



Corporate

NO: R076

Report

COUNCIL DATE: April 22, 2002

REGULAR			
TO:	Mayor & Council	DATE:	April 18, 2002
FROM:	General Manager, Parks Recreation and Culture	FILE:	8000-50/N
		xc:	8000-30/N
SUBJECT:	Newton Wave Pool and Community Recreation Centre Renovation		

RECOMMENDATION

That Council approve the Newton Wave Pool and Community Recreation Centre renovation project.

BACKGROUND

The Parks, Recreation and Culture Commission received the modified plans for the renovations to the Newton Wave Pool and Community Recreation Centre at their Wednesday April 17, 2002 meeting. The Commission unanimously supported the redesigned project and recommended it go forward to Council for approval.

Council had included \$1,650,000 in the 2002 Capital Budget for renovations/additions to the Wave Pool and Community Recreation spaces in Newton, subject to Commission review of the plans and final consideration by Council.

Commission received the initial plans in November 2001, but had some concerns about the scope of the proposals and how they fit with other future developments. The plans were referred back to staff and the Master Plan Review sub-committee of Commission. The modified plans submitted at the April 17 Commission meeting now confine renovations within the existing footprint of the Wave Pool, as well as call for upgrades to the community rooms.

DISCUSSION

Following the completion of the Parks, Recreation and Culture Master Plan in 1996, a detailed study and review of the provision of leisure services was carried out for the Newton Town Centre. The study included extensive public consultation and was completed in 1997. The plan called for grouping all community and leisure services around a core, which would be located at the Newton Wave Pool and Community Recreation Centre site.

The initial phase of the project can be completed within the designated \$1,650,000 project budget. This budget is funded entirely from Sundry Sources that are specifically designated for improving recreation facilities in Newton. The two primary sources are \$1.12 million from Penreal's Strawberry Hill project and \$510,000 from the Panorama Hall insurance proceeds. Attached are a floor plan and a drawing showing the south elevation facing the main parking lot. The benefits of this initial project include:

- An improved entry directly off the parking lot;
- Relocation of the reception desk to provide improved service to customers and increased ability for staff to supervise the lobby area;
- Improved sight lines from the lobby to the pool;
- Conversion of the vacant restaurant space and under utilized storage space into a new and improved fitness room with viewing onto the parking lot and pool;
- Conversion of the existing weight room and small cardio room into multi-purpose program and meeting room spaces for wellness programs;
- Improved exterior landscaping to address safety and security issues; and
- Upgrading of the existing Community Recreation Centre spaces.

The project will increase the use levels and safety of the existing Wave Pool and Community Recreation Centre. In 2000, the Newton Wave Pool use levels went down to 230,000 from 290,000 in 1999 due to the opening of the Surrey Sport and Leisure Complex. The resulting loss of revenues coupled with increased energy costs, raised the net cost back to the pre-1996 levels. In 2001, however, use levels and revenues have increased and continue to show a positive upswing; revenues were up 12% to \$892,600 in 2001, vs. \$799,000 in 2000. The proposed project will increase revenues and result in a net reduction to the Wave Pool budget of \$40,000 a year. The existing Community Recreation Centre is not at an acceptable level for program or rental purposes. This project will also improve these spaces and the entry, and further increase revenues.

CONCLUSION

The proposed project will improve visibility and safety, consolidate and expand the cardio and weight training area, and improve programming spaces. These changes will help provide more community opportunities to the Newton residents, which is the largest town centre in Surrey.

The Parks, Recreation and Culture Commission unanimously supported the attached revised plans at their April 17, 2002 meeting. Pending project approval by Council, preparation of detailed drawings will be initiated, with proposed project completion in late Fall 2002. Given the location of the renovations, limited interruption to the existing operation will occur. Existing fitness spaces and the pool operation can continue while other areas of the facility are being upgraded.

Don Hunter, General
Manager of Parks, Recreation
and Culture

Attachment

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