

Memo



Date: December 9, 2009
File: 0920-20-20
To: City Manager
From: Director, Real Estate & Building Services
Subject: WATER STREET SENIOR CENTRE SOCIETY RELOCATION

Report Prepared by: Manager, Strategic Land Development

Recommendation:

THAT Council reconfirms the Parkinson Recreation Centre ("PRC") as the relocation site for the Water Street Senior Centre Society ("WSSCS") and the continued processes described in this report.

Background:

Further to previous Council direction, Staff has been working with the WSSCS to relocate its services to a new space. The Water Street Seniors Centre Society is located at 1360 Water Street in a City owned building. The property is located on the waterfront and borders the future Stuart Park.

In line with the City's goal of achieving the best utility from our land assets, Staff believes this site has the opportunity to serve the interests of a greater proportion of the community than under its current use. In recent times our community has acknowledged a need and a want for improved access to prominent areas of the City's waterfront through lineal corridors. The WSSCS relocation is an important part of a plan to redevelop the downtown waterfront for greater public use. The freeing up of waterfront land from this relocation will allow the community to enjoy a contiguous waterfront park and will ensure more citizens have greater access to the parks, paths and amenities that will be created along the waterfront.

Further, the Senior Services Strategy 2005-2020 outlined that services for seniors be integrated into multi-age recreation facilities, and identified PRC as an ideal site. The proposed relocation contributes to these goals.

Both the WSSCS and the City agreed to a detailed relocation process at the kickoff meeting on January 6, 2009 where the following process was identified:

- Phase 1 - Design of process
- Phase 2 - Identification of seniors centre relocation needs
- Phase 3 - Identification and evaluation of alternatives
- Phase 4 - Budgeting

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- Phase 5 - Defining terms of relocation
- Phase 6 - Undertake required construction

The parties have concluded Phase 4 of the process, budgeting, and are seeking Council's further endorsement of the proposal to date.

Council and the WSSCS Board previously endorsed the PRC as the preferred site for the relocation of the WSSCS (letter attached as Schedule 'A'). The funding described in this report would satisfy the WSSCS relocation; however, this expansion will be an additional burden on PRC in the short-term and will require further facility expansion in the near future to address increasing requirements for program space (i.e. gymnasiums). Phase 5 (Defining terms of relocation) will follow immediately and will be the basis of two further agreements; a Service Delivery Agreement and a Relocation Memorandum of Understanding.

Staff undertook a space planning exercise for the PRC and reviewed them with the WSSCS. The WSSCS has confirmed support of the relocation to this space (letter attached as Schedule 'B'). It is proposed that the WSSCS will have a separate entrance to PRC at the west side of the building to provide a sense of place with limited shared access to other existing and future spaces in and around PRC, based on availability. Currently, there are agreements in place with each of the Senior Societies that outline roles and responsibilities in terms of facility use and programming. As we move to a new scenario with the WSSCS, additional discussion in terms of access to space within PRC is required. This will take the form of a new Service Delivery Agreement.

In reviewing this proposal it is important to take into consideration the broader expansion plans for PRC (concept plan attached as Schedule 'C'). It will be imperative that the new Service Delivery Agreement for the WSSCS at PRC provide the City with discretion over the Society's use of the shared space otherwise community access will be reduced. Currently PRC is programmed to capacity.

The WSSCS will use approximately 7,000 square feet of dedicated space. As part of the 7,000 square feet the WSSCS will take over the current PRC workout facilities and will require 3,000 square feet of new construction. The current PRC fitness facilities will move into new construction at the north side of PRC. WSSCS access to other spaces (i.e. gymnasium) will be limited and need to consider existing programs. Additional opportunities for access to shared spaces will be anticipated as further expansions are completed at PRC.

The estimated cost for construction of all the above-noted works is \$2.7 million. This does not include relocation costs (ie. furniture, computers, etc.) or general PRC infrastructure upgrade costs. Anticipated construction of the proposed addition/reconfiguration to PRC is targeted for 2011.

Staff will continue to update Council as the project proceeds.

Internal Circulation:

Design & Construction Services Department
Infrastructure Planning Department
Land Use Management Department
Financial Services Department

Recreation & Cultural Services Department

Financial/Budgetary Considerations:

Staff proposes to fund the relocation in the following manner:

- \$500,000 - Land Sales Reserve (revenue from disposition of lands to KYC)
- \$2.2 million or balance - Capital Budget, Civic Properties

Communications Considerations:

A joint communication with the WSSCS has been released and is attached as Schedule 'D'. Staff will continue to work with the KYC in disseminating information.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

Technical Requirements:

External Agency/Public Comments:

Alternate Recommendation:

Submitted by:



Doug Gilchrist, PMP, RI(BC)
Director, Real Estate & Building Services

Approved for inclusion:



John Vos, General Manager, Community Services

- cc:
- B. Berry, Director, Design & Construction Services Department
 - R. Cleveland, Director, Infrastructure Planning Department
 - S. Gambacort, Director, Land Use Management Department
 - K. Grayston, Director, Financial Services
 - J. Gabriel, Director, Recreation & Cultural Services
 - C. Stephens, Director, Community & Media Relations

SCHEDULE A

June 30, 2009

Water Street Senior Centre Society
1360 Water Street
Kelowna, BC
V1Y 1J1

Derek Edstrom
Manager, Strategic Land Development
Real Estate and Building Services
1435 Water Street
Kelowna, BC
V1Y 1J4

Dear Mr. Edstrom,

Further to our discussions regarding the re-location of the Water Street Senior Centre Society, please be advised that we are in agreement of, and have approved Phase 3 – Identification and Evaluation of Alternatives, which identifies the Parkinson Recreation Centre as the preferred site for the re-location of the Water Street Senior Centre Society. Phase 1 – Design of Process, and Phase 2- Identification of Senior Centre Relocation Needs were previously approved on March 26, 2009.

On behalf of our committee, we look forward to continuing our positive working relationship in the future.

Sincerely,



Mary Murphy
President
Water Street Senior Centre Society

SCHEDULE B

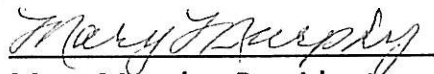
October 7, 2009

Mr. Derek Edstrom
City of Kelowna

Dear Derek,

Following our meeting of this morning regarding the re-location of the Water Street Senior Centre, we are pleased to confirm that we are in accordance with the proposed plan.

Sincerely,

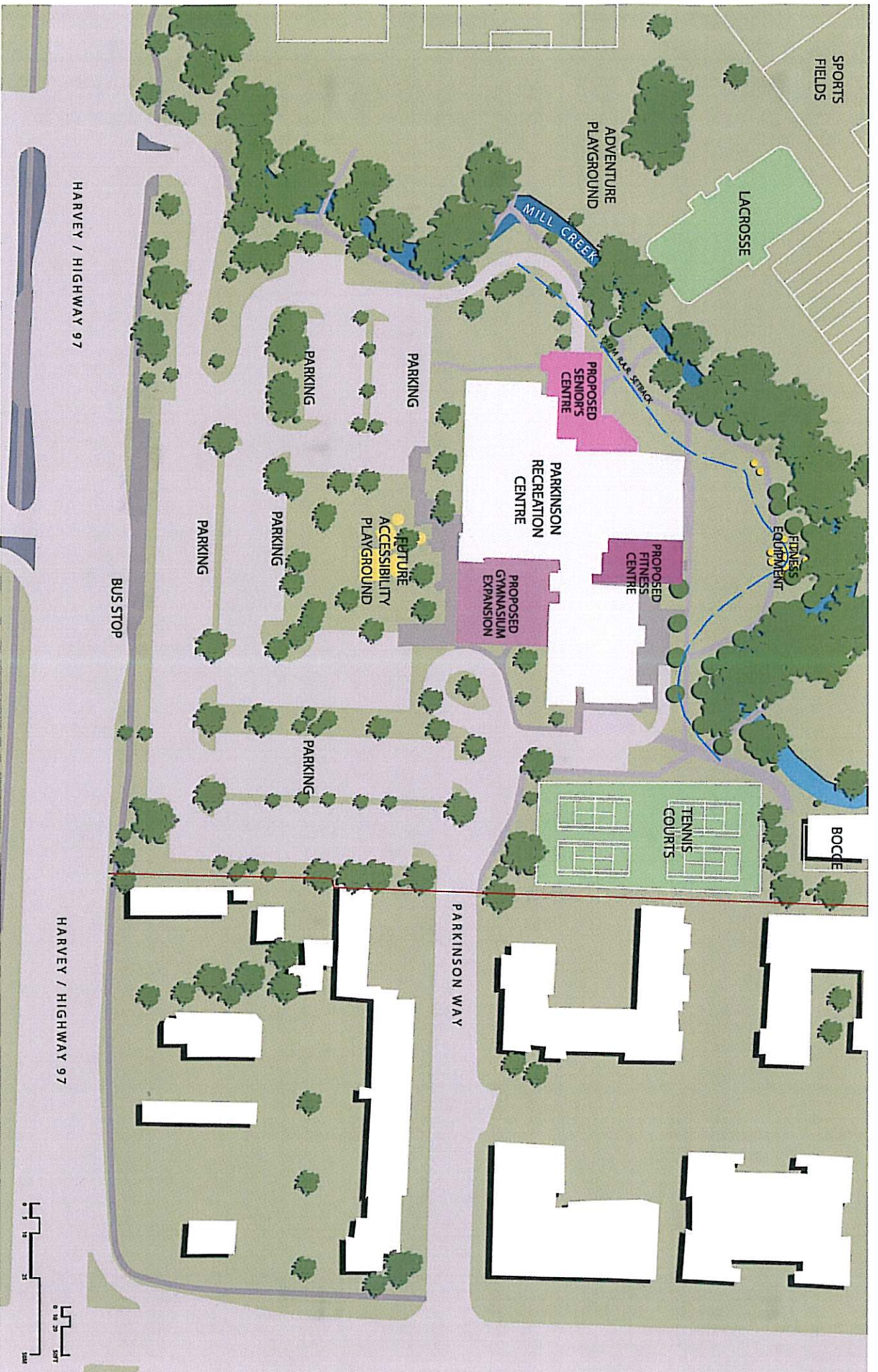


Mary Murphy, President
The Water Street Senior Centre Society



Chris Bischoff, Vice President
The Water Street Senior Centre Society

SCHEDULE C



SPORTS FIELDS

LACROSSE

ADVENTURE PLAYGROUND

MILL CREEK

PROPOSED SENIORS CENTRE

PARKINSON RECREATION CENTRE

PROPOSED FITNESS CENTRE

PROPOSED GYMNASIUM EXPANSION

FITNESS EQUIPMENT

BOCCIE

TENNIS COURTS

PARKING

PARKING

ACCESSIBILITY PLAYGROUND

PARKING

PARKING

PARKING

BUS STOP

HARVEY / HIGHWAY 97

PARKINSON WAY

HARVEY / HIGHWAY 97

