

CORPORATION OF THE CITY OF PORT COQUITLAM

PARKS & RECREATION COMMITTEE

A meeting of the Parks & Recreation Committee was held in the Committee Room at City Hall on February 14, 1989 at 3:45 p.m.

In attendance were Alderman John Keryluk and Alderman George Laking.

Also in attendance was K. Janna Taylor, Parks & Recreation Director.

Item No. 1      Genstar Parksite No.5

The committee reviewed the memorandum from the Parks & Recreation Director and the relevant material for Parksite No. 5

Recommendation

That the proposed agreement amendment by Genstar stating that:

- a) The tennis courts be relocated from parksite No 2 to No 5 and
- b) That \$50,000 be taken from the budget of \$400,000 for parksite No 2 and added to the parksite No 5 budget for the tennis courts;

be adopted.

Carried


Item No. 2      Centennial Pool

The Parks & Recreation Committee reviewed the written comments by the Parks & Recreation Director. The committee was of the opinion at this time, that it was not appropriate to take a recommendation to Council on the relocation of the summer Centennial swim program to Hyde Creek Indoor pool.

Recommendation:

That the 1989 Parks & Recreation Committee support the recommendation of the 1988 Committee (this recommendation is outlined on page

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Item No. 3

McLean Washrooms

The attached comments were reviewed by the committee. Committee members were of the opinion that the matter should be further investigated; that if at all possible the washrooms should remain as is, due to the fact that the original intention was to ensure that the womens washrooms would be new. Therefore the committee would like to investigate the possibility of somehow tieing into the men's line and thereby solving the problem.

Recommendation:

That the Parks & Recreation Director investigate the possibility of another solution.

Carried

Item No. 4

Tentative May Day Schedule

The attached reports were received by the committee. Some concern was expressed by Alderman Laking that the fashion show was being eliminated.

Recommendation:

That the tentative schedule be approved and that it be taken to Committee of Council for ratification.


Carried

Item No. 5

Shimizu Sawmill

The Parks & Recreation Director reviewed the issue of access onto the PoCo Dyke. The two major points are:

- a) That a tunnel access be provided in the area where the sawmill will be transporting logs from the river over the dyke; into their storage yard. This tunnel would be approximately 60 feet long and would have steps leading into it. Furthermore the tunnel would be lit. Wheelchair access would not be provided due to the fact that the dyke is not accessible to wheel chairs.
- ...3

  
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- b) That the ditch along the dyke adjacent to the sawmill's property, be filled in with earth at Shimizu's expense and that the city over time landscape the area with trees. This feature would enhance the PoCo Trail and provide a very attractive walkway along the river's edge.

Recommendation:

That the verbal report be received and carried.

Item No. 6      Genstar - Parksite No. 2

The attached letter from Genstar was reviewed and discussed by committee.

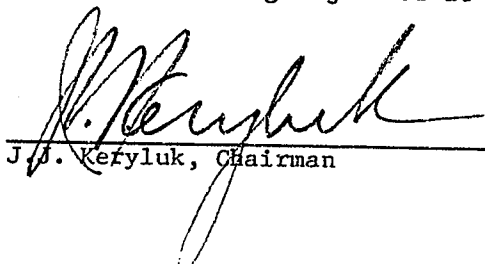
Recommendations:

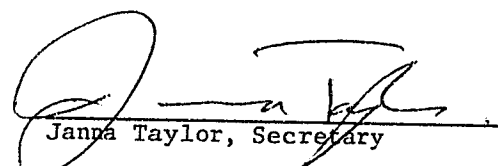
- a) That the City contribute \$7,800 towards the irrigation system in parksite No 2.  
b) That the monies be taken from the park DCC interest.


Carried

ADJOURNMENT:

The meeting adjourned at 4:45 p.m.

  
J. J. Keryluk, Chairman

  
Janna Taylor, Secretary

  
FEB 14 1989



①  
THE CORPORATION OF THE CITY OF PORT COQUITLAM

1989 01 24

MEMORANDUM TO: Alderman John Keryluk  
Alderman George Laking

MEMORANDUM FROM: K. Janna Taylor, Parks & Recreation Director


SUBJECT: Genstar Parksite No. 5

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At the last Parks & Recreation Committee Meeting we discussed the need to relocate the tennis courts from Parksite No. 5 to Parksite No. 3. The rationale for moving them to Parksite No. 3 was that we felt that there was not enough space in Parksite No. 5 to accommodate both a "community facility" and a set of double tennis courts.

However, since the last committee meeting, I have contacted Kevin Smith who has indicated that Parksite No. 3 would not accommodate a set of double tennis courts in addition to the proposed development for this site, as outlined in the agreement. However, Mr. Smith did assure me that, in his opinion, there was sufficient space to accommodate a parking lot, a set of tennis courts and a "community facility". This assumption is based on the fact that the site is 2.35 acres or 102,000 sq.ft.; obviously enough to accommodate a community facility of an adequate size (please note that the size of the Wilson Centre is approximately 10,000 sq.ft.)

Therefore, I would recommend that we retain the proposal of relocating the tennis courts from Parksite No. 2 to Parksite No. 5

KJT/pg

  
FEB 14 1989



THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

MEMORANDUM

March 4th, 1988

TO: K.J. Taylor,  
Parks & Recreation Director.

FROM: R.A. Freeman,  
City Clerk/Deputy City Administrator.

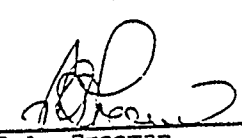
Re: Ganstar Park Site #2.

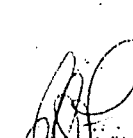
With reference to your February 5th, 1988 memorandum concerning the above noted subject this will advise that when the same was placed before a regular Committee meeting held on February 8th, 1988 the following resolution was passed:

"That the tennis courts in park site #2 be re-located to park site #5 and that the monies, (for the tennis courts), be diverted to this park site.

You will recall that all Council members were present, except Alderman Laking and no dissenting votes were cast.

RAF/sr

  
R.A. Freeman,  
City Clerk/  
Deputy City Administrator

  
FEB 14 1989

SCHEDULE "G"

③

The Developer undertakes and agrees to provide, construct or contribute at the locations identified on the attached map to the following improvements in accordance with the terms and conditions of this agreement to a total value not to exceed \$1,200,000, including design, layout, reasonable contract administration and inspections costs, as measured in 1985 dollars.

Site 1: (Value of improvements, excluding regrading, not to exceed \$70,000.00)

- a. Regrading as may be required for engineering purposes;
- b. Wildflower hydro-seeding on all slopes > 1:4;
- c. Hydro-seeding, a minimum of sixty 2 1/2" caliper trees, and appropriate landscaping of remaining areas;
- d. Park benches;
- e. A crushed rock pathway system in a mutually agreed upon location;
- f. One 20 mm water service connection to the property line.

Site 2: (Value of improvements, excluding regrading, not to exceed \$400,000.00)

- a. Regrading as may be required for engineering purposes;
- b. Wildflower hydro-seeding of slopes > 1:4;
- c. Hydro-seeding of remaining areas;
- d. A minimum of 100 planted 2 1/2" caliper or larger trees with related shrubbery;
- e. A picnic area complete with covered shelter, 25 picnic tables and 2 barbecue pits;
- f. A 50 mm water service connection to property line;
- g. One piece of childrens' playground equipment;
- h. Two doubles tennis courts
- i. Restroom facilities (combined with picnic shelter)
- j. Paved and curbed parking lot to hold 44 cars.

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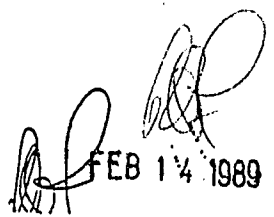
Site 3: (Value of Improvements not to exceed \$300,000.00)

- a. A multi-purpose grass soccer/softball field, fully sprinkled with a sand base, of a size to be determined on the basis of site suitability given slope conditions and limited working area;
- b. A detailed park master plan for integrated development of school fields and park property;
- c. Regrading and landscaping as required to satisfy master plan;
- d. A water fountain;
- e. Combined school/park parking lot.

All facilities to be constructed within the power line right-of-way are subject to the City obtaining any necessary approval from B.C. Hydro and Power Authority.

Site 4: (Value of improvements not to exceed (\$30,000.00)

- a. Regrading and berming as required for landscaping purposes;
- b. Hydro-seeding;
- c. Park bench(es);
- d. One piece of children's playground equipment;
- e. A minimum of twenty planted 2 1/2" caliper or larger trees plus related shrubbery;
- f. A 20 mm water service connection to property line;
- g. A crushed rock pathway system.

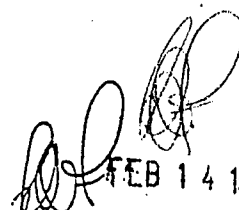
  
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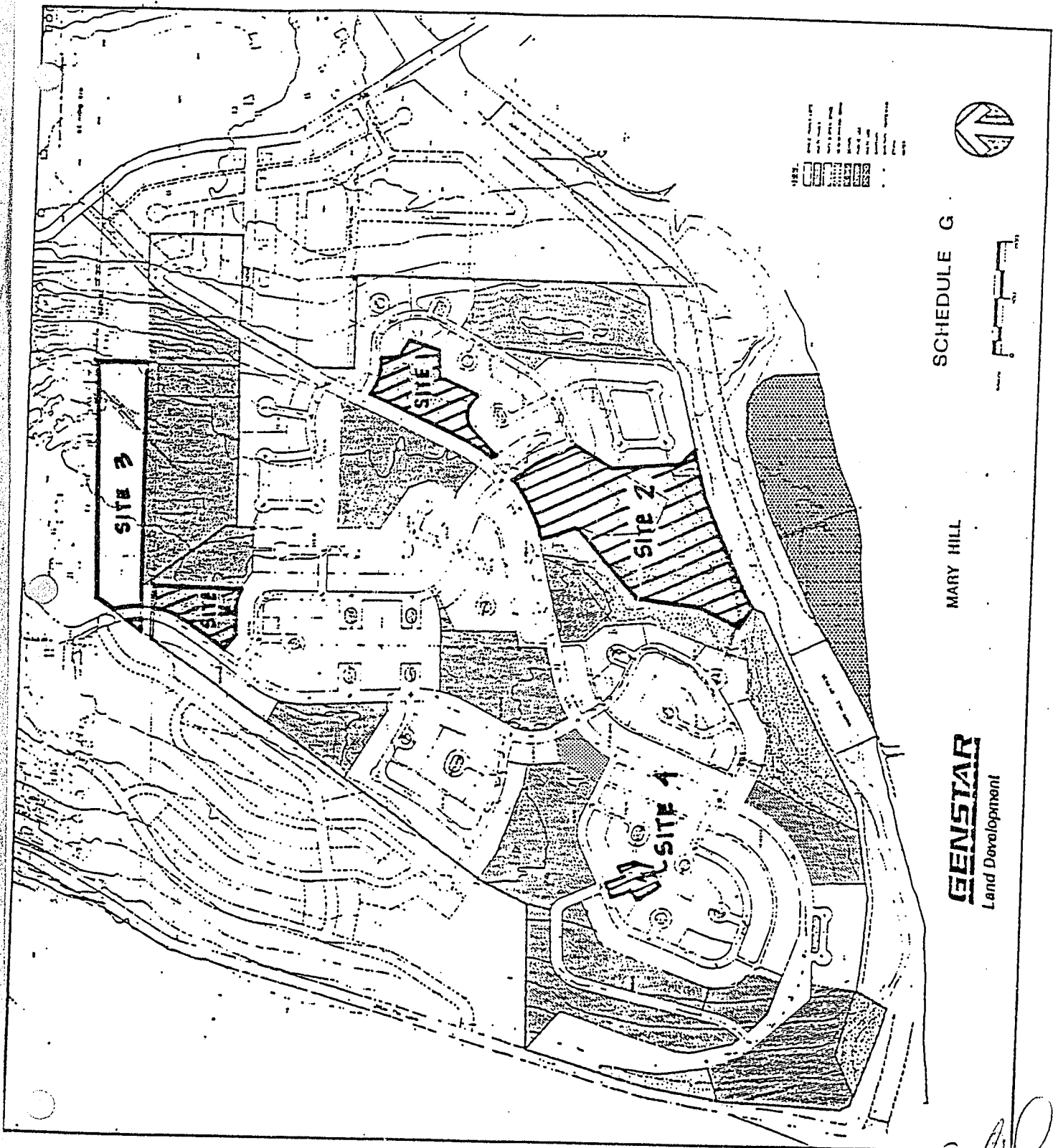
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Site 5:

The Developer covenants and agrees to contribute \$400,000.00 in cash towards the cost of a community facility on this site, provided that such facility is designed and scheduled for completion within 2 years of the issuance of a building permit for the 1000th dwelling unit within the development and that the facility is of a value equal to or greater than the Developer's contribution; provided that in the event that the City has not substantially completed this facility within the two year period, the contribution shall be refunded without interest.

  
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*[Signature]*  
FEB 14 1989

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## DRAFT

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1988

BETWEEN:

THE CORPORATION OF THE CITY OF PORT COQUITLAM,  
a City Municipality duly incorporated under the  
laws of the Province of British Columbia, and  
having its offices at 2272 McAllister Avenue,  
City of Port Coquitlam, Province of British  
Columbia,

(hereinafter called the "City")

OF THE FIRST PART


AND:

IMASCO ENTERPRISES INC., a corporation duly  
incorporated under the laws of Canada and  
extraprovincially registered in the Province  
of British Columbia and having an address at  
Suite 104, 4585 Canada Way, in the Municipality  
of Burnaby, in the Province of British Columbia,  
V5G 4L6

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS Genstar Corporation ("Genstar"), entered into  
an agreement ("Development Agreement") with the City dated  
September 10, 1985 regarding the development of certain lands and  
premises within the City of Port Coquitlam, and Genstar has  
assigned and transferred all of its assets, business and  
undertaking to the Developer;

  
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AND WHEREAS the Developer and the City wish to amend certain clauses contained within Schedule "G" of the Development Agreement;

NOW THEREFORE in consideration of the premises, and the mutual covenants herein, the Developer and the City covenant and agree to amend Schedule "G" of the Development Agreement as follows:

- 1) Under the heading "Site 2", the provision ("Value of improvements, excluding regrading, not to exceed \$400,000.00") shall be amended to read, ("Value of improvements, excluding regrading, not to exceed \$350,000.00.");
- 2) Under the heading "Site 2", item "h", the provision "two doubles tennis courts", shall be deleted entirely.
- 3) Under the heading "Site 5", the entire clause shall be deleted and shall be replaced by the following:

Site 5

"The Developer covenants and agrees to contribute \$450,000.00 in cash towards the cost of a community facility and two doubles tennis courts on this site, provided that such facility and tennis courts are designed and scheduled for completion within 2 years of the issuance of a building permit for the 1000th dwelling unit within the development and that the facility and tennis courts are of a value equal to or greater than the Developer's contribution; provided that in the event that the City has not substantially completed the facility and the tennis courts within the two year period, the contribution shall be refunded without interest."

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PAGE 003

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- 4) IT IS MUTUALLY UNDERSTOOD, and agreed between the City and the Developer that except as expressly added to, amended or deleted herein, all the terms and conditions contained in the Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year first above written.

The CORPORATE SEAL of IMASCO ENTERPRISES INC. was hereunto affixed in the presence of:

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

The CORPORATE SEAL of THE CORPORATION OF THE CITY OF PORT COQUITLAM was hereunto affixed in the presence of:

MAYOR

CLERK

  
FEB 14 1989

JAN 3 '89 10:21

524 2245214

Port Coquitlam Parks & Recreation Committee  
Tuesday, February 14, 1989 at 4:45 p.m.

AGENDA

Item No. 1

Genstar - Parksite No. 5 (pages 1-9)

Please see attached report

Item No. 2

Centennial Pool (pages 10-28)


Comments:

If the 1989 Parks & Recreation Committee is prepared to support the 1988 Committee's recommendation on page 10 of this report; I would strongly suggest that due to uncertainty of when construction would start; that the Hyde Creek Centre remain open during the summer months and that we close down at the end of summer for maintenance. The date for closure will be done in conjunction with school officials.

Recommendation:

That the normal outdoor Centennial Pool program be moved to Hyde Creek Indoor Pool for 1989. The budget for this will come from the outdoor pool program account and the outdoor pool maintenance account.

Due to the fact that we have not operated an indoor pool program during the summer months before we are unable to determine accurate costs at this time however we are hopeful that the "outdoor pool" budget will be sufficient to cover all costs.

  
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(10)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 11 24

COMMITTEE OF COUNCIL

TO: B.R. Kirk, City Administrator

FROM: K. Janna Taylor, Parks & Recreation Director

SUBJECT: Centennial Pool

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Recommendation:


1. To proceed with option 3 of the Outdoor Pool Analysis at an estimated cost of \$396,500. (Breakdown of cost attached)
2. That an application for one-third of the total cost be made to GO BC funding program. This amount is estimated at \$132,200.
3. That the additional \$264,300 be taken from Tax Sale reserve and that this be repaid back to the reserve over the estimated life of the project.
4. Retain J.T. Barkley Architect as consultant/project manager.

Background & Comments:

On October 14, 1988 a report was sent to the City Council outlining four recommendations for Centennial Pool. At that meeting Council tabled the first three recommendations and recommended number four; which was to release the Outdoor Pool Analysis to the PoCo Marlins.

On November 7, 1988 the PoCo Marlins made a presentation to City Council requesting that Option III as outlined in the study; be adopted by City Council.

The Parks & Recreation Committee supports the PoCo Marlins position and recommends that we proceed immediately in order to get the pool ready by the 1989 summer swim season. It should be noted that in the first report to Council the committee recommended option "2" at a cost of \$188,500.

  
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Funding for the project is proposed from two areas. The new provincial GO BC Program which will fund up to 1/3 of the cost of the project to a maximum of one million per project. The other area of funding to be from the Tax Sale Reserve Fund. (It should be noted that in the draft CIP \$800,000 was proposed for the re-building of Centennial pool in 1993. This money was proposed to come from the Tax Sale Reserve Fund.)

Cost Breakdown of Option 3

1. Estimated cost \$325,000
2. Architectural fees @ 12% = \$39,000
3. Contingency of 10% = \$32,500
- Total \$396,500

  
K. Janna Taylor,  
Parks & Recreation Director

  
FEB 14 1989

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## OPTIONS

We have prepared five options for consideration. They range from doing nothing to a completely new indoor facility. The first and last options are only briefly considered, as the Terms of Reference for this report are focused on renovation measures.

The costs quoted are current costs and an allowance for inflation would need to be added to adjust them to an actual tender date.

### OPTION ONE:

Take no action. Maintain the status quo, with crisis repairs only. The reasons for not recommending this option are public safety, economics and community service.

The facility is in violation of a number of current provincial codes, the most serious of which, in terms of public safety, are electrical deficiencies such as grounding and ground fault breakers.


The cost of operating and repairing Centennial Pool will continue to rise and revenues will likely decrease as the physical decline of the facility continues. The increasing possibility of an accident, resulting in a liability claim, must also be considered as an economic deterrent to Option One.

The current pool primarily serves the hot summer day/children market. This narrow focus would be difficult to alter unless renovations are undertaken. Current concepts for community pools suggest that facilities should seek to serve the total community by providing for families, seniors and the disabled.

COSTS: No immediate costs

### OPTION TWO:

Do the minimum renovations necessary to ensure public safety and continued operation of the existing facility. This option would retain the Change Room Building but, in order to solve the electrical grounding deficiencies, would replace the Pool Apron and, at the same time, improve deck drainage. It is not suggested that the drainage and fixture deficiencies of the Change Room Building be corrected in this option, as the cost and construction requirements would be close to that of a totally new building.

  
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OPTIONS (continued)

OPTION TWO: (continued)

The following items would be involved in this option:

Regulatory Requirement - B.C. Building Code

1. Add exit doors from pool area;
2. Fire rated door and fire dampers at Change Room Building's service room.

Regulatory Requirements - B.C. Health Act

3. Apron drainage as part of the new Pool Apron.

Physical and Structural

4. Change Room Building roof inspection done to the standards of the Roofing Contractor's Association of British Columbia. Repairs would then be made as required.
5. Repair concrete block wall cracks and provide clip angles at top of concrete block walls.
6. Repair roof beam.
7. Remove and replace deck apron around pool and provide a new fencing system.
8. Repair cracks in pool bottom and Mechanical/Filter Room roof with epoxy injection.
9. Waterproof roof of Mechanical/Filter Room when new pool deck apron is built.

Mechanical

10. Provide vents in Change Room Building's service room.
11. Provide additional skimmers at the north end of the pool.
12. Investigate the supply and drainage flows of the pool and adjust if necessary.

Electrical

13. Replace all electrical systems in the Change Room Building, Pool apron and Mechanical/Filter Room.
14. Provide new main electrical service to the pool facility.

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OPTIONS (continued)

OPTION TWO: (continued)

Electrical (continued)

15. Provide emergency and exit lights in the Change Room Building and Mechanical/Filter Room.
16. Provide all possible bonding and grounding of metal elements while access is provided by the removal of the Pool Apron and before the new Apron is installed. Bonding and grounding would also be carried out in the Change Room Building and Mechanical/Filter Room.


COSTS: \$144,000.00

OPTION THREE: Recommended Option

Do those renovations that will ensure public safety, extend the functional life of the pool complex and expand the service to the community by providing for adults and the disabled.

The following items would be involved in this option:

1. Build a new Change Room Building to provide for current deficiencies in structure, handicapped services, fixtures, drainage, lockers, fire separations and ground fault protection. Mechanical ventilation should be part of the new design.
2. A new access from parking that accommodates the handicapped user and provides better entrance identification.
3. Replace the existing Pool Apron with a new Apron, fence and exiting system. In conjunction with the construction of the new Apron, provide new drainage and bonding/grounding of metal elements throughout the entire facility. Waterproof the roof of the Mechanical/Filter Room.
4. Provide a separate chlorine room for the Mechanical/Filter Room.
5. Provide epoxy injection of cracks in the pool bottom and Mechanical/Filter Room roof.
6. Provide additional skimmers at the north end of the pool.
7. Provide a hydrostatic relief valve in the pool basin.

  
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OPTIONS (continued)

OPTION THREE: (continued)

8. Investigate and adjust the supply and drainage system of the pool.

COSTS: \$325,000.00

OPTION FOUR:

Do those renovations as outlined in Option Three plus additional work intended to broaden the community appeal of the facility. The intent would be to increase the level of community service and improve revenue.

The following items would be involved in this option:

1. Option Three items.
2. Expand Pool Apron 150 m2 to provide more sunning, leisure activity and toddler areas. Create wind screens for the Pool Apron.
3. Provide a small slide for the pool.
4. Provide an artificial lighting system for the pool to extend the hours of operation.
5. Provide a system of signage on adjacent streets on site and in the facility. The system would enable users to become oriented, provide information and raise awareness in the community about the facility.
6. Provide a separate whirlpool facility in an adjacent deck area. The capacity of the whirlpool should be approximately fifteen persons. This component would appeal to adult users.
7. Provision of recreational features such as:
  - a) slide facility with separate slide pool and twin slides;
  - b) toddler's pool (100 m2) and play area; shallow end finished with a soft cushion material; and
  - c) sauna or steamroom attached to the Change Room Building.

  
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OPTIONS (continued)


OPTION FOUR: (continued)

<u>COSTS:</u>	Items 1,2,3,4 and 5:	\$396,000.00
	Item 6 (Whirlpool):	\$ 96,000.00
	Item 7(a) Slides:	\$244,000.00
	Item 7(b) Toddler Pool:	\$ 92,000.00
	Item 7(c) Sauna:	\$ 24,000.00

OPTION FIVE:

Demolish the existing facility and construct a new, indoor facility. This option would require extensive investigation of community needs to establish the economic and functional viability of such a proposal.

COSTS: Two to five million dollars.

  
FEB 14 1989

(17)

CITY COUNCIL  
CENTENNIAL POOL REPORT  
NOVEMBER 7, 1988

THE PORT COQUITLAM MARLINS SUMMER SWIM CLUB HAVE READ THE POOL STUDY, AND UNANIMOUSLY AGREE WITH THIS REPORT.

OPTION ONE:

OPTION ONE WAS NOT CONSIDERED BECAUSE OF THE ELECTRICAL DEFICIENCIES. THE FACT THAT THE STUDY MAKES EVERYONE AWARE OF A POSSIBLE ELECTRICAL ACCIDENT LEAVES THE MARLINS TO CONCLUDE THAT IF WE DO NOT HAVE A LEGAL RESPONSIBILITY, WE CERTAINLY HAVE A MORAL RESPONSIBILITY THAT WOULD PREVENT THE MARLINS FROM USING THE CENTENNIAL POOL FACILITY IN ITS PRESENT CONDITION FOR ITS 1989 PROGRAM.


OPTION TWO:

OPTION TWO WAS CONSIDERED AND WHILE OPTION TWO SOLVES THE PUBLIC SAFETY PROBLEM, IT FAILS TO ADDRESS SOME OF THE CONCERNS OF THE STUDY AND OF THE MARLINS SWIM CLUB. THE STUDY IS CORRECT IN ITS OBSERVATION THAT CENTENNIAL POOL IN ITS PRESENT CONDITION ONLY SERVES A VERY NARROW SECTOR OF THE CITY'S POPULATION, MAINLY CHILDREN IN THE SEVEN TO FOURTEEN YEAR OLD RANGE.

THE STUDY ALSO CORRECTLY POINTS OUT THE PRESENT FACILITY DOES NOT MEET ANY B.C. BUILDING CODE REQUIREMENTS FOR THE DISABLED, AND WITH OPTION TWO WONT PROVIDE ACCESS OR FACILITIES FOR THE DISABLED.

THE CHANGE ROOMS CEMENT FLOORS DO NOT PROVIDE PROPER DRAINAGE BECAUSE IN CERTAIN AREAS THE FLOOR SLOPES RUN AWAY FROM THE DRAINS AND COUPLED WITH THE FACT AT EVERY SWIM MEET WE HOST THE TOILETS OVERFLOW ON TO THESE CEMENT FLOORS CREATING HYGIENE PROBLEM. THE PLUMBING DESCRIBED IN THE STUDY AS ORIGINAL VINTAGE NEEDS TO BE REPLACED.

PRESENT VENTILATION CONSIST OF TWO OPENINGS COVERED WITH WIRE MESH, AND DOES NOT PROVIDE ODOR DILUTION, OR THE INTRODUCTION OF FRESH AIR. THE FURNACE DUCTING IS FALLING APART AND THE STUDY SUGGEST THE HEATING SYSTEM NEEDS TO BE REPLACED.

  
FEB 14 1989

(18)

ONE OF THE MAJOR CONCERNS OF THE MARLINS SWIM CLUB IS THE CHANGE ROOM, AND WE HAVE EXPRESSED THESE CONCERNS FOR THE LAST FIVE YEARS, COUPLED WITH THE REINFORCEMENT OF THE STUDY SHARING OR EXPRESSING MOST OF THE SAME CONCERNS WHICH ARE BASICALLY THE PRESENT CHANGE ROOMS WHILE MAINTAINED WELL HAS REACHED THE END OF ITS LIFE SPAN AND IS NO LONGER FUNCTIONAL OR USEFUL TO THE COMMUNITY AS A WHOLE AND NEEDS TO BE REPLACED. WE WOULD URGE COUNCIL TO RESIST SELECTING OPTION TWO ON COST FACTORS ALONE WHILE NOT TAKING INTO CONSIDERATION THE MAJOR DRAWBACKS AND SHORTCOMINGS OF OPTION TWO.

OPTION THREE:

IDEALLY THE MARLINS WOULD LIKE TO SEE A NEW OUTDOOR FACILITY AT AGGIE PARK. WE UNDERSTAND THAT THE STUDIES COST OF 1.5 MILLION TO 2 MILLION DOLLARS FOR A NEW OUTDOOR FACILITY IS NOT COST EFFECTIVE. OPTION THREE WAS ADOPTED BY THE MARLINS AS THE MOST COST EFFECTIVE, AND MOST ADVANTAGEOUS AND DESIRABLE FOR THE SWIMMING PUBLIC. I MIGHT MENTION THAT THERE IS A LARGE SEGMENT OF THE SWIMMING PUBLIC INCLUDING THE MARLINS WHO WOULD RATHER SWIM IN OUTDOOR FACILITIES IN THE SUMMER MONTHS VERSUS INDOOR FACILITIES.


THE STUDY CONCLUDES THAT THE POOL TANK IS IN GOOD CONDITION, AND IF OPTION THREE WAS ADOPTED WOULD CREATE THE IMAGE OF A NEW POOL FOR 325,000 VERSUS 1.5 MILLION TO 2 MILLION DOLLARS. THE MARLINS FEEL VERY COMFORTABLE WITH OPTION THREE BECAUSE IT ADDRESSES ALL THE PREVIOUS MENTIONED CONCERNS AND WOULD BE COMPARABLE TO NEIGHBORING CITIES AND MUNICIPALITIES.

OPTION THREE WOULD BROADEN COMMUNITY USAGE OF THE NEW FACILITY BY PROVIDING FOR ADULTS, SENIORS, DISABLED, CHILDREN AND TODDLERS. WE MIGHT LIKE TO RECOMMEND DEPENDING ON COST THAT THE POOL APRON BE EXPANDED TO ALLOW FOR FOUR OR FIVE LITTLE PLASTIC TURTLE POOLS ON THE POOL DECK TO ENCOURAGE PARENT AND TOT TO USE THE FACILITY. PROVIDING A NEW CHANGE ROOM WITH NEW FACILITIES SHOULD IMPROVE REVENUES TO THE CITY.

AS I MENTIONED IN MY PREVIOUS LETTER TO CITY COUNCIL THE MARLINS WOULD BE WILLING TO APPLY FOR ANY GRANTS THAT MIGHT BE AVAILABLE SUCH AS THE LOTTERY FUND TO ASSIST IN THE FUNDING OF THE PROJECT.

IN CONCLUSION WE WHOLE HEARTEDLY ENDORSED THE UNDERTAKING OF A STUDY, TO ALLOW EXPERTS TO MAKE RECOMMENDATIONS TO MAKE THE JOB OF MAKING AN EDUCATED DECISION OF THE BEST ROUTE TO TAKE REGARDING THE RENOVATION OF CENTENNIAL POOL. AFTER MAKING CAREFULL CONSIDERATIONS OF THE COST FACTORS, THE POOL STUDY AND THE MARLINS CONCERNS WE WHOLE HEARTEDLY AGREE WITH THE STUDIES RECOMMENDATIONS OF OPTION THREE GIVING THE BEST RETURN IN COMMUNITY SERVICES AND IN MONEY SPENT.

OPTION THREE PROVIDES FOR WHAT AMOUNTS TO A NEW FACILITY FOR THE DIFFERENCE IN COSTS BETWEEN OPTION TWO AND OPTION THREE. TAKING ALL THE CONCERNS AND RECOMMENDATIONS THAT ARE INCLUDED IN THIS

  
FEB 14 1989



THE CORPORATION OF THE  
CITY OF PORT COQUITLA

(19)

MEMORANDUM

TO: K.J. Taylor  
Parks & Recreation Director

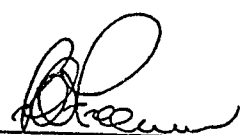
DATE: October 20, 1988

FROM: R.A. Freeman  
City Clerk


RE: Centennial Pool

With reference to your October 14, 1988 memorandum concerning the above noted subject this would advise that at the regular Council Committee meeting held on October 17, 1988 the first three recommendations contained in that report were tabled and the fourth recommendation concerning the release of the report of Centennial Pool to the PoCo Marlins was adopted.

It is the Council understanding that a meeting will be arranged between the PoCo Marlins and the Council in Committee. Doubtlessly you will be sending us a memorandum when this meeting date is known.



R.A. Freeman  
City Clerk



FEB 14 1989

(20)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 10 14

COMMITTEE OF COUNCIL

TO: B.R. Kirk, City Administrator

FROM: K. Janna Taylor, Parks & Recreation Director

SUBJECT: Centennial Pool


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Recommendations:

1. Proceed with option number two of Outdoor pool analysis, as outlined on page 21; with the addition of providing a sunbathing area and to extend the fencing. The estimated cost is be \$188,500 (breakdown of cost is attached).
2. Retain J.T. Barkley Architect as consultant/project manager
3. PoCo Marlins would utilize the pool for the next five to eight years.
4. Release the report of Centennial pool to the PoCo Marlins.

Background & Comments:

Attached to this report please find a report from the Parks & Recreation Director and the Recreation Manager. If Council adopts the Parks & Recreation Committee's recommendation it would be necessary to get the consultant on stream as quickly as possible; in order to guarantee that the renovations will be completed for the opening of the PoCo Marlin's season, which is mid June.

-----  
K. Janna Taylor,  
Parks & Recreation Director

  
FEB 14 1989

(21)

Centennial Pool

Breakdown of costs

1. Option "2" and extension of bathing area	=	\$144,000 + \$5,000	=	\$149,000
2. Contingency	=	10%	=	14,900
	Total		=	\$163,900
3. Consultant/project manager	=	12%	=	24,600
Grand Total				<u>\$188,500</u>

Cautionary Note

The above costs are as accurate estimates as the consultant is able to determine at this time. However, it is important to point out, that presently the construction industry is extremely busy and a small job such as Centennial pool may come in at a higher price. This increase has already been seen in the fact that Lions Park parking lot came in higher than the estimate. Tenders for small jobs apparently are jumping all over the place; but hopefully things will settle down over the winter months.

  
FEB 14 1989



(22)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 10 11

MEMORANDUM TO: Alderman G.R. Laking  
Alderman M.D. Gates

MEMORANDUM FROM: K. Janna Taylor, Parks & Recreation Director

SUBJECT: Centennial Pool

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PURPOSE:

The purpose of this report is to provide background information, comparative costs of the indoor/outdoor pool operation, results of the feasibility study and then to provide several alternatives for the future of Centennial pool.

Background:

In May 1988 the City retained the services of J.T. Barkley, Architect to do an analysis on Centennial pool. The terms of reference for this analysis were as follows:

1. Building analysis of the structural, mechanical and electrical components.
  - a) identify problem areas
  - b) recommendation as to method of corrective action and related cost estimates.

The report was completed in June 1988. In July a presentation of the study was made to Committee of Council by J. T. Barkley. After receiving the report Council referred the issue back to the Parks & Recreation Committee for a further study and then to report back to City Council.

In August the Committee discussed the attached letter from the City Solicitor on the results of the feasibility study done by J.T. Barkley, Architect.

Basically the Solicitor has indicated that now that the City has specific knowledge of safety concerns, that any failure to take steps to rectify the safety issues would put the City in a liabilous position.

Now that Centennial pool is closed for the summer season it becomes imperative that a decision be made on the future of Centennial pool.

...2

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#### PoCo Marlins

The Parks & Recreation Committee met with Larry Stephenson President of the PoCo Marlins on October 4th. At this meeting Mr. Stephenson outlined the concerns of the swim team.

The PoCo Marlins have been in existence since 1962 and they are a summer swim club that operate from May 1st to September. The importance of Centennial pool to the Marlins is vital for them to continue their program. Presently they are preparing for next year's programs therefore they require an answer as to the future of Centennial pool very quickly. By December 1st, 1988 they will need to sign a letter of intent with four coaches. Invitations are sent out to various swim clubs for swim meets by mid January and replies are required by March 1989. They feel that to use Hyde Creek indoor pool for their operation would not be suitable due to the fact that there is no room for seating for 300 to 400 people during their swim meets. They usually have two or three swim meets in the summer. Presently they use Hyde Creek pool for practises during the months of May and June.

#### Present Operation of Centennial Pool

Centennial pool and Robert Hope pool are in operation for the months of July and August and close down at the end of August.

Attached to this report is a memorandum from the Recreation Manager on a comparative analysis of Hyde Creek pool/Centennial pool. I would like to draw committee's attention to point "3" on page "2" of the memorandum in which it would appear that a greater value per dollar invested would be obtained at the Hyde Creek facility.

The other question that needs to be addressed is; if the outdoor pool is to be in operation are we getting good value for only being open for two months of the year?

#### Future considerations for the Parks & Recreation Department

The City in the next few years has some major decisions to make in regard to the direction for leisure services. As was recently outlined in a G.V.R.D. report; the increase in Port Coquitlam for children 0-14 years of age is at 25.3% (please see attached table). This will no doubt mean more pressure on our recreational facilities. In our most recent registration we experienced an increase in our classes filling up. Usually we have to cancel a few classes because they do not fill up for the 0-14 year age group. However, this fall was a different story and the classes filled immediately. The teen program is also extremely popular and does serve a need in the community.

...3

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- 3 -

Decisions to be made

Decisions will need to be made in the following areas: future expansion of Hyde Creek Centre; what to build in site number five in Genstar; future of an arts facility; retro-fit of the PoCo Recreation Centre; future use of Kilmer House; open space requirements; active parks and passive parks and finally the future use of Centennial pool. The above decisions in my mind cannot be made without a thorough and comprehensive master plan that takes into consideration the total picture and does not deal in isolation. The cost of such a master plan would be in the neighborhood of \$30,000-\$60,000. Certain minor sport groups have already indicated an interest in putting some money towards doing a master plan. The department would investigate other areas of funding to help cut the cost down to the City.

Feasibility Study Results

1. Option one outlined on page 20 is to leave the pool as is and not to do anything. This option is not recommended due to the liability placed on the city.
2. Option two is outlined on page 20 and would essentially bring the pool up to a public safety standard. The cost for option two is \$144,000 and it would bring up the life of the pool by five to eight years. Possible advantage of this option would be that it would buy some time in order to do a major Parks & Recreation department master plan and would provide the PoCo Marlins with a home for the next few years. The disadvantage of this plan would be that there would probably be no major benefit in increased revenue as it would not alter the basic nature of the pool.
3. Option three would certainly encourage increased revenues and extend the pool life from eight to twelve years. The cost is \$325,000. This option would be more beneficial to the PoCo Marlins as they would have expanded facilities. The city would also receive a more functional pool with increased revenues.
4. Option four has several items that would make the pool very attractive. If all the items were to be included the option would cost \$852,000. This option would definitely increase revenues and provide a deluxe outdoor facility. The life of the pool would be extended from twelve to sixteen years. However one needs to ask the question, would \$852,000 be more beneficial being spent doing a retro-fit on Hyde Creek pool and expanding the indoor pool operation to twelve months.

...4

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Possible Recommendations:

1.
  - a) Close Centennial pool forever
  - b) Open Hyde Creek Pool for twelve month operation
  - c) PoCo Marlins can operate out of the indoor pool as a summer club. (If a retro-fit was to be done at Hyde Creek Centre the housing of spectators for swim meets could be addressed at that time.)
  - d) Do a major master plan as outlined earlier in this report.
2.
  - a) Do option number two at a cost of \$144,000.
  - b) PoCo Marlins could utilize the pool for the next five to eight years.
  - c) Operate Hyde Creek pool twelve months of the year to provide a more comprehensive aquatic program to the general public.
  - e) Do a master plan as outlined in first recommendation.
3.
  - a) Do option number three at a cost of \$355,000
  - b) PoCo Marlins would utilize the pool
  - c) Increase months of operation of outdoor pool
  - d) Do a master plan

4. There are no doubt several other possible alternatives that have not been outlined that the committee may wish to discuss.

It should be noted that recommendation number two and three would no doubt require that the PoCo Marlins operate out of Hyde Creek pool for one summer until renovations had been completed.

In your deliberations one needs to ask the question whether a two month operation of a swim team in an outdoor pool is a wise economic decision.

Conclusion

The time has come in the life of many of the recreation facilities that decisions will have to be made as to their futures; ie. Robert Hope, Learner pools etc. I would once again impress upon the committee the need for a master plan. This master plan can then be utilized as a tool for future planning of facilities and expenditures. By having a master plan we will not be faced with having to make decisions quickly on such things as Centennial pool. In other words, these problems would be identified at a much earlier stage.

KJT/pg  
enc.

FEB 14 1989

(26)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 09 22

CONFIDENTIAL

MEMORANDUM TO: K. Janna Taylor, Parks & Recreation Director

MEMORANDUM FROM: Larry Wheeler, Recreation Manager

SUBJECT: Comparative Analysis - Hyde Creek Pool/Centennial Pool

-----  
Attached is a comparative analysis of the Hyde Creek Pool versus Centennial Pool operations. In preparing this analysis and in interpreting it, several assumptions have been utilized:

1. Pool facility is operated for ten months of the year. Two remaining months the pool is staffed for maintenance purposes only.
2. Centennial pool feasibility is a seasonal operation....two summer months only.
3. Assumptions were made using available statistics and averaging. The resulting figures (especially as they pertain to Centennial Pool) are at best estimates.
4. User statistics were supplied by the Aquatic staff. It is anticipated that this figure is low because ticket users were not included in the count.
5. School Board splits were used to establish operating costs for the Hyde Creek pool facility.

In addition the following points have been raised for your consideration:

1. On paper, it appears that the indoor pool has a more effective recovery rate. In fact it does, but if School District revenues and expenditures are assumed to be equal and deleted...the resulting recovery rates are much closer. However, it should be kept in mind that summer months would provide an opportunity for day-time programming.
2. In 3 out of the 4 years presented the net cost per hour used has been lower at the indoor facility. This does not hold true in the 1988 budget year. However, in light of the variations in almost every variable in the budget year, I would not assume these proposed figures to be accurate.

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- 2 -


3. Renovation at either facility would likely increase revenues. However, a greater value per dollar invested would be obtained at the Hyde Creek facility....as it would be enjoyed by local residents 10-12 months per year versus two months per year.
4. The Marlins Swim Club are convinced that if Centennial Pool was closed, it would be the demise of their program. Some sort of guarantee would have to be provided to eliminate this concern. I would recommend an allocation process over guaranteed hours.
5. The PoCo Marlins President may want to make a general statement to the Parks & Recreation Committee. He is concerned about upsetting the Committee, but I suggested to him that he may want to ensure that the Committee has heard his concerns...even if they are general in nature.

I hope this information is of some value.

per / L

LJW/pg

enc.

  
FEB 14 1988





ORV'S PLUMBING & HEATING INC.  
#3-1471 Prairie Ave.  
Port Coquitlam, B.C.  
V3B 1T3 941-3120

(29)

January 27, 1989

To: Bram Hoogendorn, Parks Superintendent  
Re: Problems with washrooms at McLean Park

On several occasions last year our firm was called out to make repairs to the ladies washroom at McLean Park. Each successive time the man encountered the same problem, specifically the grinder style pump had become plugged with women's sanitary napkins and tampons. Upon recommendation from pump manufacturer a larger pump was installed with limited success, but in the end result would still become clogged if amount of sanitary deposits became great enough.

After some consideration, we are of the opinion that the present system is inadequate, and will require modification in one of the two following ways; 1) install a concrete sump, duplex sump pumps of the grinder variety, automatic controls and high water alarms. 2) utilize the existing system by switching men's and woman's washrooms around in so having the woman's washroom use the standard sanitary sewer presently serving the men's washroom.

Although both of these methods would be equally effective in correcting the problem, we feel the latter to be the better of the two for a number of reasons. The installation of larger pumps and a sump would not only be an expensive and difficult one, but would require regular maintenance and cleaning as well as being still subject to the possibility of mechanical failure. Changing the washrooms around, should pose no problems to do, will have a smaller cost, will not rely on a pump and should require no maintenance. The men's washroom will work on the existing pumping system as most of the waste is strictly water only, and should have only limited sanitary deposits.

As the Baseball season is quickly approaching we would recommend that these changes be made as soon as possible to prevent continued problems and expense as well as causing any further damage to the existing pump.

*O. Potts*

Orville Potts,  
Orv's Plumbing & Heating Inc.

*RF*  
FEB 14 1989

ORV'S PLUMBING & HEATING INC.  
#3-1471 Prairie Ave.  
Port Coquitlam, B.C.  
V3B 1T3 941-3120

## Quotation (30) Soumission

To: A: City of Port Coquitlam Attn. Bram Hoogendorn, Parks Superintendent Re: Proposed changes to washrooms at McLean Park	Date January 27, 1989
	Terms Conditions
	Estimated Delivery Date Date approximative de livraison

We thank you for the opportunity of submitting the following prices and specifications.  
Nous vous remercions de l'occasion de soumettre les prix et spécifications suivants.

Quantity Quantité	Description	Unit Price Prix unitaire	Amount Montant
	To remove and re-locate 3 urinals and 2 basins, to re-locate urinal tank and associated piping, supply and install new water piping and drain piping for all re-located fixtures as required to interchange Men's and Women's washrooms. Not responsible for removal and re-location of existing counter top, electrical fixtures, mirrors, and other unrelated washroom appurtenances, repairing walls, flaring and/or opening of walls to provide for installation and/or backing. All new material and labour guaranteed for a period of one year from completion. The used fixtures will not be covered by this guarantee and if deemed to be unsuitable for re-installation will be charged as an extra to the original contract price, all material charged at cost plus 10% (Itemized list to be provided)		
	----- Quoted -----	Labour only	1100.00
	Please note to facilitate re-location of urinals, existing wall in Woman's washroom will have to be flared or have one side stripped off and electrical fixtures moved to allow for concealment of piping as well as installation of backing.		
	This quotation is only valid for: Cette soumission n'est valable que pour: 30 Days	F.S.T. T.V.F.	Included
		P.S.T. T.V.P.	Included
	Per/Au <u>O. Potts</u> Orville Potts, Orv's Plumbing & Heating Inc.	Total	1100.00

+applicable parts  
This is not an invoice  
Ceci n'est pas une facture

16575

FEB 14 1989



THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

MEMORANDUM

1989 02 10

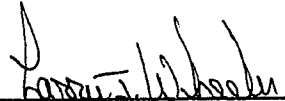
TO: K. Janna Taylor, Parks & Recreation Director  
FROM: Larry J. Wheeler, Recreation Manager  
SUBJECT: 1989 May Day Activities - Tentative Schedule

As per your request, please find attached, our first draft of our tentative schedule of the 1989 May Day activities. You will undoubtedly notice the emphasis on children and youth through-out the schedule.

Please understand that these events have not all been confirmed at this time. We are working on confirming events, times, location and sponsoring groups over the next several weeks. Therefore, it is quite likely that there could still be changes made to this tentative schedule.


Also, it is important that you be aware that this list does not address all activities the community or department is involved in while preparing for an event of this magnitude. These other activities include the rehearsals, lunches, etc. that are inherent with any major community event.

I will provide you with further information as it becomes available. Regardless, it is my hope that the attached list will provide you with an indication of the "great" May Day celebration we are going to have in 1989.

  
Larry J. Wheeler,  
Report Writer

\_\_\_\_\_  
K. Janna Taylor,  
Director's Concurrence

LJW/pg

  
FEB 14 1989

32

1989 May Day Celebration  
Tentative Schedule

Thursday, May 11, 1989  
\* Family Bingo

Friday, May 12, 1989  
Opening/Crowning Ceremonies  
Talent Search  
\* Youth Dance (after ceremonies)

Saturday, May 13, 1989  
Elks Breakfast  
VIP Breakfast  
May Day Parade  
Children's Carnival  
Craft Fair  
Silver Chord Choir Tea  
Queen's Banquet  
\* Youth Entertainment

Sunday, May 14, 1989  
Children's Parade  
Pet Show  
\* Mother's Day Brunch & Swim

\* New events proposed for 1989.

  
FEB 14 1989

MEMORANDUM

33

February 9, 1989

TO: File

FROM: Mr. W. Brown  
Director of Planning

RE: Shimizu Sawmill PoCo Dike Trail  
Meeting Minutes

Attending  
Mr. J. Cantafio, Architect  
Ms. J. Taylor  
Mr. W. Brown

Issues Discussed

1. Continuity of trail past log loading
2. Ditch along private side of dike
3. Frequency of dike being closed by loader
4. Tunnel issues

Issues Referred to Architect for review

1. access to tunnel from dike, examining steps and ramp alternatives
2. water table concerns for tunnel
3. how much time the dike will be closed by log loading
4. preparation of entry features for tunnel at log loading area along dike

Issues Referred to Parks and Recreation Department for review


1. tunnel maintenance and safety issues
2. dike filling options and landscaping

Issues Resolved

1. Wheelchair access will be along the top of the dike not through the tunnel
2. Proposal to be made to City Council to have developer start dike landscaping and City complete the project over a period of years.

Meeting Recommendation

That a proposal be submitted to City Council that the developer fill the ditch between their property and the dike with soil. The developer will landscape the two ends of the tunnel entrance. The City will landscape the remaining land along the dike.

  
FEB 14 1989



2/14/89

12:31

GENSTAR DEV CO

NO. 010

002

**GENSTAR**

Genstar Development Company  
Pacific Region  
Suite 104, 4585 Canada Way  
Burnaby, B.C. V5G 4L8  
Telephone (604) 299-4325  
Telecopier (604) 294-6214

"A Division of Imasco Enterprises Inc."

February 13, 1989

City of Port Coquitlam  
2580 Shaughnessy Street  
Port Coquitlam, B.C.  
V3C 2A8

Attention: Mr. Bryan Kirk  
City Administrator

Dear Sir:

Re: Park Site No. 2 - Citadel Heights

This letter will serve to confirm our offer of Friday, February 10th, regarding the construction of an underground sprinkler system.

As I indicated in our discussion, we were asked to obtain contract prices with the irrigation system as an option. Following receipt and review of the prices, it was the City's decision not to proceed with the irrigation system.

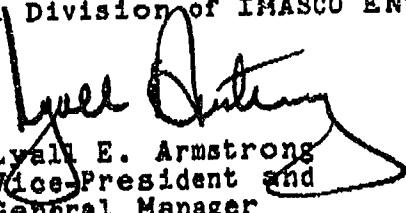
As the soil tends to dry during the summer and as the park is in a rather prominent location, we are prepared to put up half of the cost if the City will pick up the other half in order that the system can be installed now. The lump sum price by the low bidder is \$15,500.

We will proceed to issue to contract without this item but understand you will have a response on our offer by the middle of next week, following which we can advise the contractor.


We appreciate your cooperation on this matter.

Yours truly,

GENSTAR DEVELOPMENT COMPANY  
A Division of IMASCO ENTERPRISES INC.

  
Lyall E. Armstrong  
Vice-President and  
General Manager  
Pacific Region

LEA/tlk

  
FEB 14 1989