECT : **Marpole Community Centre Renewal - Location Validation & Needs Assessment Study**

Dear Commissioners,

The purpose of this memo is to provide a project update on the renewal of the Marpole-Oakridge Community Centre.

The current Marpole-Oakridge Community Centre was built in 1949 and is functionally outdated and undersized given the population it currently serves, and anticipated growth in the region. Both the Marpole Community Plan (2014) and the Park Board Facilities Renewal Plan (2009) identify the need for renewal of the Marpole-Oakridge Community Centre.

In 2013 the City's Major Projects Steering Committee (MPSC) directed staff to undertake a public consultation to determine ideal locations for the Marpole Community Centre and a proposed Marpole Civic Centre (library, childcare, housing, cultural and social services). Public messaging throughout work on the Marpole Community Plan in 2014 anticipated that the City and Park Board would undertake a public consultation for the site selection this Capital Plan (2015-19).

In July 2016, Vancouver Park Board approved a motion to build a new Marpole Community Centre at the existing location in the Oak Park, and that staff proceed with the redevelopment. As this was contrary to previous direction and messaging to the community; MPSC met in September 2016 and proposed that staff move forward with the new Community Centre at Oak Park and proposed Civic Centre at Granville Street; and conduct community consultation to determine programming and facility needs.

Meetings with the City Manager, Park Board GM and Park Board Chair (previous and current) resulted in direction to proceed with community consultation to consider space and functional recreational needs of the Marpole community and validate the Oak Park location or recommend another park site. It was agreed that the study should consider needs and optimum location in the context of current and forecasted demographic profile, anticipated trends, and the emergence of other civic infrastructure including the Oakridge Mall and the Arbutus corridor.

Staff are currently engaged in a '[Request for Proposal](#)' (RFP) procurement process; the RFP was posted to City of Vancouver website today and closes on August 17th. The purpose of the RFP is to secure a consulting firm with expertise in recreation planning, to undertake this location and needs assessment study.



The study will undertake a comprehensive inventory, analysis and public engagement process to determine community needs. The test fit on identified potential sites will provide clear direction for the location of a new community centre and a feasibility study will describe how best to meet community needs (e.g. location, space, programming requirements, relocation of existing elements and programs).

At the completion of this study the City's Real Estate and Facilities Management team will commence detailed programming and architectural design development, and tender for construction. Funding for construction of the new Marpole Community Centre is expected to be sought in the next 2019-22 Capital Plan.

The Location & Needs Assessment Study project will be managed by a Park Board project manager, with assistance from an interdepartmental staff working group, with senior management oversight. Park Board Commissioners will be updated and will provide direction at key milestones.

Consistent with the Park Board's commitment to community engagement in planning for park and recreation facilities, an Advisory Group shall be assembled to provide insight into history, current gaps and opportunities. The Advisory Group will consist of representatives from the Marpole Community Centre Association, Marpole Residents Coalition, the Business Improvement District and other stakeholders as determined through pre-planning consultation led by Park Board staff. Community engagement is anticipated to be initiated this fall.

The complete location and needs assessment study expected to complete for Board consideration by the end of 2017. Staff will provide the next update when a consultant team is in place and timelines and phasing have been finalised.

Regards,

A handwritten signature in black ink, appearing to read "D. Hutch".

Dave Hutch
Manager Planning and Research

/KH

Copy to: PB Senior Management Team
PB Communications