



Corporate Report

NO: R036

COUNCIL DATE: March 10, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: **March 3, 2008**

FROM: General Manager, Planning and Development FILE: **0760-20 (Cloverdale
General Manager, Parks, Recreation & Culture Multi-Purpose
Centre)**

SUBJECT: **Location of the New Cloverdale Multi-purpose Centre**

RECOMMENDATION

The Planning and Development Department and the Parks, Recreation and Culture Department recommend that Council:

1. Receive this report as information;
2. Authorize staff to proceed with the design and construction of the Cloverdale Multi-purpose Centre project on the basis that it will be located at the southeast corner of the intersection of 62 Avenue and 176 Street; and
3. Authorize staff to hold a public open house to seek input from the public about the design of the centre and its location.

BACKGROUND

In 2007, Downs/Archambault & Partners conducted a review of the Cloverdale Fairgrounds Concept Plan. Council approved that Plan on July 9, 2007.

The full build out site plan calls for public recreation facilities to be located at two key areas of the Fairground site, being at 62 Avenue and 176 Street and at 60 Avenue and 176 Street (Appendix 1).

As part of the 2008 Capital Budget, Council approved funding for the construction of a multi-purpose recreation centre on the Cloverdale Fairgrounds. The centre is expected to have a floor area of 45,000 sq. ft. and accommodate a variety of recreational spaces for all ages.

DISCUSSION

Staff has conducted a review of the Cloverdale Fairgrounds build out site plan (Appendix 1) and from the perspective of implementation effects and potential future opportunities, it has been determined that the initial recreation facilities (i.e., the Cloverdale multi-purpose recreation centre) should be located at the southeast corner of 62 Avenue and 176 Street.

If the multi-purpose recreation centre were to be constructed at the northeast corner of 60 Avenue and 176 Street, the City's former museum building (currently being used as a senior's centre), Shannon Hall and the Alice McKay buildings would need to be demolished to make room for the new building. This would eliminate these buildings as venues for on-going community use without a suitable replacement venue being available for a considerable period of time. By constructing the recreation centre near 62 Avenue these other facilities can remain operational through and after the construction of the new Multi-purpose Centre. This location at 62 Avenue will also not have any impact on the existing Valley Curling Club and Cloverdale Arena buildings.

It is further noted that the northeast corner of 60 Avenue and 176 Street is a prime commercial location that offers significant private sector partnership opportunities. It is expected that done properly such development could significantly enhance the Fairgrounds as a destination. When this occurs, the demolition of the existing buildings will need to take place; however, the new Multi-purpose Centre will be completed and operational by then allowing for an alternate venue for many of the users of the existing buildings.

CONCLUSION

In accordance with the 2008 Capital Budget, staff is proposing to proceed with the planning, design and construction of the new Cloverdale Multi-purpose Centre at the southeast corner of 62 Avenue and 176 Street. Subject to Council approval of the recommendations of this report, staff will hold a public open house to seek public input regarding the design of the facility and to inform the public about its location.

Jean Lamontagne
General Manager,
Planning and Development

Laurie Cavan
General Manager,
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JLL:saw/kms

Attachment:

Appendix I Site Plan

