



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** March 17, 2025

**From:** Keith Miller **File:** 11-7000-01/2025-Vol 01  
 Director, Recreation and Sport Services

Martin Younis, B. Eng., M. Eng.  
 Director, Facilities and Project Development

**Re:** **Hugh Boyd Fieldhouse – Referral Response**

### Staff Recommendation

That the existing Hugh Boyd Fieldhouse be demolished as outlined in the report titled, “Hugh Boyd Fieldhouse – Referral Response”, dated March 17, 2025, from the Director, Recreation and Sport Services and the Director, Facilities and Project Development.

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REPORT CONCURRENCE		
<b>ROUTED TO:</b> Parks Services	<b>CONCURRENCE</b> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF DEPUTY CAO</b> 
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On July 8, 2024, Council approved the program, location, and two-storey form and concept design for the new West Richmond Pavilion facility in Hugh Boyd Community Park. Subsequently, on July 24, 2024, Council also approved a limited service kitchen and a premium movable wall, with a revised total program of 10,830 square feet and budget totaling \$19.85 million.

At the July 8, 2024 Council meeting, Council made the following referral:

*That the proposed demolition of the existing small field house, as outlined in the report titled, "Hugh Boyd Community Facility and Fieldhouse – Program, Site Selection, Form and Concept Design," dated June 3, 2024, from the Director, Facilities and Project Development and the Director, Recreation and Sport Services, be referred back to staff to examine the use and cost-effectiveness of keeping the existing small field house.*

The purpose of this report is to address this referral and present findings from the assessment of options and their cost-effectiveness for Council's consideration.

This report supports Council's Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

*Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

*2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.*

This report also supports the Richmond Circular City Strategy, Direction 1: Maximizing Ecosystem Services and Direction 5: Adaptive Built Environment:

*1.3.1. Explore opportunities to foster the development of contemporary landscapes and architecture that incorporates natural and living materials while optimizing the use of land through policies, measures, and actions that promote their use.*

*5. Maximize the optimal use of construction materials and buildings, infrastructure, and land.*

### Background

The existing Hugh Boyd Fieldhouse (the Fieldhouse), see Figure 1, is a 970 square foot single-storey wooden structure, originally constructed in 1969. User group and community needs at Hugh Boyd Park have long outgrown the Fieldhouse's capacity and functionality. Due to challenges with its ageing infrastructure and poor condition, the facility is primarily used for storage by the Richmond United Football Club.

Figure 1: Hugh Boyd Fieldhouse Site Context Plan



### Analysis

A comprehensive building condition assessment was completed in November 2024. The facility's building envelope (exterior cladding, doors, windows and roof), plumbing and electrical systems are in poor condition. A hazardous materials assessment of the existing fieldhouse components identified asbestos and lead paint, which would require mitigation as part of any renovation process.

The age of the building necessitates substantial upgrades to meet modern building codes, accessibility standards, and functional requirements. Any alternative use would require significant upgrades. Beyond this, depending on the specific use under consideration, additional purpose-built enhancements would be required to ensure sufficient support and functionality.

### Options

Several factors were key considerations in evaluating the feasibility and cost-effectiveness of options, including:

- Building condition;
- Community and user group needs;
- Council approved program for the West Richmond Pavilion; and
- Program and spaces in nearby and other City facilities.

The construction cost estimates provided are considered Order of Magnitude (2026 dollars) in accuracy.

Option 1: Demolition (\$120,000) – Recommended

This option includes the demolition and removal of the Fieldhouse. The demolition is anticipated to be completed in Q2 2027, during the final stages of construction for the new West Richmond Pavilion.

The management of waste and recyclable materials from demolition activities will be carried out in accordance with Council Policy 2308, which targets a waste diversion rate of 80 per cent by weight for major civic facility renovations, and the Richmond Circular City Strategy, which supports recycling and repurposing materials from the old fieldhouse wherever possible, adhering to circular economy practices.

*Assessment summary:*

- Would allow to reclaim additional green space for community use and help offset green space being taken by the new facility; and
- Would allow for a more cohesive landscape plan for the northwest corner of Hugh Boyd Community Park.

Option 2: Informal Storage (\$350,000) – Not Recommended

For continued use as informal storage, this option maintains the existing building configuration with required upgrades to the existing structure by installing a new roof, removing plumbing fixtures, adding fire suppression systems to accommodate the storage of combustible materials, and painting.

*Assessment summary:*

- The usable space is inefficient, with interior walls and partitions limiting storage availability and usability;
- The West Richmond Pavilion will provide 800 square feet of storage space to support community and user group needs; and
- A single-use standalone facility is not recommended as it is inefficient and costly to operate and maintain.

Option 3: Renovate for Community Use (\$1.6 million – \$2.1 million) – Not Recommended

Renovations to create approximately 650–700 square feet of community space, a universal washroom and mechanical room would include reconfiguring the interior space by removing and replacing interior walls and doors, replacing exterior doors, upgrading the electrical and HVAC, replacing plumbing fixtures, major structural renewals and civil connections, and the addition of program-specific millwork, furniture, fixtures and equipment.

*Assessment summary:*

- 650–700 square feet is insufficient to accommodate community recreation programming such as fitness, wellness, childcare and arts programs;
- Community and user group needs will be adequately met with the upcoming West Richmond Pavilion, as well as the nearby West Richmond Community Centre;
- The West Richmond Pavilion will support the provision of community programs, meet the day-to-day needs of multiple local sport user groups and offer opportunities to host tournaments as well as sporting competitions; and
- A single-use standalone facility is not recommended as it is inefficient and costly to operate and maintain.

**Financial Impact**

The capital budget approved by Council for the new West Richmond Pavilion facility is \$19.85 million (2024 dollars). The current budget considers and includes the demolition of the facility at a cost of \$120,000, completed concurrently with the construction of the new West Richmond Pavilion.

Should Council direct staff to proceed with an option other than demolition, further analysis will be required to confirm the construction costs, as well as develop an operating model and determine associated operating budget impacts including ongoing costs related to staffing, janitorial services, and facility maintenance, which will be submitted to Council in a future report.

**Next Steps**

For all options, staff will acquire the necessary permits for demolition or renovation. Should Council choose Option 3, a program will need to be developed in consultation with the community to ensure alignment with community needs and presented to Council for approval in a future report.

**Conclusion**

It is recommended that the existing Hugh Boyd Fieldhouse be demolished. The functionality of the Fieldhouse has been captured and expanded upon in the new West Richmond Pavilion. Costs to maintain the existing facility continue to rise and updating the building for alternative uses will require significant investment, as well as adherence to the current building code and accessibility considerations.



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