

2003 AUGUST 21

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: DESIGN OF CARDIO SPACE AT BONSOR RECREATION COMPLEX

PURPOSE: To request Council to bring down a bylaw to appropriate \$110, 210 from Capital Reserves to finance the design of cardio space at Bonsor Recreation Complex.

RECOMMENDATION:

1. THAT a bylaw be brought down to appropriate \$110, 210 (inclusive of 7% GST) from Capital Reserves to finance the design of cardio space at Bonsor Recreation Complex as outlined in the attached report.

REPORT

At its meeting of 2003 August 20, the Parks, Recreation and Culture Commission received the above noted report and adopted the two recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

P:\DATA\COUNCIL\PK-TAYLOR PARK CONCEPTUAL MASTER PLAN

cc: Director Finance
City Solicitor

SUBJECT: DESIGN OF CARDIO SPACE AT BONSOR RECREATION COMPLEX

RECOMMENDATIONS:

1. THAT the expenditure of \$ 103,000 reallocated within the 2003 Annual Capital Budget be approved for the design of cardio space at Bonsor Recreation Complex as outlined in this report.
2. THAT Council be requested to bring down a bylaw to appropriate \$ 110, 210 (inclusive of 7% GST) from Capital Reserves to finance this project.

REPORT

Over the past eight months, Cornerstone Planning Group and Hotson Bakker Architects have worked with staff to analyze and evaluate the operation of the dry land space of Bonsor Recreation Complex.

The purpose of the project, as stated in the "Terms of Reference" was:

"To review and analyze Bonsor Recreation Complex's facility, site, and service areas and develop recommendations to ensure the current and future needs of the users are met in the most cost effective and cost efficient manner."

The full report provided under separate cover gives the Parks, Recreation and Culture Commission and staff a planning tool for the next 18 years. The report includes comprehensive analysis of the service demands, space constraints or opportunities, and the condition and longevity of the physical plant systems.

The general conclusion of the analysis and report is that Bonsor Recreation Complex is well maintained, extremely well used and operating above capacity. This review outlines some options for increasing space to meet community demands.

While Bonsor Complex's space constraints were being confirmed, the opportunity arose to change the use of the space currently utilized as a restaurant service. The restaurant lease expires on 2003 September 15th.

The restaurant space of 210 square meters is in a prime location in the complex with excellent visibility and views to the outdoors. As indicated in the consultants' report and supported by staff, this soon to be vacated space presents an ideal opportunity to expand the fitness cardio service to a larger and more appropriate space. Wellness and fitness services, which includes cardio activities, are in constant demand and will continue to be so in the future.

At the same time the restaurant space is being converted, a few other spaces need to be adjusted to complement the suggested renovation. As indicated on page 21 of the Bonsor Complex's Review report and illustrated on page 23, Option 1: Minimum Scope - Phase One, the following changes are proposed:

- convert the restaurant space to a fitness cardio space
- connect the weightroom on the lower floor to the fitness cardio space on the main floor
- expand the weightroom into the lobby area and create a control/reception desk
- create an area for a refreshment service by extending the main floor over the existing 2 storey cardio space.

Therefore, the Commission is requested to approve the expenditure of \$103,000 from the Capital Budget for the necessary design work to implement Option 1 as detailed above. While this project is not included in the 2003 Annual Capital program, appropriate adjustments will be made to ensure that the capital spending limit will not be exceeded. The design of the Burnaby Lake Sports Complex-West fields will not be advanced as soon as anticipated. Completion of the geotechnical study is required before design work proceeds.

Currently there is \$ 735,000 identified in the 2004 - 2007 Capital Budget for Bonsor Recreation Complex. The renovation cost estimate of Option 1 is \$ 692,690 for construction plus 17% for equipment for a total of \$ 810,340. During the 2004 Capital Budget process, staff will review the other project priorities to adjust the timeline and required funds to complete the Bonsor project within one year. This change in timeline will allow Bonsor Complex to capitalize on the opportunity presented by the vacated restaurant space and minimize the negative impact of lost restaurant lease revenue.

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cc. Director Finance
City Solicitor

