



Report to Council

From the Office of Councillor Steve Milani

Date: February 20, 2022
Subject: Kyle Centre Rehabilitation

Purpose

To seek the Council's support to perform the necessary repairs to Kyle Centre's building envelope to ensure it will remain viable for use by Port Moody residents for years to come.

Recommendation

THAT the envelope repairs on Kyle Centre proceed as recommended in the report dated February 20, 2022, from the Office of Councillor Steve Milani regarding Kyle Centre Rehabilitation;

AND THAT a future expansion portal and roof overhangs are considered during the design phase;

AND THAT staff seek out government-funded incentive programs that may be available to subsidize the cost of energy upgrades;

AND THAT these repairs rank as a high priority;

AND THAT a funding request of \$2.5M be sent to the Finance Committee to identify and secure a funding source.

Background

Kyle Centre is a recreation facility located in the heart of Moody Centre at 125 Kyle Street on a one-acre parcel of City-owned land. The 2021 Canadian census states that the population of Moody Centre has increased from 5,220 in 2016 to 5,792 in 2021, an increase of 572 people which equates to about 11 percent (10.96%) growth, with significantly more to come.

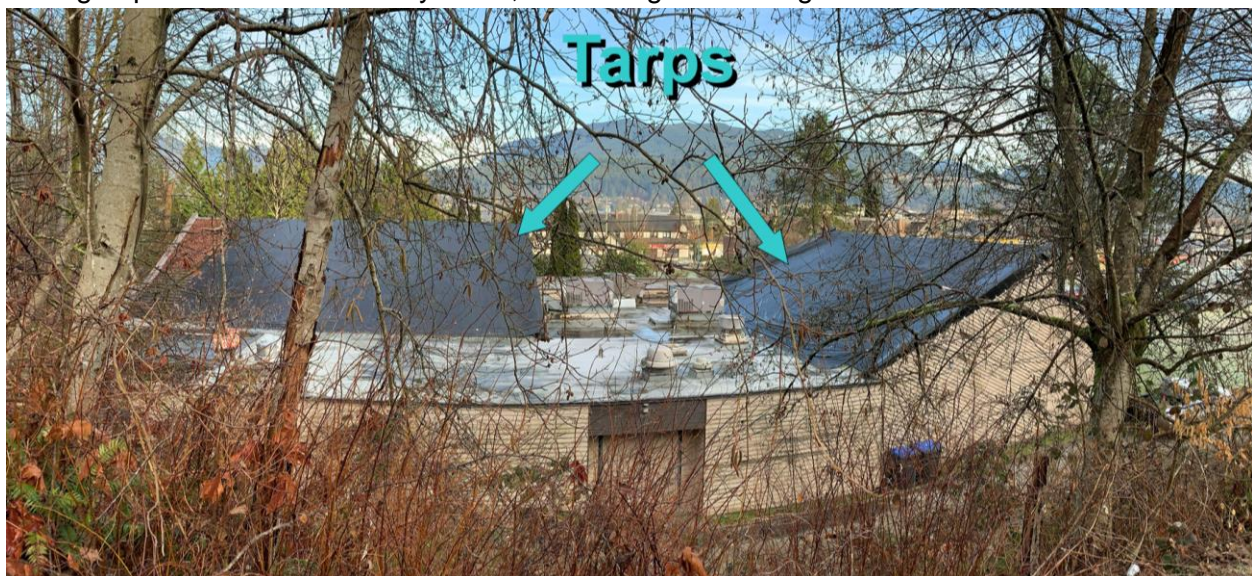
Kyle Centre was constructed in 1977 and measures approximately 9,300 square feet, making it the second-largest recreation facility in the city, second only to the main Recreation Complex. Kyle Centre contains activity and craft rooms, a lounge, and a hall. It offers regular recreation programs, community activities and rental opportunities. Current programming at this centre, much of which is focused on seniors, includes Tai Chi, Forever Fit, Forever Move, bridge, table tennis, creative writing, musical theatre, and ukulele and ballroom dance lessons. Kyle Centre also provides community activities and rental opportunities and serves as a permanent home to

two community clubs. The Port Moody Rock and Gem Club has been located in the centre since 1978. The club provides facilities and events for those interested in the lapidary arts and earth sciences. Founded in 1978, this non-profit organization is a member of the British Columbia Lapidary Society, the Gem & Mineral Federation of Canada, and the Port Moody Arts Centre Society. Their annual rock and gem show draws people from all around the region and makes for a great family outing. The Seniors' Snooker Club was founded in 1999 by a group of senior citizens in cooperation with the City and was allocated space in the centre to accommodate its three billiards tables. Over 20 years later, it continues to provide a much-needed space for socializing, helping to create a strong sense of camaraderie among its members.

Kyle Centre plays an integral role in the community, yet its regular maintenance has seemingly been deferred indefinitely. This has caused its exterior to deteriorate from exposure to the elements to the point where it will soon be beyond repair. This report hopes to address this dire situation.

Discussion

This once vibrant hub of community activity is now a tarp-covered eyesore in need of urgent repairs before it is no longer safe to occupy. The revitalization of Kyle Centre would bring back a feeling of pride in this community asset, something that is long overdue.



A 'Building Envelope Condition Assessment' of Kyle Centre was carried out by JRS Engineering in July of 2020 ([Attachment 1](#)). The report recommends repairing the building's envelope to prevent it from deteriorating further as follows.

4.2 RECOMMENDATIONS (Bottom of page 18 of the attached report)

Our recommendations for addressing the issues listed above are the following (listed from highest to lowest priority):

- Demolish and rebuild the southwest storage room within 1 year.
- Remove and replace all low-slope and sloped roof assemblies within 1 year.
- Remove and replace all sloped skylights within 1 year, timed with the roof replacement.

- Remove and replace the cedar wall cladding with a new rain-screen cladding assembly within 1 to 3 years.
- Remove and replace all aluminum and steel-frame windows and doors within 1 to 3 years, timed with the cladding replacement.
- Conduct localized, interior-side, below-grade crack injection repairs at areas displaying efflorescence within 1 to 3 years.

“The Opinion of Cost for the recommended repairs is \$2,308,000, in the scenario where all of the recommended work is completed as a large, single-phase project.” The report states that “completing the project as one concurrent project is the most practical and cost-effective approach.” It is also mentioned that government-funded incentive programs may be available to subsidize the cost of energy upgrades such as the installation of new windows, skylights and exterior doors. These upgrades will reduce energy consumption, helping to lower GHGs and move us closer to the City’s goal of becoming a resilient and low carbon community by 2050.

Port Moody Climate Action Plan Goals related to ‘Buildings’.

- Design/construct/renovate buildings that: Are durable and more likely to withstand or recover quickly from the anticipated effects of climate change; Use relatively little energy to operate; Provide a healthy indoor environment with good air quality.
- Design/construct/renovate buildings with: Materials that are associated with low levels of embodied carbon; and Materials that store carbon.
- Use sources of energy that produce lower amounts of greenhouse gas emissions and energy systems that are more likely to withstand or recover quickly from disruptive events.

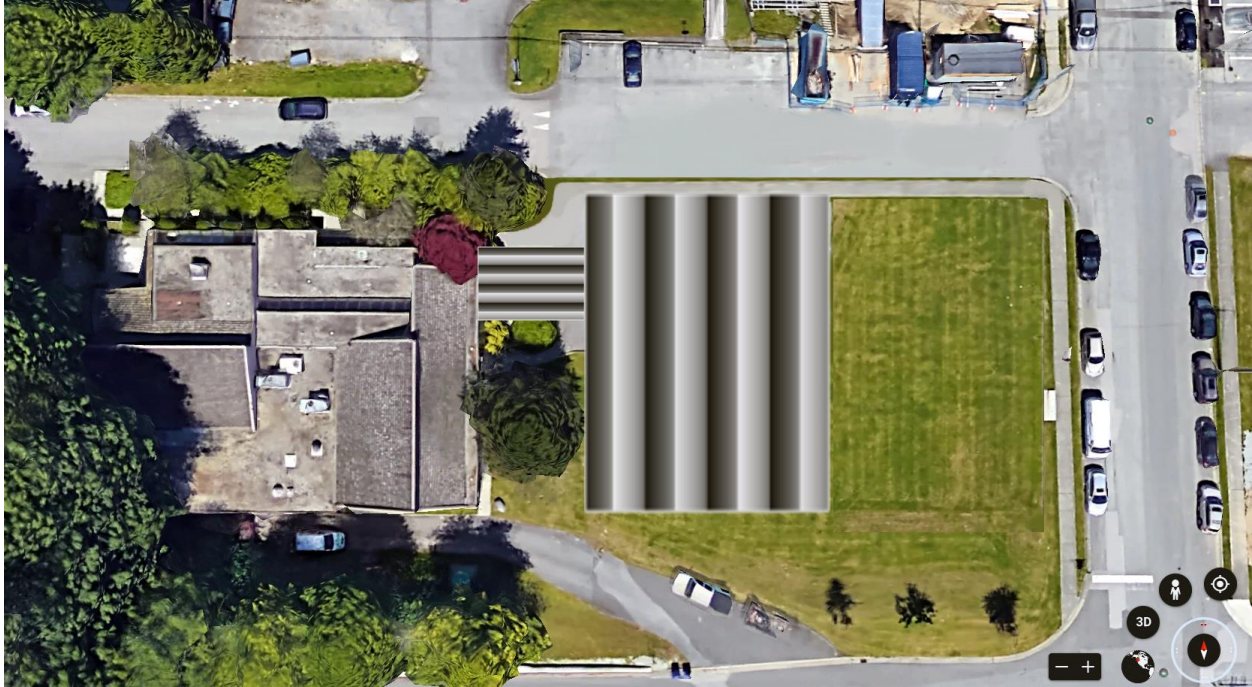
Many of the rooms in Kyle Centre feature exposed wooden beams. These beams are not only aesthetically pleasing but they are made out of wood, which sequesters carbon. Carbon dioxide is naturally captured by trees while living and if burned or allowed to decay, CO₂ would release. When manufactured into heavy timber such as beams, the wood holds or sequesters the carbon for the life of the building.

Repairs can also provide an opportunity to improve the exterior aesthetics of the building for a more updated appearance. If the building is instead left to rot, the financial cost of demolishing it is estimated at \$356,000. Much of the demolition waste would most likely end up in a landfill, making restoration a far more environmentally friendly option.

It was noted in the David Hewko report titled Population and Demographics Analysis Impacting Kyle Centre Redevelopment ([attachment 2](#)) that the existing Kyle Centre will not be large enough to service the community as it grows and recommends a space of 16,000 square feet (1,500 square metres). To ensure future expansion can be accommodated without causing damage to a newly renovated Kyle Centre, a wide header can be installed on the northmost section of the east wall which already protrudes from the building, effectively forming a ‘portal’ for future expansion.



The rendering below depicts an overhead view of a two-level addition with an approximate 5,000 square foot footprint, for a total of 10,000 square feet of additional space. The combined space of the original centre together with the addition would be approximately 19,000 square feet, more than enough to accommodate growth. The size of the addition can be adjusted during the design phase.



The City of Coquitlam was once in a strikingly similar situation with one of its recreation centres. The Dogwood Pavilion (pictured below) was originally built in 1977 and measured only 7,910 square feet, almost 1,400 square feet smaller than Kyle Centre. When the Pavilion was outgrown, it was not torn down, instead, it grew with the community, changing and adapting to its needs. In 1981, approximately 5,247 Square feet were added, including a woodworking shop, kitchen, storage, craft room, stage and reading room. An exterior patio and 83 additional

parking stalls were also added at that time. In 1990, a renovation added a small office, hostess area, sliding glass doors and a new metal roof. In 2007, the pavilion was renovated and expanded once again by another 4,600 square feet to include several new rooms and an updated kitchen, bringing the building to where it now stands at 17,757 square feet.



The condition report recommends that certain repairs should start within one year from the date the report was written, July of 2020. One and a half years have already passed by and there are no plans to carry out the work. Repairs must begin as soon as possible to avoid further deterioration of the building envelope which will lead to structural damage. Below is a photo of a large hole in the siding, exposing the wall's internal structure to the elements.



Parts of the envelope deterioration could have been prevented had the building been designed with functional roof overhangs, helping to protect the siding from heavy rains. These can be included as part of the project to help extend the life of the new exterior.

While a substantial budget is required to carry out the repairs to Kyle Centre, not repairing it comes at a great cost to the social fabric of the community. The Density Bonus Reserve Balance has been identified as an appropriate funding source and contains sufficient funds to cover the project. This is exactly the type of project the reserve was set up to fund. The cost of repairs as stated in the report is \$2,308,000. This amount has been rounded up by approximately 10% to \$2,500,000 to allow for the increased cost of construction since the condition assessment report was written in July of 2020.

Density Bonus Reserve Fund Bylaw

Attached is Bylaw 3142 which allows payment from the Reserve for certain expenses/purchases, summarized below from the Bylaw;

- 4. Payment from Fund

4.3 With the approval of City Council, the Chief Financial Officer may expend any money, including accrued interest in the Fund, for the following purposes:

- Community facilities/amenities;
- Parks and Recreation facilities/amenities;
- Environmental enhancements;
- Arts and Cultural facilities/amenities;
- Public art;
- Streetscape and/or pedestrian-related improvements;
- Affordable or special needs housing or contributions to the Affordable Housing Reserve;
- Parkland and other strategic land purchases;
- Repayment of debt; and
- Transportation Improvements

In conclusion, the City is responsible to maintain its assets and with no clear plan to replace Kyle Centre, the appropriate action would be to follow the recommendations in the report.

Other Option(s)

THAT the report dated [enter date of report] from the Office of Councillor Steve Milani regarding Kyle Centre Rehabilitation be received for information.

Financial Implications

If approved, a budget of \$2,500,000 is required to carry out the repairs as per the report.

Communications and Civic Engagement Initiatives

There are no internal or external communication and civic engagement initiatives associated with this report.

Council Strategic Plan Objectives

The recommendation in this report aligns with Council's Strategic Priorities as follows:

Community Evolution: Ensure City assets are optimized, maintained, and funded for current and future needs. Be stewards of City lands to optimize benefits to community well-being. Make progress towards the improvement and sustainability of City facilities to meet emerging needs. Ensure resiliency of City infrastructure and assets.

Environmental Leadership: Maintain and enhance Port Moody's natural and built assets while reducing the impact on our planet.

Attachment(s)

1. Building Envelope Condition Assessment
2. David Hewko Report