

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 20, 2019**

FROM: **General Manager, Planning & Development
General Manager, Parks, Recreation & Culture
Acting General Manager, Engineering**

FILE: **0710-130 (North
Surrey Recreation
Centre)**

SUBJECT: **North Surrey Recreation Centre Decommissioning Plan**

RECOMMENDATION

The Planning & Development Department, Parks, Recreation & Culture Department, and Engineering Department recommend that Council:

1. Receive this report for information; and
2. Approve the plan to decommissioning the North Surrey Recreation Centre by December 31, 2019 as generally described in this report.

INTENT

The intent of this report is to confirm Council's direction on the decommissioning of the North Surrey Recreation Centre ("NSRC") after the relocation of the ice & sport programming to the new North Surrey Sport & Ice Complex ("NSSIC"). NSSIC is under construction and expected to open to the public in September 2019.

BACKGROUND

The NSRC located at 10275 - City Parkway was constructed in five major phases. Phase One included the first arena, built in 1965 to 1966. A pool was constructed as part of Phase Two in 1972 to 1973, and an additional sheet of ice was added in 1988 to 1989, completing Phase Three. In 1990-2000 a weight and cardio space was added at the front of the facility and in 2009 modifications were made to the south wall of the pool area.

The original arena construction project (Phase One) included building the space for the pool mechanical room, which was integrated with the underground arena mechanical spaces, as the building had been originally designed for both the arena and pool (Phase One and Phase Two). When the project was first finalized for tender, the pool construction that was envisioned to be part of phase one was deferred and was later constructed as part of Phase Two.

In the 2015 Five Year Financial Plan Capital Program, Council approved the construction of the NSSIC project, located at 10950 - 126A Street, to both replace the aging arenas at NSRC and increase the capacity by 50% to address high demand for programming in North Surrey. The award for the contract of the Design Build project was approved in November of 2016 and construction began in early 2017. The NSSIC project is now nearing completion with a scheduled opening for September 2019. Consideration for decommissioning of the aging NSRC, consistent with the Parks Recreation and Culture Strategic Plan, and Surrey City Centre Plan is now required to proceed.

DISCUSSION

Impact to Parks, Recreation & Culture Programs and Services

In the time since the NSRC was built, additional, new facilities have been built in the area, including the Guildford Recreation Centre, Chuck Bailey Recreation Centre, and the North Surrey Sport & Ice Complex, which will open in September of 2019. In addition to being new buildings, these facilities offer improved programming and more amenities, all fewer than four kilometres away from NSRC.

Staff have reviewed the programs and services offered at the NSRC (two sheets of ice, fitness spaces, multi-purpose rooms and the indoor pool facility) and are able to re-locate all programs and services within a 4.0 km radius of the current facility. The programs and services will be equal or better served in their new locations. The locations that will be used are:

- NSSIC (10950 – 126A Street) – 3.1 km distance from NSRC;
- Chuck Bailey Recreation Centre (13458 - 107A Avenue) – 0.9 km distance from NSRC; and
- Guildford Recreation Centre (15105 – 105 Avenue) – 3.8 km distance from NSRC.

The new NSSIC can service all of the ice and sport programming currently offered out of the NSRC and provide additional opportunities to support new programming within the three-ice sheet facility. NSSIC can service all the fitness and separate weight programming offered out of NSRC and more with its additional and larger fitness spaces, including a weight room and fitness studio (see Figure 1 below). NSSIC will also service the multi-purpose programming for 0 to 18 years and adults and families out of its community rooms at the facility.

Figure 1

Facility Name	Weight Room (Size)	Fitness Room (Size)
Old North Surrey Recreation Centre	4800 sq. ft	673 sq. ft fitness studio
New North Surrey Sport & Ice Complex	5431 sq. ft	Yoga/Stretch: 1068 sq. ft Spin room: 683 sq. ft

Chuck Bailey Recreation Centre can provide the preschool, children and youth programs and services that are currently offered at the NSRC.

Guildford Recreation Centre will accommodate all the swimming and aqua-fit programs and services that the NSRC currently offers and further enhance aquatic opportunities with a 50-metre pool. Guildford Recreation Centre also features an 8,900 square foot weight room area which is 3,000 square feet larger than the weight room at the NSRC.

Arena programming will be transitioned from NSRC to the new NSSIC once the facility opens in September 2019 with all other programming continuing at the NSRC until fall programming has finished in December 2019.

Rationale for Decommissioning

The site of the North Surrey Recreation Centre is under-developed as an arena, given its strategic location in City Centre adjacent to the Surrey Central SkyTrain Station. The City has been working with Surrey City Development Corporation (“SCDC”) for an exciting proposal, “Centre Block”, that can potentially deliver over 2 million square feet of office, university, and retail space. This development is consistent with Smart Growth principles and will help to continue to transform Surrey City Centre with employment opportunities and provide a dense, vibrant, and walkable downtown.

The existing Surrey Central Transit Exchange handles over 20 different bus routes and is one of the busiest bus exchanges in Metro Vancouver. The current exchange is efficient for bus operations but is a fenced suburban configuration that turns its back on the surrounding neighbourhood. The exchange also presents a barrier to redevelopment in the core of Surrey City Centre and limits the expansion of SFU-Surrey onto lands they have options on.

In 2004, the Surrey Central Transit Village project had investigated the idea to replace or reconfigure the exchange to provide a more urban transit exchange. Since 2012 the City has been working with Simon Fraser University (“SFU”) and TransLink on finalizing the details of this plan including developing a Memorandum of Understanding with each agency. The plan proposed includes three key elements:

1. An off-street bus layover behind the new SFU Engineering building at 10285 – University Drive;
2. On-street bus passenger drop off on a realigned 102A Avenue westbound – in the general location of the current exchange; and
3. On-street bus passenger pick up on a widened Central Ave with an additional eastbound lane for buses to pull over and wide sidewalks that can accommodate the expected pedestrian and bus passenger volumes.

To deliver the Transit Village plan, it will be necessary to remove both the existing bus exchange and the existing NSRC. Once complete, a significant amount of land where the existing bus exchange and NSRC will be freed up for redevelopment.

Considerations for Decommissioning

Staff have reviewed the options for demolition of the NSRC and there are several factors that indicate the need for the entire building to be demolished at one time including:

- The building and its systems are aging, and major infrastructure has exceeded life expectancy. There is possibility of major systems failure of roofing, plumbing, heating and air conditioning as a result of deferring replacement of these in anticipation of the move from NSRC to the new NSSIC and future City Centre YMCA;
- The pool mechanical room is integrated into the structure of arena 1. Fire exiting from the second floor makes use of the arena 1 exit routes. These factors complicate the work and cost of demolition;
- Demolition will include hazardous materials removal, and this is more cost effectively and safely done without operations in parts of the facility; and
- Demolition in phases would result in extra costs anticipated at over \$1 million to restore the building envelope, some shared systems, and structures for the remaining portion(s) of the building.

Once the ice and sport programming at the NSRC is relocated to the new NSSIC, initial decommissioning can begin. The initial decommissioning will include removal of reusable facility materials, such as the arena board systems, and other items that can be used in other facilities. Following removal of items that can be reused, staff will commence the process of abatement of hazardous materials that may be present in the building. Once this process begins, the space will be unavailable for public use.

Staff strongly recommend a complete decommissioning of the existing NSRC as soon as possible after the opening of NSSIC. This will help control and reduce costs and will remove any barriers to the development of Centre Block and the replacement of the transit exchange and facilitate the completion of abatement of hazardous materials without any impact to the public.

Physiotherapy Services Contract Impact

A physiotherapy health care provider has operated from the NSRC since 1992. The physiotherapy tenant currently operates from a 106 m² (1,142 ft.²) office space on the second floor of the facility on a five-year lease term expiring on November 1, 2019. Staff have met with the tenant and they are aware that they will need to relocate if Council approves this report.

If Council approves this report, official notice of the closure of the building will be issued.

Communication Plan

The communication plan will be comprised of an informative description of all the programs, activities and services offered currently at the NSRC and where the City will be offering all the programs, activities and services within 4 kilometres of the current NSRC. The description and information will be communicated over social media and on the City of Surrey's website, as well as in lobbies of NSRC, Chuck Bailey Recreation Centre, NSSIC and Guildford Recreation Centre. The City's Recreation Guide will also communicate where all the services, programs and activities and new services and programs and activities for North Surrey residents will be offered.

Public engagement strategies will include:

- Connecting in person:
 - Informed staff will be scheduled during key times to provide information and respond to inquiries from NSRC patrons regarding the relocation of their preferred programs and services at other facilities;
 - Staff will assist patrons in locating a new home facility that is able to offer similar services and more;
 - Staff will also be able to assist patrons looking to connect with their preferred instructors at alternative facilities; and
 - Staff will meet with NSRC user groups to assist groups in establishing a new home facility and ensure facilities meet the current and future needs of the users.

- Welcoming and Informative Spaces:
 - Information posters will be featured at NSRC and alternative sites; and
 - Televisions located in Recreation Centre lobbies will circulate strategic information.

- Recreation Communications:
 - The City's Recreation Guide will provide enhanced information to patrons about relocated services and alternative facilities; and
 - Social Media channels will keep public informed on the development of the new NSSIC.

Through enhanced communications, staff will be able to demonstrate to the NSRC users that the relocation of the programs and services previously offered by NSRC will be enhanced by diverting to other home facilities and provide more opportunities for patrons to participate in new programs.

SUSTAINABILITY CONSIDERATIONS

The work of this project supports the objectives of the City's Sustainability Charter 2.0. In particular, this work relates to Sustainability Charter 2.0 themes of Inclusion, Built Environment and Neighbourhoods, Health and Wellness, and Infrastructure. Specifically, this project supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Inclusion DO24: Surrey has a strong social infrastructure that supports the needs of its diverse and growing population;
- Inclusion SD13: Ensure a range of free, safe and engaging spaces and activities are available for youth and seniors in all communities and at different times of day;
- Built Environment and Neighbourhoods DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Health and Wellness SD8: Promote greater participation in all forms of recreation;

- Infrastructure DO1: City facilities and infrastructure systems are well-managed, adaptable and long lasting, and are effectively integrated into regional systems;
- Infrastructure SD1: Proactively manage community assets to maintain them over the long term in a state of good repair; and
- Infrastructure SD2: Develop and manage our assets to adapt to technological change.

CONCLUSION

The Planning & Development Department, Parks, Recreation & Culture Department, and Engineering Department recommend that Council recommend that Council approve the decommissioning plan for the North Surrey Recreation Centre as generally described in this report, including the implementation of the communication plan for the public.

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