

November 21, 2018

To: Honorable Malcolm Brodie, Mayor of Richmond

Bhullar Wrestling Club (BWC) first opened in 1976 and by the early 90's; BWC had become one of the elite wrestling programs in the city of Richmond, running alongside the city's high school wrestling programs. In the 2000's, Jagroop & Arjan Bhullar continued to compete under BWC and win at National and International Tournaments. In 2012 Jagroop & Arjan Bhullar reestablished BWC as a non-profit program, running it as a volunteer-based program for children ages 5-18 from all different backgrounds. Each child pays an insurance fee of \$50 per year so that they are covered under the British Columbia Wrestling Association, and so that there is no liability on the club. The children are required to pay their insurance fees in order to protect themselves and that is it. This program is run on a volunteer basis. Our coaches volunteer their time to teach these kids the sport of wrestling, strictly for the love of the sport and in order to grow the sport in the city of Richmond.

The program is now in its 6th year and we have grown from an 8-member team in 2012 to a 75+ member team in 2018-2019. During these 6 years we have developed 2 Provincial Champions, 2 National Champions, Provincial medalists, and our team has placed top 3 in several tournaments in both boys and girls categories. Graduates from our program have received scholarships at Douglas College, University of Regina, Simon Fraser University and University of Fraser Valley. Our athletes have earned spots on National and Provincial teams and had the opportunity to travel across North America, Asia, Europe and Central America, gaining valuable cultural education and athletic experience! Calista Espinosa and Marques Calapiz have also had their outstanding achievements acknowledged in the local papers (Richmond News, Richmond Review & The Province) this past year.

Our successes have also earned us the right to host the Western Canada Age Class Championships at the Richmond Olympic Oval in 2015 and 2016. This tournament attracted 1000+ spectators to witness 800+ student athletes compete in the City of Richmond at the Richmond Olympic Oval. We have also had the opportunity to travel to and introduced the sport of wrestling to elementary and secondary schools in Richmond and have run programs to create awareness for the sport in our city.

BWC truly is for the community in the City of Richmond. We have welcomed children from various different ethnicities, different socioeconomic backgrounds and varying skill levels. We have the help of various volunteer coaches from the SFU wrestling team alongside ourselves to run this program. The Bhullar Family has kindly donated our current space to us, however we have far outgrown our facility. We only have space for one full mat, and this is too small for the number of kids participating. We need a facility where we can lay down two full mats, full time. The size of space we are requesting is at least a 3,500 sq ft space, but preferably larger.

BWC is requesting the City of Richmond to create or provide a wrestling facility for our non-profit youth program. The program currently has a wait list due to a lack of space. Providing us with this space would increase participants in the wrestling program, and help establish Richmond as the central hub of wrestling in the Vancouver-Richmond-New Westminister area. A combatives room would enable us to continue running community-based wrestling camps and programs for elementary level and high school level students, thus, furthering our involvement as a community program.

We thank you for your efforts to help grow our non-profit youth program in the City of Richmond. We look forward to hearing back from you.

Jagroop & Arjan Bhullar

Bhullar Wrestling Club

# WRESTLING PROPOSAL

City of Richmond



# Team History

- Bhullar Wrestling Club (BWC) first opened in 1976
- During the 80's and early 90's, BWC was established as one of the elite wrestling programs in the city of Richmond, running alongside the city's high school wrestling programs
- BWC has produced many provincial and national champions over the years
- The community club created a tremendous sense of pride in Richmond during those years
- From children to young adults, many wanted to be a part of this elite program and experience the success and accolades that came with being a wrestler
- In the 2000s, due to budget cuts, Richmond schools experienced a collapse of the 7 high school wrestling programs available to students



# The Rebuilding of the Lost Power

- In the 2000's, Jagroop & Arjan Bhullar continued to compete under BWC and win at National and International Tournaments
  - In 2012 Jagroop & Arjan Bhullar reestablished BWC and have been running it as a non profit program – free to all the children
  - The program is now in it's 5th year under their direction and we have gone from an 8 member team in 2012 to a 50+ member team in 2016-2017
  - During the 5 years they have developed 2 Provincial Champions, 2 National Champions, Provincial medalists, and our team has placed top 3 in several tournaments in both boys and girls categories
- ...QUITE THE ACCOMPLISHMENT!**



# The Rebuilding of the Lost Power...

- Our successes earned us the right to host the Western Canada Age Class Championships at the Richmond Olympic Oval in 2015 and 2016
- Hosting a tournament of this caliber has not been accomplished in the history of wrestling in Richmond
- This tournament attracted 1000+ spectators to witness 800+ student athletes compete



# The Proposal

- BWC is requesting The City of Richmond to create or provide a wrestling facility for our non-profit youth program
- The program would increase participants in the wrestling program, and help establish Richmond as the central hub of wrestling in the Vancouver-Richmond-New Westminster area
- This program is in need of a wrestling combatives room. We would like to have a double wide portable modified into a wrestling facility. (\*Guilford Park has this facility\*)
- A double wide portable would be an excellent fit to house all six sections of 2 wrestling mats. It would require very little cost, effort and work to make the necessary alterations to the portable to make it suitable for a wrestling room.
- If we need to bring in the Firefighters to assist with this we will definitely go down that road. We can get volunteers from any trades needed to make this portable suited for our wrestling room.

# Alternative Proposal

- Sprung portable building constructed from “Sprung Construction”
  - Cost for a 30’X60’ = \$50,000 for building
    - + \$35,000 for vandalism shield (Optional)
    - + \$63,000 for installation

**TOTAL = \$148,000 (without vandalism shield \$113,000)**

**This building fulfills our needs perfectly. I have been researching different options and this looks like the most affordable. New Westminster Secondary has a facility built from Sprung Construction and they love it.**





# Sprung - Innovative Relocatable Building Solutions

Polyurethane



White



Tan



Grey

Dupont Teflon



Bayberry



Brownstone Red



Mediterranean Olive

Wainscot



Concord Cream/Brownstone Red



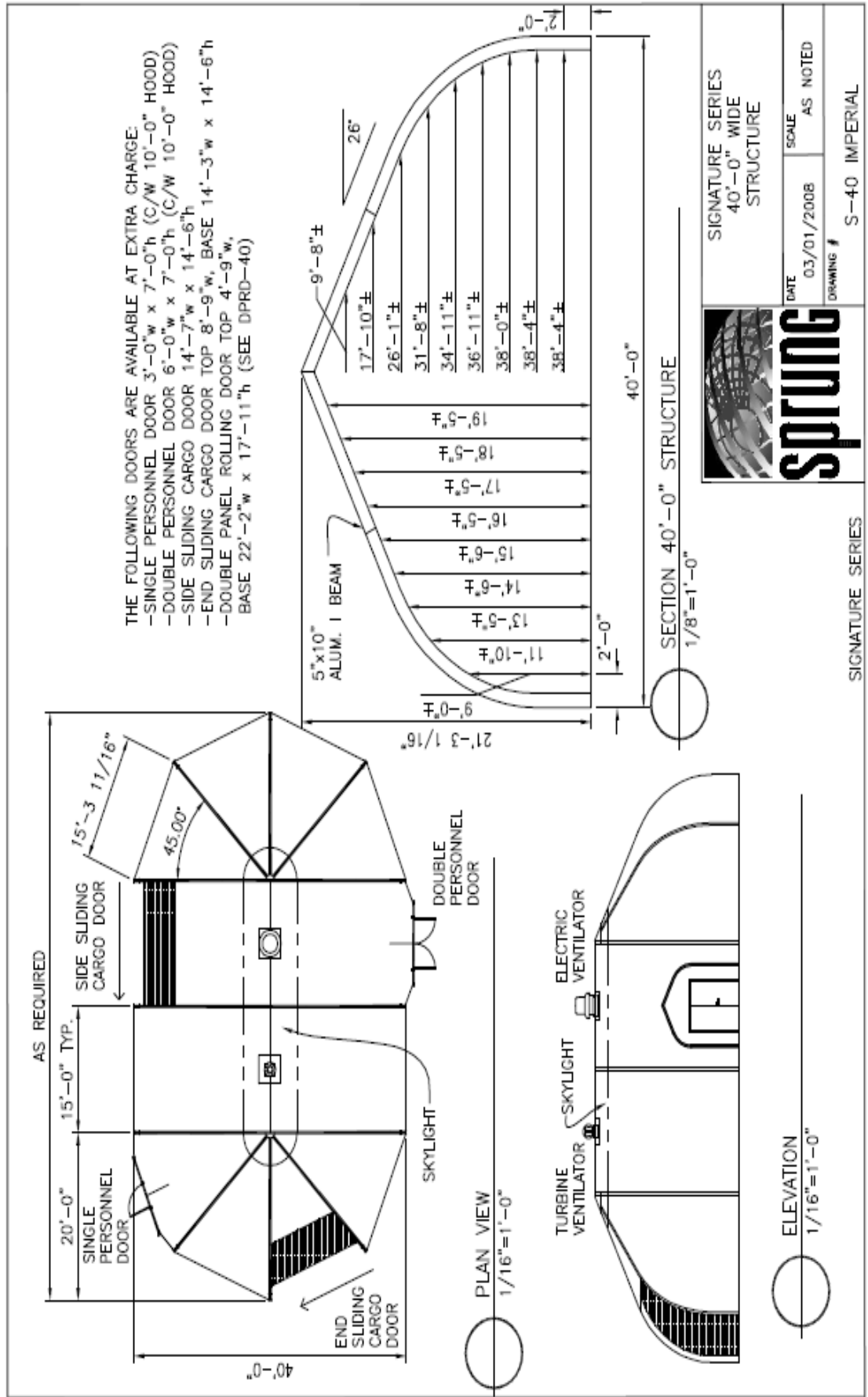
Spruce Green/Concord Cream



Desert Sand/Mediterranean Olive

FOR A COMPLETE  
COLOR SELECTION,  
PLEASE CONTACT  
A SPRUNG  
REPRESENTATIVE.

# Sprung - Innovative Relocatable Building Solutions



# Community Involvement

- We have now traveled to and introduced the sport of wrestling to elementary and secondary schools in Richmond and ran programs to create awareness.
- A combatives room would enable us to continue running community based wrestling camps and programs for elementary level and high school level students, thus, furthering our involvement as a community program.
- Having a separate combative room would free up the community building space for our community recreational activities



# The Benefits OF Wrestling in Richmond

- Graduates from our program have received scholarships at all three Douglas College, SFU and UFV.
- Our athletes have earned spots on National and Provincial teams and had the opportunity to travel across North America, Asia, Europe and Central America, gaining valuable cultural education and athletic experience!
- Wrestling programs have historically thrived in non-affluent neighborhoods
- Success in wrestling requires significant work ethic by the athlete, and the students that have been bought into the system seem to be thriving under the demands that wrestling requires



# The Benefits...

- Wrestling is a sport that not only requires a lot of technical training and conditioning but some inherent aggression is needed to have success
- Channeling that inherent aggression into something positive like the sport of wrestling can not be underestimated
- At BWC we have been able to attract and encourage kids to use wrestling as an avenue to let that aggression work for them in a positive manner



## More of the Benefits ...

- *Greater youth involvement in a non-profit, volunteer based athletic program supported by their City*
- *Increased knowledge and awareness to diet and fitness*
- *Relatively inexpensive to join and participate in*
- *Increased: self esteem, confidence, team building, self awareness and dedication.*
- *Fitness benefits*
- *The understanding of the benefits of commitment and goals*
- *Increased emphasis on academic success*
- *Increased awareness of the benefits of academic success*
  - *We have had our wrestlers receive scholarships for post secondary institutions. (Douglas College, SFU and UFV)*

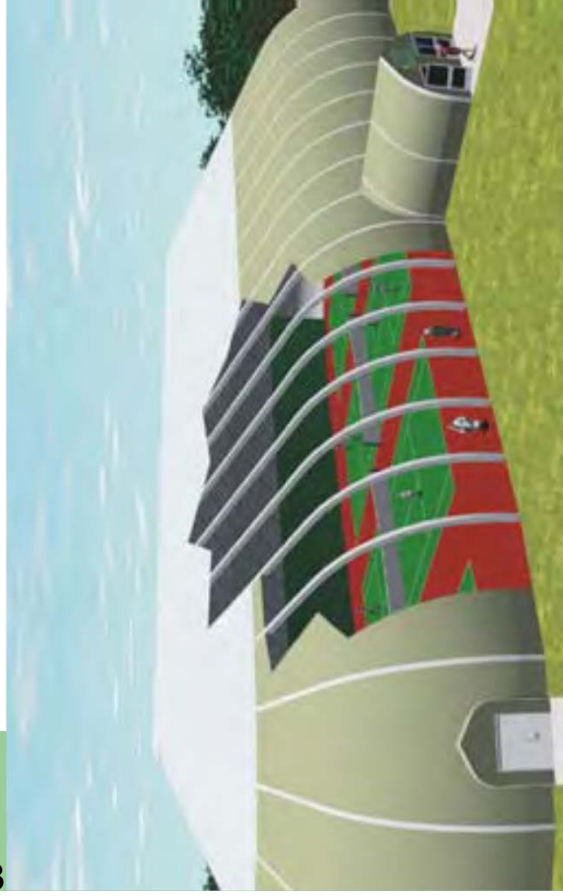
# The Benefits of Having a New Facility

- **Less expense on mat tape**
  - *Mat tape costs \$15.00 per roll and the team will go through 15-18 rolls per year. With the mats rolled out permanently in a combatant room the team would go through one roll per season maximum.*
- **Less time in prep and takedown**
  - *rolling out the mats everyday takes away from 30 minutes of valuable practice time.*



# The Benefits of Having a New Facility...

- Our current space has been donated to give back to the sport of wrestling by the Bhullar Family. We only have space for one full mat, and this is too small for the number of kids participating. We need a facility where we can lay down two full mats full time.
- Constantly rolling and unrolling the mats will also risk cracking and significant damage; which in turn is expensive to replace.





# Issues Facing Status Quo

- As our program has grown and with the plan to have it develop further, the need to for a larger space and to have a designated wrestling combatives room has become more apparent
- Our practice location is in a farm barn gym that is used for many types of classes, not allowing us enough space for all of our mats. Damage to the mats comes from unrolling/rolling mats to be stored.
- Mats are expensive. BWC used their own funding to purchase mats specifically for the wrestling team.  
It is apparent after only 5 years that the wear and tear on the mats from rolling them out daily is starting to take its toll.  
The current space we have for the students is not sufficient for the students wanting to join the program. Due to the lack of space we currently have a waitlist of children that want to join.



# Issues Facing Status Quo...

- *“We have been at this for about 5 years now. We are one of the few in the Province that can boast that they have 5 National Champions in their gym for their sport. Arjan and I have given thousands of hours to this program over the years and would LOVE to continue doing that for many years to come, but our current situation is going to make it tough to do that. We need to expand with the help of our City and we need more space to facilitate these great students“*

# Health and Safety

- Having to roll the mats up for storage daily, leads to a lower frequency of disinfecting the mats, thus breeding and spreading disease and skin disorders among our wrestlers
- Cracks and tears along the edge of the mat from the constant rolling and unrolling are a breeding ground for disease and germs.
  - We have had recent outbreaks of Impetigo, foot and mouth disease and numerous cases of ring worm.
- Having the mats permanently rolled out in a combatant room would enable us to properly disinfect the mats on a daily basis.
- The weight of the mats makes it difficult for students to pick them up and store them on their rollers. This is a safety issue for our students and staff. Lifting them puts a tremendous strain on one's back and we run the risk of pinching/cutting fingers.

# Health and Safety...

- A portable where the mats can be permanently rolled out will allow us to disinfect the mats on a regular basis, thus avoiding these nasty skin disorders and the strain on our backs from having to lift the mats to store them
- Rolling out the mats every practise does not allow us to tape them together, consequently there are gaps between the mats where students could injure their toes and ankles.
- ***NOTE: WITH THE MATS ROLLED OUT AND TAPED DOWN IN A PORTABLE WRESTLING FACILITY, ALL OF THE ABOVE INJURIES AND HEALTH RISKS ARE SIGNIFICANTLY REDUCED.***



**Thank You**

**Bhullar Wrestling Club**



**To:** Mayor and Councillors

**Date:** December 14, 2018

**From:** Jim V. Young, P. Eng.  
Senior Manager, Capital Buildings Project  
Development

**File:** 06-2050-20-PMI/Vol 01

Elizabeth Ayers  
Director, Recreation Services

**Re: Conversion of Minoru Aquatic Centre to Other Uses**

The purpose of this memo is to provide background information related to the agenda item “*Potential Conversion of Minoru Aquatic Centre*” scheduled for the Parks, Recreation and Community Services Committee meeting on December 19, 2018.

In 2017 Council adopted the staff report on the “*Viability of Repurposing Minoru Aquatic Centre*”. This report reviewed the merits of repurposing the existing facility for community use or warehouse space suitable for open storage which was not recommended due to the high cost of conversion and operation. A copy of the report adopted by Council on May 8, 2017 is included with this memo. Council adopted the following recommendation.

*That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled “Viability of Repurposing Minoru Aquatic Centre”, dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.”*

The following factors were considered in determining this recommendation:

- Facility condition;
- Suitability of facility for other uses;
- Cost of construction (new vs. repurpose);
- Ongoing operational costs and budget impact;
- Impact on green space; and
- Impact on parking.

Should the facility be considered for reuse, the intended duration of use will be a significant factor in determining costs for a repurposed facility. The facility was originally constructed in two stages, in 1958 and 1977. Should repurposing be for short-term use only, it may be possible that some of

December 14, 2018

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the original building components can stay in place, reducing costs. For long-term use, significant building components may require replacement at a much higher cost.

Please contact one of the undersigned should you have any questions or require further information.



Jim V. Young, P. Eng.  
Senior Manager, Capital Buildings  
Project Development  
(604-247-4610)



Elizabeth Ayers  
Director, Recreation Services  
(604-247-4669)

JVY:jvy

Att: 1

pc: SMT  
John Irving, P.Eng. MPA, Director, Engineering



**To:** General Purposes Committee **Date:** April 21, 2017  
**From:** Jim V. Young, P. Eng. **File:** 06-2052-55-02-01/2017-Vol 01  
 Senior Manager,  
 Capital Buildings Project Development  
 Mike Redpath  
 Senior Manager, Parks  
**Re:** Viability of Repurposing Minoru Aquatic Centre

**Staff Recommendation**

1. That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Viability of Repurposing Minoru Aquatic Centre," dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.
2. That any future use of the existing Minoru Aquatic Centre site located at 7560 Minoru Gate be considered as part of the Minoru Park Vision Plan and be subject to Council approval.

Jim V. Young, P. Eng.  
 Senior Manager, Capital Buildings  
 Project Development  
 (604) 247-4610

Mike Redpath  
 Senior Manager, Parks  
 (604) 247-4942

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Recreation Services Real Estate Services	<b>CONCURRENCE</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> CS	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

At the December 21, 2016, Parks, Recreation and Cultural Services Committee meeting, staff received the following referrals:

*That the following recommendation (Part 1) stating:*

*That upon completion and opening of the new Minoru Complex (Minoru Aquatic Centre/Older Adult Centre) at the end of 2017, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned, demolished, reverted back to open park space and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks;*

*be referred back to staff to analyze the viability of repurposing the existing Minoru Aquatic Center for other uses.*

And,

*That staff prepare options for the future use of the Minoru Place Activity Centre located at 7660 Minoru Gate, and report back in 2017 as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks.*

And,

*That staff research options for an open purpose storage museum at an existing location in Richmond in place of building a museum at this time.*

The purpose of this report is to respond only to the first referral regarding the Minoru Aquatic Centre and to provide an analysis of the viability of repurposing the existing building for other uses. The two remaining referrals will be addressed in subsequent reports.

### Analysis

In order to evaluate the viability of the existing Minoru Aquatic Centre for repurposing, a number of criteria were considered:

1. Facility Condition – assessment of the current condition of the building.
2. Facility Reuse Possibility – the possible type of reuse will determine the standard to which the building would be upgraded and indicate the types of adaptations that may be required. For the purposes of this report, Community Space and Warehouse has been assumed.
3. Capital Funding Implications – given the current condition, what are the costs of the upgrades and adaptations required in order to repurpose the building?

4. Park Implications – what is the effect on the park of retaining the building footprint and adding new programming?
5. Parking Impacts – How is parking impacted by additional uses or reuses?
6. Facility Operations – what would the operational budget impact of repurposing the building be?

#### 1. Facility Condition

Staff engaged technical experts to review the current condition of the Minoru Aquatic Centre and to identify what improvements would be required in order for the facility to be repurposed. A BC Building Code regulated condition of granting occupancy for a repurposed building is that it must be brought up to current building standards. Their findings identified the scope of work required to repurpose the building including the following:

- Extensive replacement of building envelope for thermal performance, appearance, impact of modifications to interior and added openings.
- Replacement of interior finish materials. Current materials are at the end of their lifespan, or are not appropriate as a finish material in a repurposed building.
- Extensive reconfiguration of partitions (non-structural).
- Extensive reconfiguration of partitions (structural).
- Rationalization of floor elevations. Currently, floor elevations are not consistent which adds complexity to planning. Rationalization would be beneficial to the extent possible with current exterior grading and structural configuration.
- Code upgrades to fire safety system, change in building occupant loading and exiting requirements and change in building classification.
- Foundation improvement requirements in some areas.
- Poor roofing condition requiring replacement.
- Infill of the pool basins and removal/replacement of the decks with level surfaces.
- Seismic capacity is a risk and requires further review.
- Electrical equipment has served a reasonable lifespan and should be replaced.
- Mechanical systems should be replaced.

Staff also reviewed the possibility of demolishing only a portion of the existing Minoru Aquatic Centre and leaving the remaining portion intact for repurposing. This possibility would be complicated as ‘cutting in half’ building mechanical and electrical systems that are linked may not be feasible. There would also be considerable and costly issues associated with the roofing, building envelope and other building systems that would need to be addressed. Given these complications and the sizeable risk that the remaining portion of the building is damaged during the demolition process, the possibility of demolishing part of the building and leaving a section intact is not considered viable.

## 2. Facility Reuse Possibilities

In order to demonstrate the feasibility of repurposing the facility, two options were considered:

Option 1: Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. Under this option, staff would submit a 2019 Capital Program funding request (refer to Table 1 under Next Steps in this report) to implement the works per the Council-approved Minoru Park Vision Plan (scheduled for presentation to Council in December 2017).

Option 2: Repurpose the existing Minoru Aquatic Centre for community use or open warehouse storage. As Options 1 and 2 consider the use of the same site (i.e., the existing Minoru Aquatic Centre site), land value has not been considered in the analysis.

The potential reuse type provides direction in determining how suitable the existing building configuration is for reuse and indicates the type of building system upgrades and additions that may be required. It also has implications related to building code and permitting requirements. These considerations have implications when calculating the cost of repurposing the facility.

## 3. Capital Funding Implications

To understand the capital funding requirements, the two facility reuse possibilities (demolish or repurpose) were considered again.

### Option 1 – Demolish (Recommended)

Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. The total cost to decommission and demolish the existing building is estimated to be \$3M (2018 dollars). This cost is based on demolition proceeding according to Council Policy 2308, whereby building components are recycled or re-used such that 80% of the building by weight is targeted for diversion away from landfill.

### Option 2 – Repurpose (Not Recommended)

In considering the repurposing of the existing Minoru Aquatic Centre for community use, the total cost to bring the existing building to current building standards and to complete tenant improvements for those uses is approximately \$27M (2017 dollars). This estimated cost was prepared by independent cost consultants and contractors.

To repurpose the building for open warehouse storage the total cost to bring the existing Minoru Aquatic Centre to current building standards (base building level) and to complete tenant improvements for those uses is estimated to be \$21.8M (2017 dollars). Similarly, the estimated cost was prepared by independent cost consultants and contractors.

As a part of the review, a comparison was made between repurposing the existing facility and constructing a new facility of the same size (38,000 ft<sup>2</sup>) for community use. Significant

inefficiencies (design and systems) were identified with the conclusion that a new building is a more effective and efficient option if a facility reuse is considered. For comparison, the cost to construct a new community use facility of a similar square footage (38,000 square feet) is estimated to be approximately \$27.5M (2017 dollars). The estimated cost was also prepared by independent cost consultants and contractors.

Repurposing the Minoru Aquatic Centre will introduce new operating budget impacts for staffing, building operations and maintenance since all of the current operating funding has been allocated to the new Minoru Centre for Active Living as approved by Council. For example, if the potential future reuse includes public access to the building, a budget would be required for attendants, programming staff, building maintenance, supplies, technology, security and utilities among other things. The estimated range of annual operating costs for the reuses identified in Option 2 is \$750,000 to \$1.5M.

A review of costs for acquisition or leasing of warehouse space suitable for open warehouse storage indicates it would be a more cost effective approach than repurposing the existing Minoru Aquatic Centre. The current market value of an industrial building of approximately 38,000 square feet in Richmond ranges between \$9M and \$12.5M depending on the age and condition of the building, tenant improvements, the location of the property and the size of the land area. With the same caveats, net rental rates vary from approximately \$7.00 to \$9.50 per square foot or \$266,000 to \$361,000 per annum. Operating costs (i.e. maintenance and insurance net of property taxes and utilities) would add an additional \$1.50 to \$2.50 per square foot or \$57,000 to \$95,000 to the total gross cost per annum.

#### 4. Park Implications

Given the many changes occurring within Minoru Park, including the additional facility footprint created by the new Minoru Centre for Active Living and in the surrounding neighbourhood, the need for a renewed vision was identified. A capital submission was approved for a master planning process within the Council-approved 2016 Financial Plan and is now underway. The outcome of that process will be the development of the Minoru Park Vision Plan for the park, to explore new opportunities and to address existing issues.

In consideration of the impact of the new facility footprint on the amount of open space in the park, the recommended option under consideration, demolition of the current Minoru Aquatic Centre, would allow for the development of new amenities and programming in a key location in the city. It would also enable greater openness and improve visibility of the park from Granville Avenue.

#### 5. Parking Impacts

The parking plan included in the approved Minoru Complex Public Realm Concept Design did not contemplate a reuse of the existing Minoru Aquatic Centre. If the facility were to be repurposed, additional parking load would be added to the precinct which would need to be accommodated, further impacting the loss of park space. Any additional parking required by reuse of the existing Aquatic Centre would have to be located on existing green space and likely could not be accommodated in the south half of the park.

Pedestrian movement, parking and landscaping for the southern part of Minoru Park was contemplated in the Minoru Complex Public Realm Concept Design but was not included in the project funding. These elements need to be further studied and designed through the Minoru Park Vision Plan process and will be brought to Council for approval.

### Analysis Results

While it is feasible to repurpose the existing Minoru Aquatic Centre, it is not recommended. Repurposing the facility is not considered economically or financially viable. The cost to upgrade the building systems to a functional level and then to adapt the building for reuse is comparable to that of constructing a brand new facility that would better meet operational needs and be more efficient to operate.

The cost to operate the building for any use (storage and public assembly) would also have to be considered since there is no funding allocated to it at present. In addition, the parking load in the Minoru precinct would be impacted and the amount of open space lost due to the construction of the new Minoru Centre for Active Living will not be re-gained.

### Stakeholder and Technical Building Advisory Meeting

A joint meeting with the Stakeholder and Technical Building Advisory Committees was held on March 9, 2017, at which time the consultant's findings on the current condition and repurposing opportunity for the existing Minoru Aquatic Centre were presented. The Committees were asked to provide their advice on the following statement:

*Do the Committees agree with the consultant's findings whereby it is recommended that the existing Minoru Aquatic Centre be demolished and converted to park space?*

Following lengthy discussion, there was not a consensus response to the question. Instead, the following comments were offered by the Committee members:

- Use the space to maximize parking, in particular given the imminent opening of the new Minoru Centre for Active Living.
- Complete the Minoru Park Master Plan first to fully understand the existing Minoru Aquatic Centre site before taking any other action.
- Understand the need for the building before considering reuse.
- Do not repurpose the building as it is not part of the plan and it is very expensive.
- Complete a minimal (less expensive) upgrade to the existing building to preserve its use for storage purposes, in particular, for heritage related artifacts and/or similar items.

### Minoru Park Vision Plan

The Minoru Park Vision Plan process, now underway, presents the opportunity to explore improvements and new programming opportunities for the whole park. The proposed Vision and Guiding Principles for the future of Minoru Park are scheduled to be presented to Council for approval in spring 2017. This report will summarise the public, stakeholder and staff input received to date.

The next steps in the process will be to generate concept options that reflect the approved Vision and Guiding Principles and conduct a public engagement process to receive input on the options. A final Minoru Park Vision Plan will then be developed and is targeted for Council approval at the end of 2017. At that time, staff will seek direction to undertake a detailed design study and cost estimating for the entire zone east of the track. This work can be completed before demolition of the existing Minoru Aquatic Centre begins.

**Next Steps**

Should Council choose the recommended option, staff will prepare a capital request for the 2018 capital budget process on the demolition of the existing Minoru Aquatic Centre and site for Council consideration. The estimated cost to demolish the existing building is \$3M (2018 dollars) which would leave a level, secured site ready for its next purpose. It is intended that building demolition would be scheduled and coordinated with the Minoru Park Vision Plan for this site following Council approval and following the opening of the new Minoru Centre for Active Living. The sequence of the proposed work is as follows:

**Table 1 – Schedule**

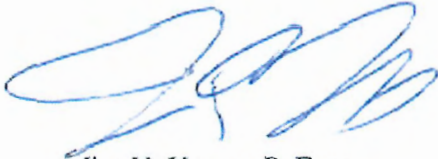
<b>Date</b>	<b>Proposed Work</b>
December 2017	Council approval of the Minoru Park Vision Plan.
January – May 2018	Prepare a detailed design and cost estimate for park development of the southeast corner of Minoru Park.
May 2018	Start demolition of the existing Minoru Aquatic Centre (following the opening of the new Minoru Centre for Active Living).
Fall 2018	Council approval of the capital request for implementation of park development.
Fall 2018	Complete demolition of the existing Minoru Aquatic Centre.
January 2019	Begin construction of works in the SE corner of Minoru Park.

**Financial Impact**

None.

**Conclusion**

The recommended option following completion and opening of the new Minoru Centre for Active Living is to demolish the existing Minoru Aquatic Centre and consider the future use of the space in conjunction with the Minoru Park Vision Plan. Repurposing of the existing Minoru Aquatic Centre is not recommended because of the associated costs to bring to public use and to operate it. Completion of the Minoru Park Vision Plan will provide direction on how to move forward with the existing Minoru Aquatic Centre site.



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