

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 Thursday October 13, 1988 at 4:45 p.m.

In attendance were Alderman George Laking and Alderman Mike Gates.

Also in attendance was K. Janna Taylor, Parks & Recreation Director, and Larry Wheeler, Recreation Manager.

Item No. 1 Centennial Pool

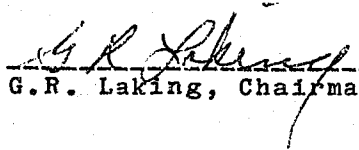
The attached report was reviewed by the Parks & Recreation Committee.

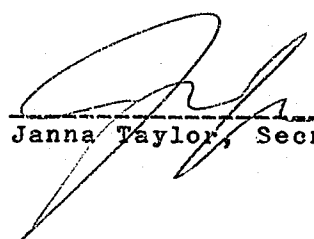
Recommendation:


That recommendation number two be approved and taken to Committee of Council. **CARRIED**

ADJOURNMENT:

The meeting adjourned at 5:45 p.m.


G.R. Laking, Chairman


Janna Taylor, Secretary


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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

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 liabilious 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.

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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 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.

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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.

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Possible Recommendations:

1.
 - a) Close Centennial pool forever
 - b) Open Hyde Creek Pool for a 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.)
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) Extend area of fencing to include a sunbathing area.
3.
 - a) Do option number three at a cost of \$355,000
 - b) PoCo Marlins would utilize the pool
 - c) Increase months of operation at outdoor pool
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
etc.


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THE CORPORATION OF THE CITY OF PORT COQUITLAM

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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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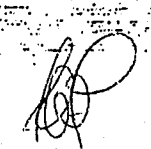
3. Renovation at either facility would likely increase revenues. However, a greater value per dollar invested would be obtained at the Hyde Creek facility....as it would be enjoyed by local residents 10-12 months per year versus two months per year.
4. The Marlins Swim Club are convinced that if Centennial 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.

○ hope this information is of some value.

per /L

LJW/pg

enc.


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Comparative Analysis

	1985	1986	1987	1988 Budget
POPULATION	28,515 (est.)	29,715 (est.)	29,814 (est.)	30,530 (est.)
EXPENDITURES (GROSS COST)	Hyde Creek # 405,890 ⑤	Hyde Creek # 418,113	Hyde Creek # 433,044	Hyde Creek # 453,221
PROGRAM REVENUES	Hyde Creek # 69,926	Hyde Creek # 81,995	Hyde Creek # 78,792	Hyde Creek # 80,430
G.D.# 43 REVENUES	147,402	147,416	156,857	157,000
TOTAL REVENUES	217,328	229,411	235,649	243,430
NET COST	# 188,562	# 188,702	# 197,395	# 209,791
Ratio Given Participation	22,152	23,274	25,608	26,637
PROGRAM RESIDENTS	2,617	2,452	2,411	2,656
HOURS USED	3,270	3,570	3,570	3,570
GROSS COST PER HOUR USED	# 113.69	# 117.12	# 121.20	# 126.95
NET COST PER HOUR USED	# 52.82	# 52.87	# 55.29	# 58.76
NET COST PER CAPITA	# 6.61	# 6.48	# 6.62	# 6.87
FAULTY RECOVER	53.5%	54.9%	54.4%	53.7%
FAULTY RECOVER WITH SCHOOL DISTRICT REV - EXT. DELETED	27.1%	29.1%	28.5%	29.2%
	19.5%	24.2%	25.7%	25.5%

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MACKENZIE MURDY

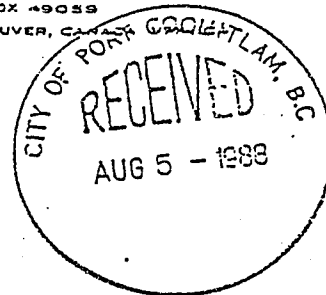
BARRISTERS & SOLICITORS

FAX (604) 689-9029
TELEPHONE (604) 689-5263

31ST FLOOR FOUR BENTALL CENTRE
1055 DUNSMUIR STREET
P.O. BOX 49029
VANCOUVER, CANADA

August 4, 1988

K. Janna Taylor
Parks & Recreation Director
City Hall
Port Coquitlam, B.C.
V3C 2A8



Dear Janna:

Re: Centennial Pool Feasibility Study
Your File No. M06-88-JT
Our File No. 1262

Further to your July 25, 1988 letter to us, we have now reviewed the June, 1988 feasibility study for Centennial Pool.

In brief, the concerns expressed in the report, particularly with respect to the deficiencies in the electrical system, present some serious liability concerns. As an "occupier" of the Pool, the City owes a duty of care pursuant to the Occupiers Liability Act R.S.B.C. 1979, c. 303, section 3(1):

"to take that care that in all the circumstances of the case is reasonable to see that a person, and his property, on the premises, and property on the premises of a person, whether or not that person himself enters on the premises, will be reasonably safe in using the premises".

Section 3(2) provides that this duty of care applies in relation to the:

- " (a) condition of the premises;
- (b) activities on the premises; or
- (c) conduct of third parties on the premises".

Given that the City now has specific knowledge of safety concerns (and as an aside, this study would be available through discovery to other parties in any litigation involving the pool), failure to take any steps would not likely be seen by the Courts as reasonable in the circumstances. Thus, in the unfortunate event of an accident arising out of the deficiencies listed in the feasibility study, the failure to act would most

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MACKENZIE MURDY

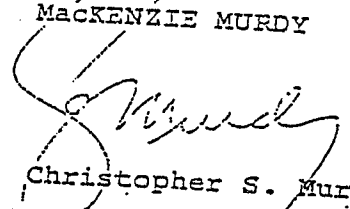
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August 4, 1988

likely be a breach of the statutory duty of care and render the City liable for any damages or loss suffered. Finally, the better view is that a policy resolution can not avoid or diminish a statutory duty of care and so the City can not avoid the potential liability through a conscious decision to take no corrective steps.


Yours truly

MACKENZIE MURDY


Christopher S. Murdy

CSM/cl/877/CSM16

cc: Bryan R. Kirk, City Administrator


OCT 13 1988

Regional Social Issue

Considerations for the livable
region strategy.

Social planning and Research Council of B.C.
GVRD Development Services
July 1988.

Table 2

Percent Distribution of Population by Age, 1986
Vancouver Census Metropolitan Area (CMA)

Municipality	0 - 14	15 - 24	25 - 44	45 - 64	65+
Burnaby	15.6%	16.1%	33.0%	22.1%	13.2%
Coquitlam	20.4%	16.9%	34.7%	20.1%	7.9%
Delta	24.2%	16.2%	33.0%	19.1%	7.4%
New Westminster	12.6%	15.9%	34.0%	19.3%	18.2%
North Vancouver District	19.8%	15.4%	33.4%	23.4%	8.1%
North Vancouver City	13.1%	16.7%	37.3%	19.4%	13.5%
Port Coquitlam	25.3%	15.9%	36.7%	16.3%	5.8%
Port Moody	24.7%	15.8%	37.1%	17.6%	4.7%
Richmond	20.4%	15.3%	34.5%	20.7%	9.1%
Surrey	24.3%	14.9%	33.7%	17.8%	9.4%
University Endowment Lands	18.9%	15.1%	33.1%	14.7%	18.3%
Vancouver	14.0%	15.5%	35.0%	20.5%	15.0%
West Vancouver	14.1%	13.9%	25.8%	27.0%	19.2%
White Rock	10.5%	10.2%	23.6%	20.1%	35.5%
CMA Youth Dependency Ratio (Pop 0 - 14) (Pop 15 - 64)	1976 = 31.8%		1986 = 26.5%		
CMA Old Age Dependency Ratio (Pop 65+) (Pop 15 - 64)	1976 = 15.5%		1986 = 17.4%		

Source:

Statistics Canada, General Population, Housing, Household, Family
& Labour Force Data, Catalogue No. 92 - 809,
95 - 903 and 94 - 119.

* Percentages may not always sum to 100% due to rounding.

Comments:

Coquitlam, Delta, Port Coquitlam, Port Moody, Surrey, and Richmond and North
Vancouver District and UEL contain a high proportion of 0 - 14 age group.

There is little variation between municipalities in the 15 - 24 age group
except that White Rock contains a smaller proportion of this age group.

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