



Appendix D: Detailed Facility Assessment

DISTRICT OF PEACHLAND PARKS AND RECREATION MASTERPLAN

Indoor Recreation facilities: initial inventory and assessment

Peachland Community Centre

DESCRIPTION	AMENITIES
<ul style="list-style-type: none"> • Constructed in 1988 • Retrofits in 2013 based on facility audit include functional improvements in floor lay-out, code upgrades, structural and life safety improvements, upgrades to appearance, completed • 15,000 square feet of public, administrative, program, activity and service space • Sits within Cousin’s Park with opportunity for complementary uses • Facility usage data shows increasing demand but with prime time slots for the gym and banquet room at 60 percent capacity 	<ul style="list-style-type: none"> • Staff office • Multi-purpose gymnasium accommodates 500 people with stage • 1,500 sq. ft. multi-purpose Banquet room accommodates 118 people • Changerooms/washrooms • Commercial kitchen • 1,200 sq. ft. Council chambers and separate record storage • 900 sq. ft. fitness facility in adjacent portable trailer, recently upgraded with new flooring and equipment • Outdoor washrooms and storage for field use
<p>TYPICAL PROGRAMS: community fitness and sports, recreation programs, meetings, annual special events, bookings</p>	

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Facility is not yet used to full capacity; there is still unused capacity in the main amenities in the summer months to meet future demand, likely within the current timeframe of this study • Future expansion opportunities exist when the Council Chambers and record storage area are eventually relocated • 	<ul style="list-style-type: none"> • Fitness facility is in a separate trailer, currently operated with limited supervision and only during regular office hours • Fitness facility has limited capacity. • Lack of a multi-use active program room means that exercise classes are held off-site and spin classes are held on the stage • Limited parking (not to code) • No maintenance management program

KEY FINDINGS:

- Recent upgrades to the facility and ongoing maintenance have kept the building in good condition yielding many years of serviceable life remaining.
- According to the BCRPA (2009) Recreation Facility Life Cycle Stages, at nearly 30 year of age, the facility is at stage 4 of 5 stages. During this period, standard operating and maintenance budgets and significant capital improvements may be required to extend the life of the facility
- Community centre does not offer a complete “one-stop” shopping for all services. Rather, other district-owned buildings are required to complement community centre operations in order to meet community demand. In particular, fitness classes such as yoga, Zumba, stretching are held at 4th Street Place. While there are both pros and cons to this model of service delivery, it does currently meet community need for services.
- Relocation of the fitness room within the main facility will improve the level of use, increase revenues and reduce risk.
- Demand for space and programming will continue to increase however, there is currently unused capacity in non-prime time hours
- In the long term(beyond 10 years), major reconstruction and expansion of the facility will be required

50+ Activity Centre

DESCRIPTION	AMENITIES
<ul style="list-style-type: none">• A District-owned building• District responsible for major structure and operating equipment, life safety, janitorial services, grounds maintenance• Built in 1976 with a new roof installed and some asbestos mitigation• Operated by the Peachland & District Retirement Society under operating agreement. No operating grant from the district.• membership of approximately 300 people from the region• Available for rentals. Revenues return to the society	<ul style="list-style-type: none">• Maximum Capacity: 235• Main multi-use space with dance floor, social area• Meeting room, office, stage, storage• Facility Features:<ul style="list-style-type: none">○ Commercial Kitchen○ Catering supplies for 150○ Stage with lighting and sound○ Bar Area

<p>TYPICAL PROGRAMS:</p> <ul style="list-style-type: none"> • Offers programs for the enjoyment and wellbeing of its members as well as offering the facilities to the community for rental. • Sunshine Singers, Tai Chi, Needle Arts, Watercolour Arts, Writers group, Wood Carvers, Carpet Bowling, Friendship, Bridge, Aerobics, Chess, Yoga, Dance, Support groups, Bingo, Pot Luck Dinners and tours.

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Sufficient space to meet program requirements into foreseeable future • provides important programs not offered directly by the District • Centrally located, close to support amenities (parking, community centre, parkland) • Strong community involvement 	<ul style="list-style-type: none"> • Not fully handicapped accessible washrooms • No building assessment or maintenance management program

<p>KEY FINDINGS:</p> <ul style="list-style-type: none"> • Building and society are filling an important role in delivery of recreation services to the community. Able to operate effectively with little district involvement. • No annual report to Council to track • 41 year old building appears to be well maintained and in good condition with many years of serviceable life remaining • Accessibility Improvements to washrooms required

Peachland Historic School

DESCRIPTION	AMENITIES
<ul style="list-style-type: none"> • a municipally owned building • Historic school and landmark feature in the community • Built in 1908, closed in 2003 and rebuilt in 2012 • Sits within Cousin’s Park with opportunity for complimentary uses 	<ul style="list-style-type: none"> • 2 floors • Visitor Centre main area has flexible open space (capacity of 77 people) with separate meeting room for community use. (capacity: 24) • Peachland Art Gallery has flex space for displays and small concerts (capacity: 80)

<ul style="list-style-type: none"> • Multi-tenanted with operating agreements • District currently provides operating grants to the Chamber of Commerce and the Boys and Girls club • District responsible for life safety, upgrades and grounds maintenance 	<ul style="list-style-type: none"> • Youth Centre has two large, multi-use rooms one available for rentals, a kitchen and office. Capacity of 99 people • 2 Non-commercial Kitchens
<p>TYPICAL PROGRAMS: Multi-uses: Peachland Chamber of Commerce, Peachland Visitor Centre, Legends of the Lake Interpretive Centre, Peachland Art Gallery and Okanagan Boys and Girls Club.</p>	

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Complements the district's services by providing space for children and youth programming art, culture activities and environmental education • Centrally located, close to support amenities (parking, community centre, parkland) • Community rental space available 	<ul style="list-style-type: none"> • No maintenance management program

<p>KEY FINDINGS:</p> <ul style="list-style-type: none"> • An iconic community asset • While over 100 years old, recent reconstruction has yielded many years of serviceable life • Successful adaptive re-use of a community facility • Complements the community centre space for recreation arts and culture programming

4th Street Place

DESCRIPTION	AMENITIES
<ul style="list-style-type: none"> • 3500 sq. ft. concrete block building • built in 1978 as a bowling centre • Owned by the district • Repurposed as a rental facility for community recreation, sports groups and performing arts groups • home to the Archery Club and the Boxing Club 	<ul style="list-style-type: none"> • 3,500 sq. ft. facility with a capacity approximately 50 people • Separate room for the boxing club with ring • Rental Amenities include: <ul style="list-style-type: none"> ○ Small kitchenette ○ Open multi- use floor

<ul style="list-style-type: none"> • Peachland Players hold performances • District uses the facility for yoga and fitness classes • Booked to approximately 25% of capacity 	
TYPICAL PROGRAMS: By clubs: Boxing training, archery By District: fitness stretching, yoga, Zumba	

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Complements the district's services by providing additional space not available in the community centre for programs and community events 	<ul style="list-style-type: none"> • Interior and exterior not aesthetically pleasing • Not suitable for many current activities: racquet sports, basketball, gymnastics • No energy audit, accessibility audit, building assessment or maintenance management program

KEY FINDINGS: <ul style="list-style-type: none"> • Exterior and interior upgrades such as paint, ceiling tiles and curtains will improve the appeal of the building • Currently an asset but with limited lifespan remaining. • With aging infrastructure building maintenance and operating costs will continue to rise
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Peachland Little Schoolhouse.

DESCRIPTION	AMENITIES
<ul style="list-style-type: none"> • Beautiful historic one room school house • Built in 1898 and served the students of Peachland until 1908 • Transferred to the District in 1997 • District provides capital repairs and upgrades • Rebuilt in 2001 • Operated by Peachland Little Schoolhouse Society with a mandate to maintain the building at no cost to the municipality, and ensure that it was used for artistic, cultural and community events 	<ul style="list-style-type: none"> • rental space • Small kitchen • Outdoor patios •

TYPICAL PROGRAMS:

- Support for local artisans and community events including a Summer Arts Program, community rentals, meeting space, private parties.
- No city programs

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Complements the district's services by providing additional space and programming not available in the community centre 	<ul style="list-style-type: none"> • Small size limits versatility and utility • No building assessment or maintenance management program

KEY FINDINGS:

- The building portrays community history
- supports unique arts programming and community rentals

Riding clubhouse

DESCRIPTION	AMENITIES
<ul style="list-style-type: none"> • clubhouse building for the Peachland riding Club within Mountain view Park • Owned by the district and leased to club • 2 storey wood frame with 	<ul style="list-style-type: none"> • Main meeting room • Small kitchen • Storage, washrooms
TYPICAL PROGRAMS: caters to club activities only.	

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Supports equestrian activities 	<ul style="list-style-type: none"> • Limited building maintenance • Not handicapped accessible • Health and safety issues • No energy audit, accessibility audit, building assessment or maintenance management program

KEY FINDINGS:

- Functional and serving club needs for the foreseeable future but lacks maintenance. Secluded setting may be a threat.

Peachland Wellness Centre.

DESCRIPTION	AMENITIES
<ul style="list-style-type: none"> • Owned by the district • renovated 1940's style house is wheelchair accessible • Leased to the Peachland Wellness Centre Society, a not for profit charitable society 	<ul style="list-style-type: none"> • Main Room capacity: 30 • Tranquil Room capacity: 10 • Offices • Kitchen • community gardens
<p>TYPICAL PROGRAMS: Provides education and support programs, information, referral and outreach services Examples: Computer Literacy, Reiki and Body Talk, Sunshine Singers, Teen Volunteers, Senior Excursions, Meals to Go, Home Safety, Volunteer Income Tax, Outreach, Aging in Place, Transportation Services, Bereavement Support, Coffee Gatherings and Sunday Breakfast. Does provide some social programming that may otherwise occur in a community centre</p>	

SUMMARY ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • important resource centre for the community • does provide some programming that might otherwise fall within the community centre • community gardens fill a niche often provided by parks departments • strong volunteer support 	<ul style="list-style-type: none"> • Small, older facility with limited space • No building assessment or maintenance management program

KEY FINDINGS:

- An important community asset but working within an older crowded facility

RECREATION FACILITIES SUMMARY

KEY FINDINGS:

- Recreation and cultural facilities are aging. Comprehensive facility audits have not been conducted to guide long term facility planning. Aging infrastructure will increase capital and operating expenditures.
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- Implementation of facility maintenance management programs will help extend the serviceable life of the buildings, particularly for heritage facilities.
- An accessibility audit has not been conducted, except at the community centre
- A facility replacement reserve has been established but has a balance of only \$21,000
- 6 district-owned buildings complement the community centre in providing a broad range of recreational, cultural, artist and social programs and services. (There is also an elementary school gym that is available to the community but not used for recreational programming. A small meeting room also exists in the recently refurbished community policing building). At present, there are no privately operated fitness centres within Peachland.
- Collectively these 7 facilities are meeting community needs, however, increasing future demand for services will likely match capacity within the 10 year timeframe, resulting in need to start long term planning for facility replacements.
- From a service delivery model perspective, this requires extra staff effort to ensure a collaborative approach between facilities. The benefits however, mean lower costs, more diversified services and greater community involvement and volunteer opportunities
- Any future redevelopment plans for Cousin's Park will need to consider future expansion of the community centre