



REPORT

To: Chair and Directors

Report Number: CS-BRD-372

From: Community Services

Date: January 9, 2025

Subject: Authorization to Demolish – Golata Creek Community Hall

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board authorize the demolition of the Golata Creek Community Hall located at 6161 Golata Creek Road in 2025.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board authorize that a meeting be held with the Electoral Area B Director and the residents of Golata Creek Community Hall in Electoral Area B of the Peace River Regional District to discuss options for the land located at 6161 Golata Creek Road including facility replacement, development of the site as community recreation grounds, or that the site remains vacant.

BACKGROUND/RATIONALE:

In July 2022, the Regional Board made the difficult decision to permanently close the Golata Creek Community Hall due to concerns around structural safety after a Facility Condition Assessment identified several critical upgrades and a subsequent engineering study revealed significant structural issues.

On July 14, 2022, the Regional Board passed the following resolution:

MOVED, SECONDED and CARRIED,

That the Regional Board authorize permanent closure of the Golata Creek Community Hall, effective immediately, due to safety concerns resulting from identification of deformation in the hall portion of the roof and foundation, indicating a significant latent defect in the structure; further, that notice of the facility closure be issued immediately to the building operators, Golata Creek Recreation Society; and finally, that this resolution be authorized for immediate release to the public.

Funding for the removal of the Golata Creek Community Hall was allocated through Area B Peace River Agreement Funds in 2022. Conflicting departmental priorities and capacity has delayed the project until now. Board authorization is required prior to its demolition as this site is a Board asset.

The community of Golata Creek has been informed of the likelihood of this impending demolition, and that staff will be requesting authorization for a public meeting to be held with the intention of determining the future of these grounds. This meeting is planned to occur in 2025.

More details about the work completed to investigate the development of the site at Golata Creek can be found under the ‘Other Considerations’ section of this report.

The Golata Creek Community Hall is located on the Golata Creek Road in Area B and was originally constructed as a school in 1958 with additions to the building in 1978, 1987, and 2008. The Regional District gained title to the property in 1986, and the facility has been operated by the Golata Creek Recreation Society since that time.

In August of 2022, staff and the Electoral Area Director met with the community to review the closure decision and discuss the next steps, which included an upgraded hazardous materials assessment, the purchase of a sea can for storage, and rental disposal bin for when they are ready to clean out the hall.

Whether or not the facility is replaced, the existing facility is a liability and requires demolition. The community is aware that the facility has reached the end of its life and will remove all items from the facility in anticipation of demolition taking place.

Facility Demolition Budget

The cost to demolish the facility was estimated at \$167,000 (not including contingency) based on a hazardous materials assessment solicited in 2022. A Request for Tender to demolish the facility will be distributed in quarter one of 2025.

On August 18, 2022, the Rural Budgets Administration Committee passed the following resolution:

MOVED, SECONDED and CARRIED,

That the Rural Budgets Administration Committee authorize a funding commitment in the amount of \$617,029.90, payable from Electoral Area B Peace River Agreement Funds, Spending Item #3 – Halls, Trails and Walking Paths, to be issued to Function 120 – Legislative Electoral Area Services, and used for Area B community hall projects as follows:

- 1. Osborn Community Hall; community hall item storage and disposal, costs related to site remediation, and assessment of other structure(s) on site;*
- 2. Golata Creek Community Hall; community hall items storage and disposal, costs related to site remediation;*
- 3. Halfway Graham Community Hall; further study for repairs to facility, and allocation for repair; and*
- 4. Cache Creek Community Hall; costs related to site remediation, further study for repairs to facility, and allocation for repair*

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Asset and Infrastructure Management
 - Determine Service Expectations for all Assets

FINANCIAL CONSIDERATION(S):**Facility/Grounds Replacement Budget:**

On September 29, 2022 the Rural Budgets Administration Committee passed the following resolution:

MOVED, SECONDED and CARRIED,

That the Rural Budgets Administration Committee authorize a funding commitment in the amount of \$500,000, payable from Electoral Area B Peace River Agreement Funds - Spending Item 3 "Halls, Trails and Walking Paths", issued to Function 120 – Legislative Electoral Areas, to be used for:

- 1. The cost of a feasibility study to examine options for the construction of a new Golata Creek Community Hall, contingent on the community's desire to conduct a feasibility study; and*
- 2. Construction of a new community hall, contingent upon a successful assent vote that creates a new service for the construction of a new community hall*

COMMUNICATIONS CONSIDERATION(S):

If approved, the communities will be informed of the timeline for demolition prior to the removal of the facility and of the timing of the public meeting. After the public meeting with the community is held, a report will be brought forward to the Board for review of future options.

OTHER CONSIDERATION(S):**Golata Creek Community Hall Replacement/Grounds Redevelopment Project:**

At a meeting with the Golata Creek Community in August of 2022, there appeared to be a desire to examine options for a new community hall. If the Board approves that a public meeting be held, staff will work with the Society and the community to determine if there is a need or desire for a new hall on the grounds or if there are other outdoor recreation amenities that could be constructed to provide for a community gathering place in Golata Creek.

Should it be the desire of the community to replace the hall or create outdoor recreation opportunities, a service area would need to be created to requisition funds for;

- construction;
- capital reserve;
- ongoing maintenance;
- and operating costs.

A funding allocation of \$500,000 is in place for this project, as outlined in the Financial Considerations section of this report.

External Links:

1. [Golata Creek Community Hall – August 18, 2022 Community Meeting Summary, CS-BRD-154](#) – See Item 8.6 on the Regional Board Meeting Agenda dated September 8, 2022