



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
Date: December 1, 2016

From: Mike Redpath
Senior Manager, Parks
File: 01-0005-01/2016-Vol 01

Re: **Minoru Park Vision Plan Phase One: Facilities Planning**

Staff Recommendation

1. 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; and
2. 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.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Finance Department	<input checked="" type="checkbox"/>	
Project Development	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On November 12, 2013, Council adopted a series of recommendations from the staff report titled "Minoru Older Adults and Aquatic Centre Site Selection," dated October 30, 2013, from the General Manager, Community Services and the General Manager, Engineering & Public Works. At that time, the following was referred to staff for analysis:

- (a) *Future aquatic needs including the consideration of the future of Riverport, Lot 5, and other sites;*
- (b) *The plan for the existing sites of the Aquatic Centre and the Older Adults' Centre and the balance of facilities within Minoru Park; and*
- (c) *The future traffic and parking plan for the Minoru Area.*

This report addresses the portion of part (b) of this referral regarding the plan for the existing sites of the Aquatic Centre and Older Adults' Centre (Minoru Place Activity Centre), with the analysis and plan for the balance of the facilities within Minoru Park to be brought to Council in subsequent reports.

This report also responds to a request from a subsequent meeting in June, 2016, for staff to review the future vision for the Seniors Centre building.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable and address the challenges associated with aging systems, population growth and environmental impact.

The following analysis provides information on the Minoru Park Vision Plan process and provides recommendations relating to the use and future planning for the sites of the existing Minoru Aquatic Centre and Minoru Place Activity Centre facilities.

Analysis

Minoru Park Vision Plan

Minoru Park (Attachment 1) is a well-used, 65 acre recreational and cultural precinct located in the heart of Richmond's city centre area. It supports multiple functions including active sport use, passive recreation and community facilities such as the Cultural Centre and Minoru Arenas. Together, all components contribute to health, wellness and social connectedness. Recent evolution of the park has been incremental as community needs have grown and shifted. With the current development of the new Minoru Complex, a state-of-the-art aquatic centre and older adults facility with sport and recreational amenities, there have been a series of major park upgrades and relocation of the Minoru 2 and Minoru 3 Latrace artificial turf sport fields and the cricket pitch.

While certain areas of the park have been revitalized, other areas of the park are aging and are deteriorating. For example, the current lakes on the north end of the park are failing, they have infilled with sediment and vegetation control is a challenge, the safe pedestrian and wayfinding circulation around and through the park needs upgrading and other amenities such as the fitness circuit are in need of attention.

Given the significant recent changes in the park, the rapidly increasing population in the vicinity and several other projects in the city centre area, there is a need to take a coordinated approach to addressing the many converging priorities that impact Minoru Park. Staff plan to ensure a comprehensive design and planning process takes place through the development of the Minoru Park Vision Plan. The Minoru Park Vision Plan will establish short, medium and long-term objectives and identify priorities. Attachment 1 details Minoru Park, its amenities and context within the city centre area.

Phase One of the Minoru Park Vision Plan process has commenced, and is currently focused on addressing the current sites of the Minoru Aquatic Centre and Minoru Place Activity Centre. A site map of the two facilities is available in Attachment 2. Subsequent phases of the Minoru Park Vision Plan process will include the development of a set of guiding principles and the development of a Minoru Park Vision Plan. Public engagement and stakeholder consultation will be conducted throughout the process. The Minoru Park Vision Plan is anticipated to be completed in the fourth quarter of 2017.

Minoru Aquatic Centre

The Minoru Aquatic Centre is an aged facility that will be replaced with the impending opening of the new Minoru Complex. Because the replacement of the Minoru Aquatic Centre is underway, the facility has received only the necessary repairs to maintain its use until the new facility opens. The most recent complete assessment of the Minoru Aquatic Centre was in 2005. At that time the facility had multiple building systems that were past their life expectancy, such as exhaust ventilation and cooling generating systems. In 2005, the deferred maintenance costs totalled over \$2 million and are expected to have risen significantly since this time. The facility is considered in poor condition.

Any consideration for continuing to operate the facility as an aquatic centre would require significant investment beyond the \$2 million deferred maintenance including operating and

maintenance costs, which will continue to rise with the age of the facility, and major capital improvements for items such as universal change rooms, lobby improvements and improved leisure swimming areas.

Options for the existing site of the Minoru Aquatic Centre include:

1. Decommission and demolish the facility with the future use of the area determined through the Minoru Park Vision Plan process.
2. Renovate and repurpose the facility for a use determined through the Minoru Park Vision Plan process.

Options are described below and summarized in Table 1: Site Options for Minoru Aquatic Centre.

Option 1: Decommission and demolish the facility and develop a site plan through the Minoru Park Vision Plan process — Recommended.

The Minoru Aquatic Centre is aged and in a poor state of repair as mentioned above. The aquatic centre is soon to be replaced by the new Minoru Complex. The design of the facility, as a purpose-built aquatic centre does not lend itself easily to alternate uses. The new Minoru Complex has created an additional facility footprint in the Minoru Park. By demolishing the current Minoru Aquatic Centre and developing open space through the Minoru Park Vision Plan process, greater openness and visibility of the park could be created from Granville Avenue. The Minoru Park Vision Plan process will look at Minoru Park in its entirety to determine priorities and best uses of the valuable space within the park. The \$3.15 million estimated cost of this option includes the \$2.5 million estimated cost to decommission and demolish the facility, including abatement of hazardous materials (including a 20% contingency and 2018 cost estimates) and \$650,000 for the development of interim park space including site preparation, drainage and grass. The inclusion of interim parking on the Minoru Aquatics site is intended to help satisfy parking needs identified in a traffic and parking study conducted by Bunt and Associates Transportation and Planning Engineers as part of the Minoru Complex planning process. The Minoru Complex drawings currently show new parking stalls around the perimeter of the Minoru Aquatics building (that is, outside the building footprint) which have been included in the total parking count. The interim stalls may be removed and/or relocated to another area of the park once an overall Minoru Park parking strategy is determined through the Minoru Park Vision Plan process.

Option 2: Renovate and repurpose the Minoru Aquatic Centre for a use determined through the Minoru Park Vision Plan process — Not recommended.

The estimated cost in 2005 of over \$2 million to complete the recommended deferred maintenance on Minoru Aquatic Centre is expected to have risen significantly since this time. This estimate would be to maintain Minoru Aquatic Centre in its current form and does not include the renovations that would be necessary to modernize and improve the facility to meet current expectations for an aquatic facility. It also does not include any costs associated with operating the facility or any ongoing maintenance that would be required in continuing to use the aged facility. Given the specialized nature of the current facility, repurposing the Minoru Aquatic

Centre for a use other than an aquatic centre would be very costly. The Minoru Aquatic Centre is, however, a long-standing building at the Granville Avenue entrance to Minoru Park that has prominence and meaning to many people. It is possible to conduct a feasibility study to determine the viability of renovating and repurposing the facility for an alternate use. Similar to Option 1, interim parking could be provided along the perimeter (and outside the footprint) of the Minoru Aquatics building until such time an alternate location for the interim parking is identified through the Minoru Park Vision Plan process. Without additional assessments and feasibility studies, the cost to renovate and repurpose Minoru Aquatic Centre is unknown. If Council wishes to explore options for reuse of the current facility, this could be done as part of the Minoru Park Vision Plan process.

Option	Rationale	Estimated Cost	Staff Recommendation
1. Decommission and demolish the facility.	Aged facility in need of significant building system upgrades and deferred maintenance; lack of facility adaptability; create additional open-space in park.	\$3.15 million	Recommended.
2. Renovate and repurpose the facility.	Potential options could be explored with feasibility studies to assess viability.	Unknown	Not recommended.

Staff recommend that upon the opening of the new Minoru Complex, the existing Minoru Aquatic Centre be decommissioned, demolished and reverted back to open park space and that this project be submitted for consideration in the 2018 capital budget process.

Minoru Place Activity Centre

The Minoru Place Activity Centre is a facility that's original purpose (as the current older adults centre) is soon to be replaced with the impending opening of the new Minoru Complex anticipated for the end of 2017. For this reason, the facility has been excluded from Project Development Programs. Based on the most recent assessment from 2005, this facility has multiple building systems that are past their life expectancy such as floor finishes, lighting, HVAC and fire protection services. The facility is considered in poor condition with over \$550,000 in deferred maintenance costs in 2005 that have risen since this time.

Though this facility is aging and does require an investment in maintenance and potential renovation, the Minoru Place Activity Centre has considerable adaptability for repurposing. Unlike the Minoru Aquatic Centre, the Minoru Place Activity Centre has several multipurpose and programmable spaces, a lobby area and office and meeting spaces, increasing the viability of different facility uses. The Minoru Park location of the Minoru Place Activity Centre is desirable as it is in the heart of the city centre neighbourhood, co-located with City arts, recreation and cultural amenities, is close to civic services and is on major transit routes.

Given the additional footprint the new Minoru Complex has made in the park and the need for significant renovations in order to repurpose the Minoru Place Activity Centre, Council may also want to consider demolishing the aged Minoru Place Activity Centre facility to reclaim the site as open space as part of the Minoru Park Vision Plan process.

Staff recommend that future site options for the Minoru Place Activity Centre be explored in tandem with the Minoru Park Vision Plan process. This process would include conducting an updated building condition assessment on the Minoru Place Activity Centre and a study of feasible options for priority uses on the site, which could include an alternate facility use or the option of converting the site into park space.

It should be noted that there is currently no operating budget allocated to the Minoru Aquatic Centre or the Minoru Place Activity Centre following the opening of the new Minoru Complex. Staff recommend that facility condition assessments and feasibility studies for Minoru Place Activity Centre begin promptly in order to report back to Council in 2017 to allow for work to begin on both projects immediately following the transition to the new Minoru Complex facility.

Financial Impact

None.

Conclusion

Minoru Park is a well-used recreational and cultural precinct in the heart of Richmond. The programs and services operating out of the long standing Minoru Aquatic Centre and Minoru Place Activity Centre will be transitioning to the new Minoru Complex at the end of 2017. The current facilities are aging and in need of significant maintenance. The Minoru Place Activity Centre has a higher level of adaptability and potential for reuse, while the Minoru Aquatic Centre does not. There is an opportunity to explore coordinated options for the sites of these two facilities through the Minoru Park Vision Plan process.



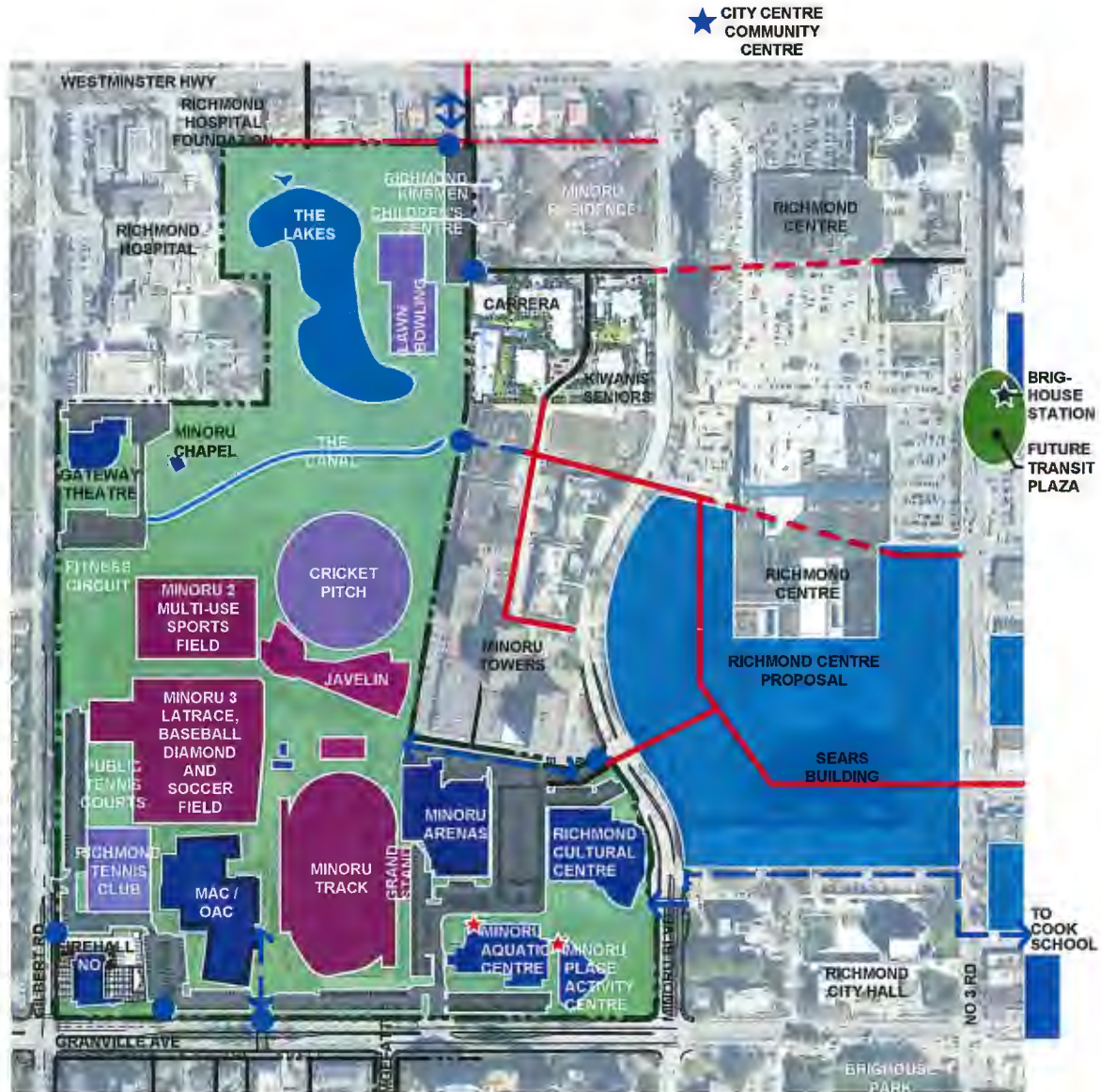
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Jamie Esko
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- Att. 1: Map of Minoru Park and Context within the City Centre
- 2: Site Map of Existing Minoru Aquatic Centre and Minoru Place Activity Centre

Map of Minoru Park and Context within the City Centre



LEGEND

- PARK BOUNDARY
- FACILITIES IN THE PARK
- PARKING IN THE PARK
- ACTIVE SPORT USE IN THE PARK
- SPORT CLUB USE IN THE PARK
- PARK SPACE
- CCAP DEVELOPMENTS CURRENTLY IN PROCESS
- CCAP PARCELS UNDER CONSTRUCTION
- FUTURE NEW AND / OR IMPROVED PARK CONNECTIONS (PEDESTRIAN)
- EXISTING ROAD
- NEW CCAP OR PROPOSED ROAD
- NEW CCAP LANE
- FUTURE NEW AND / OR IMPROVED PARK ENTRY POINTS (PEDESTRIAN)

Site Map of Existing Minoru Aquatic Centre and Minoru Place Activity Centre

