



# REPORT

To: Chair and Directors

Report Number: CS-BRD-371

From: Community Services

Date: January 9, 2025

**Subject: Authorization to Demolish – Osborn Community Hall**

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## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board authorize demolition of the Osborn Community Hall located at 17526 Siphon 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 residents of Osborn in Electoral Area B of the Peace River Regional District to discuss options for the land located at 17526 Siphon Creek Road including facility replacement, development of the site as community recreation grounds, or that the site remains vacant.

## **BACKGROUND/RATIONALE:**

The Osborn Community Hall has been closed since 2019, when a Facility Condition Assessment was completed that showed that the hall was in poor condition and would be cost-prohibitive to repair.

Funding for the removal of the Osborn 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 now required prior to demolition as this site is a Board asset.

The community of Osborn 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.

Further details about the Osborn Community Hall replacement project and work completed to investigate a new facility can be found under the 'Other Considerations' section of this report.

The facility and grounds are owned by the Regional District and operated through an Agreement with the Osborn Community Hall Society. The facility and grounds are in Area B, north of Cecil Lake on the Siphon Creek Road. When in operation, the hall provided a space for events and gatherings for the community.

The facility was built in the 1980's as a rural school. The facility was transferred from the School District to the Regional District in 2009 and has since been operated by agreement with the Osborn Community Hall Society. In 2014, the North Peace Sub-Regional Recreation Facility Inventory and Assessment

reported that the Osborn Hall was non-conforming to the BC Building Code, and that systemic building envelope and structural failure could occur within 10 years of that report.

In 2019, a Facility Condition Assessment was completed at the Osborn Community Hall, which suggested that the structure was not sound and that investment into the facility over 10 years would amount to approximately \$630,000. Upon reviewing the report, it was clear that the facility required significant structural and interior work, and that it would be impractical to complete repairs for the outlined costs.

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 has removed all items from the facility in anticipation of demolition taking place.

### **Facility Demolition Budget**

The cost to demolish the facility was estimated at \$224,000 (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 Community Works (Gas Tax), issued to Function 120 – Legislative Electoral Areas, for the construction of a new Osborn Community Hall, contingent upon a successful assent vote that creates a new service for the construction of a new facility.*

### **COMMUNICATIONS CONSIDERATION(S):**

If approved, the community will be informed of the timeline for demolition prior to the removal of the facility as well as the proposed timeline for 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):**

#### **Osborn Community Hall Replacement**

Since 2019, a project to examine options for a new facility at the Osborn Community Hall has been ongoing. This internal engagement included consultation with residents to gauge the desire for a new facility and their financial tolerance. Through this project, a 3,600 square foot facility was designed at a Class 'D' cost estimate of \$1.5 million dollars, however this amount is now outdated and is likely higher at this point.

Staff have received updated assessment data to estimate taxation implications should the Board decide to move forward with an assent vote to create a service area to borrow funds for the construction of a new facility. A community meeting to discuss the next steps and to bring forward the potential taxation figures is expected to take place in 2025 and, if approved, those results will be presented to the Board.

Should it be the desire of the community to replace the hall or create outdoor recreation opportunities, a proposed 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.

After the public meeting with the community is held, a report will be brought forward to the Board for review of future options.