

The Corporation of **THE CITY OF NORTH VANCOUVER**
OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Barbara Pearce, Director, Strategic Initiatives & Services
Heather Reinhold, Deputy Director, Strategic Initiatives & Services

SUBJECT: FLICKA GYMNASTICS RELOCATION – NEXT STEPS

Date: July 18, 2018 File No: 02-0800-30-0013/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Director and Deputy Director, Strategic Initiatives & Services, dated July 18, 2018, entitled "Flicka Gymnastics Relocation – Next Steps":

THAT staff be directed to assist Flicka Gymnastics with their design development for re-use of Mickey McDougall building;

THAT staff be authorized to negotiate legal agreements with Flicka Gymnastics Club for use of the Mickey McDougall Community Recreation Centre building;

THAT staff report back for authorization to enter legal agreements with Flicka for use of Mickey McDougall Building;

AND THAT the funding for the building's capital maintenance related to the extended use of the Mickey McDougall building be referred to the 2020 Project Plan process.

ATTACHMENTS:

1. Existing Site Map Doc #1679600
2. Feasibility Study Report Doc #1679594

PURPOSE:

The purpose of this report is to seek approval to proceed with next steps in negotiating the use of the existing Mickey McDougall Recreation Centre building by Flicka Gymnastics Club (“Flicka”).

BACKGROUND:

Flicka Gymnastics Club has been a tenant within the existing Harry Jerome Recreation Centre since 1999. Flicka is a registered non-profit society which provides gymnastics programming to the public, and also acts as a high performance club to members.

As part of the Special Council Meeting held on May 15, 2017 for Harry Jerome stakeholders, Flicka Gymnastics submitted a proposal which identified a desire for a new facility that they would operate and maintain independently, similar to facilities in Delta and Vancouver. Flicka’s business case indicated a desire to explore the option to relocate to the Mickey McDougall facility. Flicka indicated the organization currently has over \$1 million to contribute to a capital project, with the potential to contribute more.

In June 2017 Council endorsed undertaking a Feasibility Study, under a cost-sharing agreement between the City and Flicka, to further explore Flicka Gymnastics relocating to the Mickey McDougall building. At the same time, Council directed staff to undertake a feasibility study to relocate North Vancouver Lawn Bowling Club to a portion of the Mickey McDougall site as part of the overall redevelopment plan for the Harry Jerome precinct. While these projects are not dependent on one another, the feasibility study was undertaken with consideration of both to allow for coordination and to ensure that one did not preclude the other.

Since late 2017, staff have been working with Flicka to assess opportunities for their relocation to the Mickey McDougall building through a Feasibility Study which assessed three potential options as outlined below.

DISCUSSION:

The Feasibility Study for Flicka included: an in-depth review of the existing facilities; a review of previous studies; site visits to other relevant facilities such as Delta Gymnastics; review and assessment of site layout options; development of a Functional Program; and selection of a Preferred Concept Design for overall site and the Building.

Mickey McDougall Building

The Mickey McDougall site is centrally located at 240 East 23rd Street in close proximity to the future Harry Jerome Community Recreation Centre. The Mickey McDougall building, which was originally built as an elementary school in 1967, then converted to community use in 1982, is located on the west side of the property. It currently houses a gymnasium, children’s activity area, washrooms, change rooms and a performing art studio. The building is approximately 22,450 square feet.

A Property Condition Assessment, undertaken in 2015, found the building was reasonably well maintained although, given its age, many basic service systems are nearing the end of design life. General upgrades to building systems should be undertaken with any continued use of the building.

Overall Site Layout Options:

A series of stakeholder meetings were held with Flicka, and then jointly with Lawn Bowling, to produce three high level approaches to overall site redevelopment:

1. Repurpose the existing Mickey McDougall building for use by Flicka with minimal interference on the remainder of the site and build a new clubhouse for NVLBC in the northeast corner;
2. Renovate the existing Mickey McDougall building to expand the gym for use by Flicka, add underground parking and co-locate NVLBC's clubhouse with a building expansion;
3. Replace the existing Mickey McDougall building (phased) for use by Flicka, construct underground parking and build a new clubhouse for NVLBC on St. Andrews Ave.

Option 1 (Repurpose) was confirmed as the preferred direction from a budget, stakeholder need and site opportunity perspective.

Functional Program

Focused stakeholder sessions were held with Flicka to analyze the building, prepare a functional program and explore concept design options. Flicka's functional program established total area requirements of 2,800 square feet for support spaces plus gymnasium space that could range from 15,000 / 20,000 / 25,000 square feet, depending on the design approach selected and the available funding. Additionally, a multipurpose room of 500 to 800 square feet was considered as a program enhancement.

Flicka currently runs current programs out of 'Gym D' in the existing Harry Jerome facility which is a former curling rink of 13,500 square feet and has access to adjacent washrooms, upper viewing area and a multi-purpose room (approx. 1,000 sf). To provide safety pits for various programs, Flicka has installed a raised floor system within the gym. The existing Mickey McDougall gym at 10,500 square feet is smaller than Flicka's current gym area, creating some challenges in offering a full program of activities or meeting wait-listed demands.

Design parameters were identified for the functional program. Highlighted concepts for any new facility for Flicka include: control of light and air; welcoming and separate user viewing areas; and attention to functional needs for all ages including very young children.

Flicka's Preferred Concept – Repurpose

Upon considering the schedule and budget, Flicka chose to proceed to develop the 'Repurpose' option for their use of the Mickey McDougall facility. By utilizing the available spaces, including the gymnasium, stage area, multi-purpose room, change rooms and

support spaces, with minor renovations, Flicka feels that they will be able to meet their basic programming needs in the existing Mickey McDougall facility.

Key features of the simple repurpose option include:

- Raising the floor in the gymnasium to connect to the existing stage area to provide the 120 ft. length required for competitive vault training;
- Extending the pit into the existing crawl space to meet clearance regulations;
- With minor modifications, existing washrooms on the second floor can be connected to the gymnasium area, allowing supervision of children during programming;
- The multipurpose room provides program space for youth recreation groups; (note: the 10 ft. clearance to the underside of the structure in this space restricts some programming possibilities); and
- With renovation, the existing change room areas can serve multiple functions, such as a universal changing area, office space, and storage.

Flicka also studied a related option to expand the gymnasium on the north end by 3,850 square feet. This expansion would house pits, trampolines, rings, and other features and offer contiguous space for Flicka to meet increasing program demands. This enhancement could be considered in a later phase of development. The layout and site configuration of Lawn Bowling took this future potential expansion scenario into account.

Flicka Gymnastics supports the Preferred Concept and the Board of Directors has provided the following resolution:

“Whereas, Flicka Gymnastics and the City of North Vancouver are about to complete the feasibility study that explore the suitability of Mickey McDougall Community Recreation Centre to function as a gymnastics facility.

And whereas, the feasibility study indicates that the Mickey McDougall Community Recreation Centres does have the potential to operate as a gymnastics facility.

And whereas, the financial and logistical considerations need to be established for a possible lease of the facility by Flicka Gymnastics Club.

Flicka Gymnastics Club agrees to enter into formal negotiations for the potential lease of Mickey McDougall Recreation Centre.”

Information Session

Two conceptual design options for the site were included as part of the HJCRC Public Information Session on May 23, 2018. Neighbours and Community members shared their concerns and comments on the emerging concepts for the Mickey McDougall site. The potential impact of increased parking and traffic within this residential neighbourhood and loss of park land for informal activities were identified concerns.

As a result of the public feedback received, the preferred option locates the lawn bowling clubhouse close to the Building with Flicka activities, thereby offering a greater setback to residential streets. In addition, some on-site parking has been accommodated.

Transportation / Parking

The overall Transportation Study for the Harry Jerome precinct considered the relocation of Lawn Bowling and Flicka Gymnastics to the Mickey McDougall site. Based on the close proximity of the existing facilities and similarities in existing and proposed use, significant changes to traffic and parking are not anticipated.

The existing Flicka facility does not have any dedicated stalls; parking is shared with the overall existing Harry Jerome complex. There are currently 24 on-street parking stalls associated with the Mickey McDougall site located along 24th Street, as well as on –street parking on St. Andrews and 23rd Street.

With the redevelopment of the Mickey McDougall site, an additional 20 parking stalls will be included on site with an internal site drop-off and roundabout for all users and service vehicles. A majority of Flicka users utilize the drop-off option. With a simple repurpose of the Mickey McDougall building by Flicka, impacts on the surrounding neighbourhood are anticipated to be minimal.

Proposed Timeline

It is anticipated that Flicka will be able to remain in their current location until the final closure of the existing Harry Jerome complex in 2023. Ongoing NVRC programs that are utilizing the existing Mickey McDougall building may need to be relocated prior to the completion of the new HJCRC facility however to allow for the renovation timeline for Flicka.

It is anticipated, based on the repurpose option, that the detailed design and tendering would take approximately 10 months and the physical renovation and commissioning approximately 12-14 months.

Next Steps

With Council's direction, staff will continue to work with Flicka on further detailing their re-use potential of the Mickey McDougall building and will negotiate a Facility Lease based on a 10 year term. Staff will report back to finalize the terms of a Facility Lease.

FINANCIAL IMPLICATIONS:

Currently, the City of North Vancouver together with the NVRC are responsible for maintenance and lifecycle replacement of all building components for the Mickey McDougall Facility. A recent Property Condition Assessment, has identified approximately \$400,000 - \$600,000 in capital maintenance that would be required if the building is anticipated to be in use for another 5-10 years. These capital maintenance items are primarily life safety systems such as sprinkler, and fire alarm system upgrades and seismic restraint of non-structural elements (light fixtures, etc.). Should the building's use be extended beyond 10 years, the building's roof, electrical systems and HVAC

mechanical systems may require upgrading. Funding for capital maintenance items will be referred to the 2020 Project Plan for consideration.

Tenant improvements required to facilitate Flicka's gymnastic program will be at the sole cost of Flicka. As part of the Feasibility Study, a Class D estimate has been completed. The overall estimated cost to Flicka, for the repurpose option, totals \$1.8 million, including hard construction costs, contingencies, escalation and all soft costs. Many of these improvements can be done over time as funding becomes available to Flicka.

Flicka currently pays a fixed lease rate within the existing Harry Jerome facility. It is anticipated that the operating costs for their sole use of Mickey McDougall will be higher, Flicka will be responsible for all operating costs for the Mickey McDougall building.

Any requests for funding to support capital maintenance to the Mickey McDougall building will take place terms of the Flicka Facility Lease are confirmed.

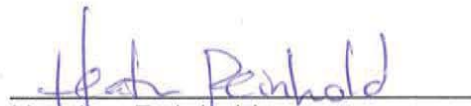
INTER-DEPARTMENTAL IMPLICATIONS:

This project has been developed in coordination with Finance, Engineering, Parks & Environment and Planning. This report was endorsed by the major Projects Committee on July 17, 2018.

RESPECTFULLY SUBMITTED:



Barbara Pearce
Director, Strategic Initiatives & Services



Heather Reinhold
Deputy Director, Strategic Initiatives &
Services

Mickey McDougall Site Map





ARCHITECTURAL FEASIBILITY STUDY REPORT FOR

PROJECT TITLE

City of North Vancouver
Mickey McDougall Site
Feasibility & Schematic Option Studies

PREPARED FOR

City of North Vancouver
Strategic Initiatives & Services
141 West 14th Street
North Vancouver BC V7M 1H9

'Gret Sutherland, PROJECT MANAGER

DATE + DELIVERABLES

July 16, 2018

1 PDF by email to gsutherland@cnv.org

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As in the case of any project, the key to success lies in how to balance stakeholder need, feasibility, cost, and results – all with the ambition of providing a facility that will serve the user well into the future.

EXECUTIVE SUMMARY

In the winter of 2018, the City of North Vancouver (“the City”) retained Carscadden Stokes McDonald Architects (“Carscadden”), and their consultant team to explore the potential for repurposing the Mickey McDougall site for two stakeholder groups – Flicka Gymnastics Club (“Flicka”) and the North Vancouver Lawn Bowling Club (“NVLBC”). This Feasibility and Schematic Options Study has included a substantial stakeholder engagement process to assess the needs of both groups; and explored siting, programming, and schematic options for each on the Mickey McDougall site.

The City of North Vancouver is embarking in a bold new direction for community recreation in the city with the development of the new Harry Jerome Community Recreation Centre (“HJCRC”). As this significant project proceeds, the City recognizes the importance of planning for the future of the adjacent Mickey McDougall Site, in coordination with Flicka Gymnastics and the North Vancouver Lawn Bowling Club which are both currently located in the existing Harry Jerome complex.

The Mickey McDougall site is home to a gravel field and the Mickey McDougall Recreation Centre. The facility was built as an elementary school in 1967, repurposed as a community centre in 1982, and currently houses a large gymnasium, activity and change rooms, and a performing arts studio. Flicka Gymnastics currently leases spaces in the existing Harry Jerome Community Recreation Centre and will not be moving to the new facility, and the North Vancouver Lawn Bowling Club leases land in Rodger Burnes Green Park directly south of the existing Harry Jerome Community Recreation Centre, which will be redeveloped as a part of the new HJCRC project.

As many of the current uses of the Mickey McDougall facility will be accommodated by the new HJCRC, this study looked at options to either repurpose, renovate, or replace the Mickey McDougall facility as the new home for Flicka Gymnastics Club. Similarly, this study explores schematic design options for a new North Vancouver Lawn Bowling Club clubhouse and greens on the Mickey McDougall site. Through consultation with the City, the project team, and the stakeholder groups, a Preferred Concept was developed for the site and both groups.

Together with the new HJCRC, the redevelopment of the Mickey McDougall site will help create a refreshed recreation and community precinct in Upper Lonsdale and a true community hub for all of North Vancouver. This study establishes critical groundwork as a part of this exciting process.

Some key considerations were established from the start, in addition to the needs of the stakeholder groups:

- The project timeline for both Flicka and NVLBC is closely tied to the development of the new HJCRC and is carefully considered as it relates to the budget and program for these groups.
- The Mickey McDougall site is adjacent to a residential neighbourhood and development of the site must be sensitive to their needs and contribute positively to area.
- North Vancouver has set ambitious energy and sustainability targets and this project will target LEED Silver.

INTRODUCTION

Project Team

Architecture	Carscadden Stokes McDonald Architects Inc Bruce Carscadden, PARTNER ARCHITECT AIBC Kelsy Whitten, INTERN ARCHITECT AIBC
Structural	Read Jones Christoffersen Engineers Damien Stoneham, ASSOCIATE P.ENG Michael Dunn, DESIGN ENGINEER
Mechanical	The AME Group Harold Stewart, PRINCIPAL Kevin Shea, ASSOCIATE P.ENG
Landscape Architecture	Binnie + Associates Matthew Harbut, LANDSCAPE ARCHITECT Catherine Eiswerth, LANDSCAPE ARCHITECT
Quantity Surveying	Ross Templeton + Associates Ross Templeton, PRINCIPAL MRCIS PQS

The consulting team was assisted by the City of North Vancouver and contributions from the stakeholder groups who gave their time, energy, and guidance in this process and in the preparation of this report. Key participants include:

City of North Vancouver

Gret Sutherland, ARCHITECT AIBC, PROJECT MANAGER
Robert Skene, MANAGER, FACILITIES AND REAL ESTATE

Flicka Gymnastics Club

Keith Ryan, EXECUTIVE DIRECTOR
Nicole Turcotte, BOARD OF DIRECTORS
Julie Privora, BOARD OF DIRECTORS
Scott Morgan, BOARD OF DIRECTORS

North Vancouver Lawn Bowling Club

Harry Caruthers, PRESIDENT
Bruce Murray, 1ST VICE PRESIDENT
Robin Woods, 2ND VICE PRESIDENT
Nannely Lawson, PAST PRESIDENT
Brian Newman, TREASURER
Bonnie Smith, SECRETARY

Report Organization

This report is structured to reflect the design research process employed in arriving at the report's final outcomes as well as to provide the City of North Vancouver with a suitable document to frame future discussions surrounding the Mickey McDougall site and stakeholder groups – Flicka and the NVLBC.

To that end, the report details the review and analysis conducted through the course of research as well as the design options that were explored. It is intended to capture, in a broad sense, issues critical to the potential project moving forward.

REVIEW + ANALYSIS



MICKEY MCDUGALL FACILITY (FIG 1)



NVLBC (FIG 2)

A project initiation meeting with both stakeholder groups and a Mickey McDougall facilities tour was held on February 23rd, 2018. The City of North Vancouver, Carscadden Stokes McDonald Architects, and Flicka Gymnastics Club toured the existing Flicka gymnasium and the Mickey McDougall facility. Afterward, the City, Carscadden, and the North Vancouver Lawn Bowling Club met at their clubhouse and toured their existing facility.

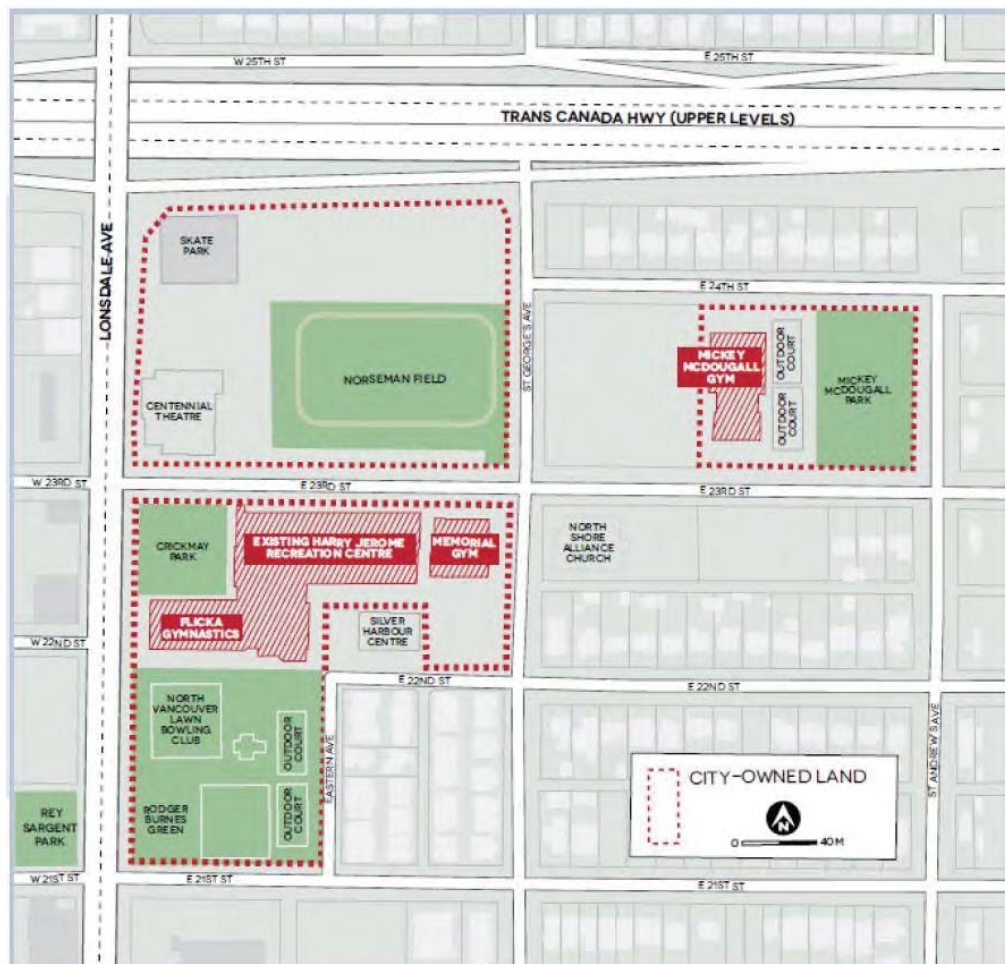
The intention of this meeting was to introduce the project team to the stakeholder groups and to visit the existing Flicka and NVLBC facilities and the Mickey McDougall building and site. The programmatic requirements for Flicka and the NVLBC were reviewed in general terms as well as potential opportunities for both groups on the site.

Received Documents

In addition to meetings and tours of the existing facility and site, the following important documents were made available for reference by the City of North Vancouver and stakeholder groups:

- North Vancouver Recreation Commission. *Drawings*. “Mickey McDougall Rec Centre.” December 2003. Received 21 Feb 2018.
- City of North Vancouver. “Mickey McDougall Existing Gross Floor Area”. Received 21 February 2018.
- Altus Group Limited. “Mickey McDougall Property Condition Review” Mickey McDougall Community Recreation Centre.” 6 March 2015. Received 21 February 2018.
- Hobbs, Winter & MacDonald, BC Land Surveyors. *Drawings*. “Topographic Survey Plan.” 1 February 2018. Received 28 February 2018.
- Diamond Head Consulting Ltd. “Mickey McDougall Preliminary Arborist Report.” 6 February 2018. Received 28 February 2018.
- Diamond Head Consulting Ltd. “Mickey McDougall Preliminary Tree Retention & Removal Plan.” 6 February 2018. Received 28 February 2018.
- City of North Vancouver. *Drawings*. “Green Necklace Multi-use Trail.” 26 January 2018. Received 1 March 2018.
- CEI. “Harry Jerome Recreational Centre Precinct Assessment Analysis.” 4 January 2011. Received 13 March 2018.
- Thompson, Berwick & Pratt Architects. *Drawings*. “North Vancouver Senior High School.” 1964. Received 13 March 2018.
- City of North Vancouver. “Lawn Bowling Club Tours.” 26 September 2017. Received 15 March 2018.

- North Vancouver Lawn Bowling Club. “Lawn Bowling Clubhouse Areas.” Received 15 March 2018.
- North Vancouver Lawn Bowling Club “Lawn Bowling Club Space Requirements.”. Received 15 March 2018.
- North Vancouver Lawn Bowling Club. *Drawings*. “Existing N.V. Lawn Bowling Club Clubhouse.” Received 15 March 2018.
- Flicka Gymnastics. “Flicka Gymnastic Facility Precedents.” Received 16 March 2018.
- Flicka Gymnastics. *Drawings*. “Flicka HJCRC Gym D Layout.” Received 17 April 2018.
- Ehling & Brockington Architects. *Drawings*. “North Vancouver Recreation Centre Sports Complex drawings (Gym D).” 1964. Received 25 April 2018.
- North Vancouver Lawn Bowling Club. “NVLBC Program Schedule.” Received 17 May 2018.
- Flicka Gymnastics. “Flicka Program Overview Options.” Received 28 May 2018.



CONTEXT PLAN, CITY OF NORTH VANCOUVER RFP (FIG 3)

Site analysis included consideration of sun exposure, physical site constraints, access and site circulation, and adjacent program implications, views, and orientation.



AERIAL VIEW OF MICKEY MCDUGALL SITE, SW CORNER (FIG 4)

On the site itself, several key factors were observed:

Site Condition

Through site visits, along with the “Preliminary Arborist Report” by Diamond Head Consulting Ltd. in 2018 (see Appendix A), and other documents provided by the City of North Vancouver, the current condition of the Mickey McDougall site was analyzed.

The total area of the site is approximately 10,500 m² and consists of the Mickey McDougall facility building, two tennis courts, and a gravel field used occasionally for informal activities, soccer practice, etc. The site has well-maintained landscaped lawns, garden beds, and trees on and off-site.

The arborist report identifies the trees on the site as primarily native species, including Douglas-fir, Western redcedar, and Western Hemlock. Adjacent the Mickey McDougall building, there are ornamental deciduous trees including a Japanese Maple, Purple Plum, and Weeping Willow. A large oak tree located at the entrance to the Mickey McDougall facility, holds high retention value on the site. Diamond Head Consulting Ltd. also provided a “Preliminary Tree Retention and Removal Plan” (see Appendix A) outlining tree retention in relation to their preliminary arborist report tree inventory. This

has been further illustrated in the Site Analysis drawing for this feasibility study (see fig.8 and Appendix B) and considered throughout the development of the design options.



LANDSCAPING AT THE NORTH END OF THE MICKEY MCDUGALL FACILITY (FIG 5)

Topography

Unsurprising for its location on the North Shore, the site experiences a change in grade. Its location in Upper Lonsdale means that it sits with the North Shore mountains to the north and Vancouver Harbour to the south. From the SW corner of the Mickey McDougall site in particular, there are views of the city skyline to the south. These qualities bring interest and appeal to the site, but also create certain challenges for siting and access.

The change in grade is roughly 7.5m across the entire site and runs generally from the NE corner down to the SW (see Appendix A). On the site there are two existing tennis courts and a gravel field – all of which are enclosed by chain link fencing. Within the fenced areas, the site is generally flat and level.

In this feasibility study, the topography of the site was carefully considered in several ways, including: how it would affect access to the site for vehicle parking or providing services, bicycles, and pedestrians. Topography was very important in locating the lawn bowling greens which are required to be very level.

Neighbourhood

The City of North Vancouver is growing, and the immediate vicinity of Central Lonsdale will see significant changes in the coming years. New residential development, related commercial development, and the community recreation centre development are planned for the area. That being said, the existing neighbourhood surrounding the Mickey McDougall site still consists of primarily residential single-family homes, zoned RS-1.

The Mickey McDougall site is located two blocks east of one of the primary vehicular arteries through the City of North Vancouver, Lonsdale Avenue. High density residential and commercial uses in this area are generally contained within the blocks immediately lining Lonsdale Avenue. Beyond these blocks, uses shift to primarily residential and park space. The Mickey McDougall site bridges between these two scales of development. Any future facility growth with increased use of the site should be sensitive to the surrounding residential neighbourhood and its scale.

The block is shared with the Provincial Courthouse. There is a church and parking lot to the south. The Mickey McDougall site is zoned P-1 for park use and there is a required 7.62m (25 foot) building setback required from the property line (see fig. 8 and Appendix B).



AERIAL VIEW, NEIGHBOURHOOD (FIG 6)

Site Access

Cities throughout the Lower Mainland and the rest of the country are actively working to improve access for all members of their communities. Forms of transportation and accessibility need to be considered from the start of any development on the Mickey McDougall site.



GREEN NECKLACE TRAIL, IMAGE CITY OF NORTH VANCOUVER (FIG 7)

The site is in a prime location for public transportation and vehicle access off of Lonsdale Avenue, and is situated along the City of North Vancouver's new 'Green Necklace Trail', currently under construction (see fig. 7 & 8). The trail will provide a cycling and pedestrian connection across the city, complete with landscaping and green features. This adjacency provides the Mickey McDougall site with the exciting opportunity to align its development with the active transportation and community improvement intentions of the new trail.

There is not currently any existing onsite parking on the Mickey McDougall site; as it is zoned P-1 for park use the city does not have a requirement for parking to be provided. However, there are 24 existing on street parking stalls at the north edge of the site as well as service vehicle access to the Mickey McDougall building.

Building set back for P-1 Assembly use is not less than 7.62m (25 feet) from lot line.

Residential neighbourhood - respect views through the site
Some trees in the north east corner appear to have the lowest value and may be removed and replaced



Courthouse parking is on a private, adjacent site.

Significant slope at south edge of the site. 23rd St E is lower than the site.

Large Oak tree near the entrance has high retention value

LEGEND

- Lot line
- Lot line set back
- Primary entry
- Secondary entry
- Tree (high value)
- Tree (low value)
- 0.5m contour
- Zoning
- Parking
- Vehicular access
- Green Necklace Trail
- long views
- views in
- desire lines

SITE ANALYSIS PLAN (FIG 8)

In reviewing the existing Mickey McDougall facility and the current facilities being used by Flicka and the NVLBC, we can better understand the needs of all stakeholder groups moving forward.



MICKEY MCDUGALL ENTRANCE, WEST SIDE (FIG 9)

Existing Facilities Review

The feasibility study brings together two unique stakeholder groups within the City of North Vancouver’s public recreation programming and explores the potential for finding a new home for them on the Mickey McDougall site. Before establishing design options, it was necessary to understand not only the Mickey McDougall site and facility, but also the current facilities of Flicka Gymnastics Club and the NVLBC. Through this process we were able to better understand the needs and potential for both groups.

Mickey McDougall Facility

The existing Mickey McDougall Recreation Centre was built as an elementary school in 1967 and repurposed as a community centre in 1982. It currently houses a gymnasium, large activity area, kitchen, washrooms, change rooms, and a performing arts studio. At present, its primary programs include an Early Years Childcare, exercise classes, sports facility rentals, and occasionally interim use of the gymnasium by local schools undergoing renovations.

The Existing Facility Review of the Mickey McDougall Recreation Centre included analysis of the relevant building drawings and documents provided by the City of North Vancouver, and tours of the facility. A consultant meeting was held on April 12th, 2018 with RJC Structural and AME Mechanical engineering consultants, Carscadden and the City of North Vancouver. A subsequent site visit to Mickey McDougall was held with the structural consultant. The Structural and Mechanical reports for the facility are included in the Appendices to this report (see Appendix G & H) and are summarized below. The Concept Options for Flicka were broken into three categories, 1 – Repurpose, 2 – Renovate, and 3 – Replace, all with varying degrees of intervention on the existing facility. For this reason, the Structural and Mechanical reports address the building with these options in mind.

The “Property Condition Review” and *Immediate Repairs & Capital Reserve Analysis* prepared by Altus Group Ltd. in 2015 was a key document in determining the feasibility of repurposing the existing Mickey McDougall building for future use by Flicka (for building upgrade details, see Appendix A). Additionally, the “CEI-Building Assessment” (which is superseded by the Altus Group Report), which contains the *Building Assessment* completed by Structural Engineer Bogdonov Pao, and the *Mechanical & Electrical Building Assessment* by Cobalt Engineering, were reviewed by the consultants in addition to the Existing Mickey McDougall Building drawings and other received documents.

Although the building is over 50 years old now, the Mickey McDougall facility has been relatively well maintained and is still a well-loved facility in the community. Some key architectural features were observed through site visits and review of the received documents:

- Accessibility upgrades have been done to the building, including a ramp in the east corridor into the gymnasium, ramp access to the entries on the east and west sides of the building, and an exterior ramp to the second-floor multipurpose room.
- Fire Protection items are in need of upgrade, including the installation of a sprinkler system and replacement of the fire alarm system with an addressable system.
- The gymnasium has an attractive exposed steel beam and wood decking structure, with a wood gymnasium floor over a 4ft crawlspace.
- The multipurpose room has an attractive exposed glulam beam and wood decking structure, as well as hardwood floors. The multipurpose room has large windows bringing in a lot of natural light, and nice views of the city skyline.
- The existing change rooms are generous spaces and include male and female W/C and showers, and male and female instructor office with W/C and shower which could be converted for multiple uses.
- Interior finishes are aging and could be updated.
- Exterior finishes are showing wear, including deteriorating painted cedar siding and stucco in need of repair.
- Surrounding the building are hardscaping and landscaping features, including pathways, trees, and some garden.



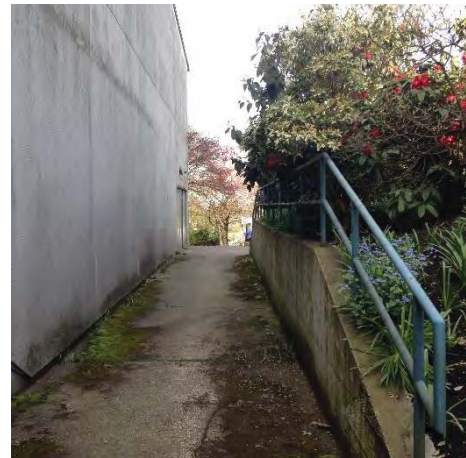
EXISTING MICKEY MCDUGALL GYM (FIG 10)



EXISTING MICKEY MCDUGALL MULTIPURPOSE ROOM (FIG 11)

General **Structural** comments for the Mickey McDougall building are summarized below (See Appendix G for Structural Report):

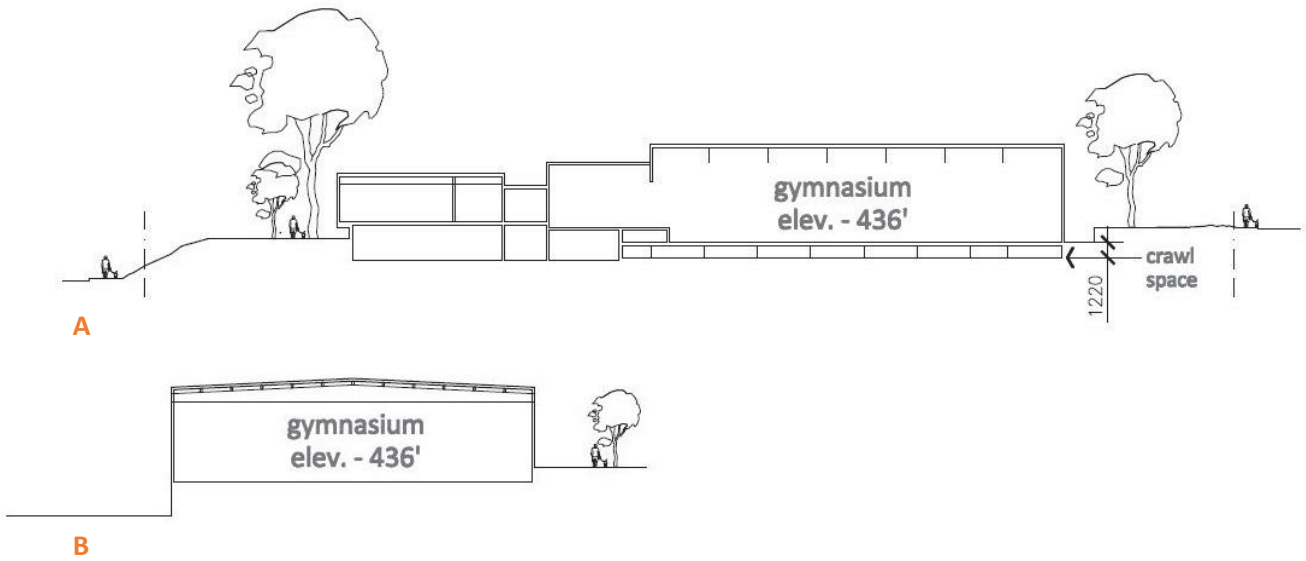
- Generally, RJC agrees with the structural upgrade concepts presented by Bogdonov Pao in the “CEI Building Assessment” (see Appendix A).
- A cost-effective approach to expanding the existing gymnasium could be an expansion into the existing stage area, adding length to the gymnasium without affecting the exterior structure.
- An addition to the north end of the gymnasium would require demolition of the existing north wall and retaining wall (see fig. 12) and an expansion joint would be required to accommodate for the differential building movements. The structure of the addition could be different from the existing structure.
- Creating pits in the floor into the crawl space of the gymnasium is feasible, providing they don’t interfere with foundations. Framing would be required around the pits (see sketch Appendix G).



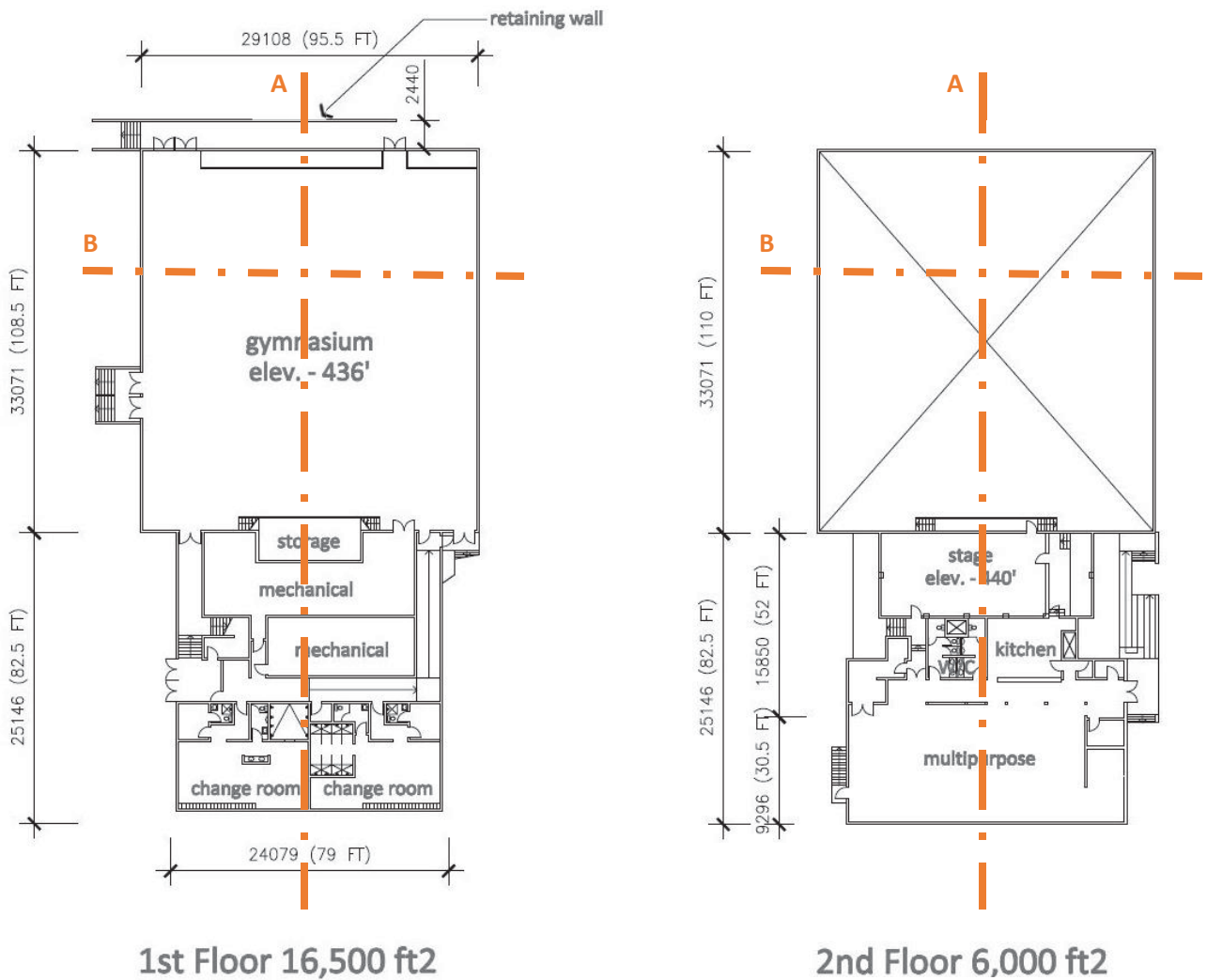
NORTH WALL & RETAINING WALL (FIG 12)

General **Mechanical** comments for the Mickey McDougall building are summarized below (See Appendix H for Mechanical Report):

- The building Mechanical systems were reported to be near the end of their life span at the time of the *Building Assessment: Mechanical and Electrical Engineer – Cobalt* as a part of the “Harry Jerome Recreation Centre Precinct: Assessment Analysis” by CEI in 2010 (see Appendix A) so there is the potential that replacement of these systems will be necessary in the near future.
- If a basic mechanical systems upgrade is considered, it would require that the facility be shutdown for a period of time. This could entail the replacement of the boiler systems, replacement of the Air Handler for the gymnasium, while potentially maintaining the existing ductwork distribution.
- With replacement of the mechanical systems, a rooftop Air Handler that feeds into the gymnasium could be an option, freeing up space inside the building for other use.
- If the facility was to be replaced, the project could have high potential for achieving Passive House certification because of the program and building type. Whether or not certification is sought, the design and construction of a Passive House standard envelope would be recommended.
- The facility is in proximity and could be connected to the Lonsdale Energy Corporation (LEC) district energy heating utility with a major renovation or rebuild.
- It is likely that the gymnasium may need to be cooled, unless Flicka is willing to accept a higher than maximum temperature with the addition of large overhead fans to help reduce the temperature effects. Thermal comfort is possible at higher temperatures with higher velocity airflow but should be considered further.
- Chalk dust could be addressed with a localised exhaust system located throughout the gymnasium.



EXISTING MICKEY MCDUGALL SECTIONS (FIG 13)



EXISTING MICKEY MCDUGALL PLANS (FIG 14)

Flicka – HJCRC Gym D

Flicka Gymnastics Club is currently running its program out of Gym D in the Harry Jerome Community Recreation Centre (see fig. 18 and Appendix B). When the community recreation centre was first constructed in 1964, the space was originally a curling rink but was eventually converted for use as a gymnasium. Flicka has leased the gymnasium space, which totals approximately 13,500ft², since 1999 and has access to the adjacent washroom facilities, upper viewing area, and multipurpose room within the HJCRC (approximately 1,000ft²).

In order to provide the pits required for programming, Flicka has installed a raised flooring system within the gym. The space also accommodates a small staff office and some cubbies for storage (see fig.15).

NVLBC – Clubhouse & Greens

The NVLBC facility includes a two-storey clubhouse, two bowling greens, storage sheds and outbuildings (see fig 19 and Appendix B), located at the corner of Lonsdale Avenue and 21st Street East, where they have been since the club was founded in 1923. The site is easily accessible by transit or vehicle and parking stalls are provided for the members on site.

The current clubhouse was constructed in 1966 and renovated in 1981. The building itself is 3, 915ft² with approximately 400ft² deck space and a veranda, and storage sheds and outbuildings of approximately 450ft² for a total of nearly 5,000ft². The club membership is diverse and serves a range of age groups and abilities, however, the second floor is only accessible by stairs. The clubhouse contains a main room for events and programs such as banquets, darts and seasonal events with an adjacent kitchen and beverage area. There is also a men’s and women’s change room and washroom, office, and various equipment and maintenance rooms.

The bowling greens are both 126ft x 126ft and are staggered to allow for views of both greens from the clubhouse decks. They are natural grass which requires extensive maintenance and can not be used in the wet winter season.



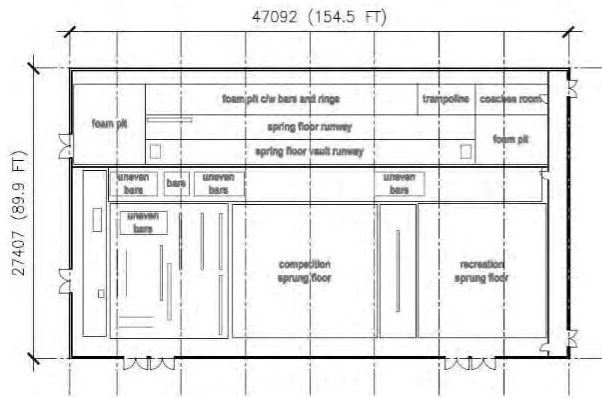
EXISTING FLICKA GYM, HJCRC GYM D (FIG 15)



EXISTING NVLBC MAIN ROOM (FIG 16)



EXISTING NVLBC CLUBHOUSE (FIG 17)



+ shared W/C
 multipurpose room,
 support spaces
 (approx. 1000SF)

Total 13,500 ft² + 1,000 ft²

EXISTING FLICKA GYM D PLAN (FIG 18)



Total 3,915 ft² + 1,000 ft²

EXISTING NVLBC CLUBHOUSE & GREENS PLAN (FIG 19)



+ viewing decks
 approx. 400 ft²
 + sheds, outbuildings
 approx. 450 ft²

2nd Floor
 1,855 ft²

1st Floor
 2,060 ft²

Precedent Review

A review of relevant precedents for both Flicka and the NVLBC and tours of the Delta Gymnastics Society facility and the West Vancouver Lawn Bowling Club were conducted as a part of the process in establishing a desired program and informing concept options.

Flicka Gymnastics

Carscadden, along with Flicka and the City, visited the Delta Gymnastics Club on March 16th, 2018 for a tour of the facility (see Appendix K). Key take-aways from the tour include:

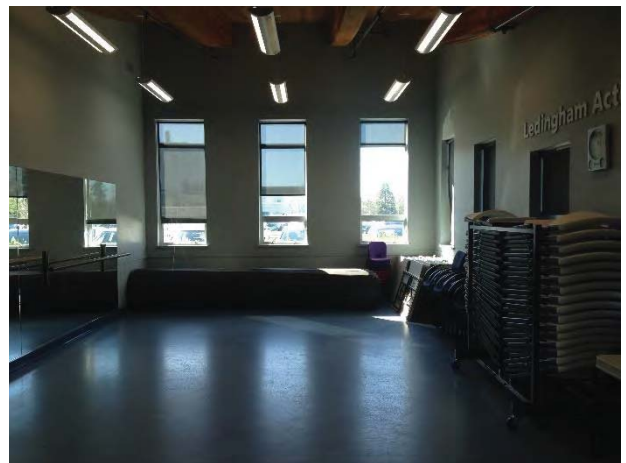
- Child size W/C facilities were a necessary addition to the facility (see fig. 21).
- Although a viewing area is an important feature, enclosing the space would help keep athletes from being distracted (see fig. 20).
- Lockers and a breakout space would be useful amenities for the programs.
- A direct connection between change rooms and W/C is provided.
- The gymnasium area is 15,500 ft² and is at full program capacity.
- During competitions, chairs for seating are arranged on the gym floor.
- The walls require protective surface to prevent damage from athletes.
- Primary acoustic treatment comes from the gym mats and equipment itself.
- The windows in the gym are south facing and create issues with glare.
- Delta Gymnastics has 11 staff workstations and an office of approximately 850 ft².
- The multipurpose room is well used for classes, birthday parties, etc. (see fig. 21).



DELTA GYMNASIUM SOCIETY GYMNASIUM & VIEWING BALCONY (FIG 20)



DELTA GYMNASIUM SOCIETY W/C FACILITIES (FIG 21)



DELTA GYMNASIUM SOCIETY MULTIPURPOSE ROOM (FIG 22)

A precedent review was done of gymnastics facilities from around the world and some key features were identified:



GYM HALL TNW, UTRECHT, NL ARCHITECTS (FIG 23)

Light & Air

Although glare from direct light can be an issue in gymnastics, natural light and air are integral to any building, especially one that is inhabited for such long periods of time like a gym. Clerestories and strategies for diffusing natural light can be implemented mitigate this.

Welcoming & User Friendly

Although the primary user of the gym facility are the athletes, it is important to consider the facilities broader uses. Coaches, staff, parents, and the spectators should feel welcome day-to-day and during events.

Viewer seating, multipurpose room, and event spaces have the potential to further benefit the broader north shore community.



GYMNASTICS TRAINING CENTRE OF GUIMARÃES, PITAGORAS GROUP (FIG 24)

Function

The athletes' enjoyment and success are the primary focus of a gymnastics organization and subsequently the building itself. The facility can better serve the gymnasts by recognizing their needs, lockers for storage and changing facilities (including child size and family change for preschool age), a breakout room for eating/lounge, and of course ample space for programming for all ages and abilities.



GYMNASTICS TRAINING CENTRE OF GUIMARÃES, PITAGORAS GROUP (FIG 25)

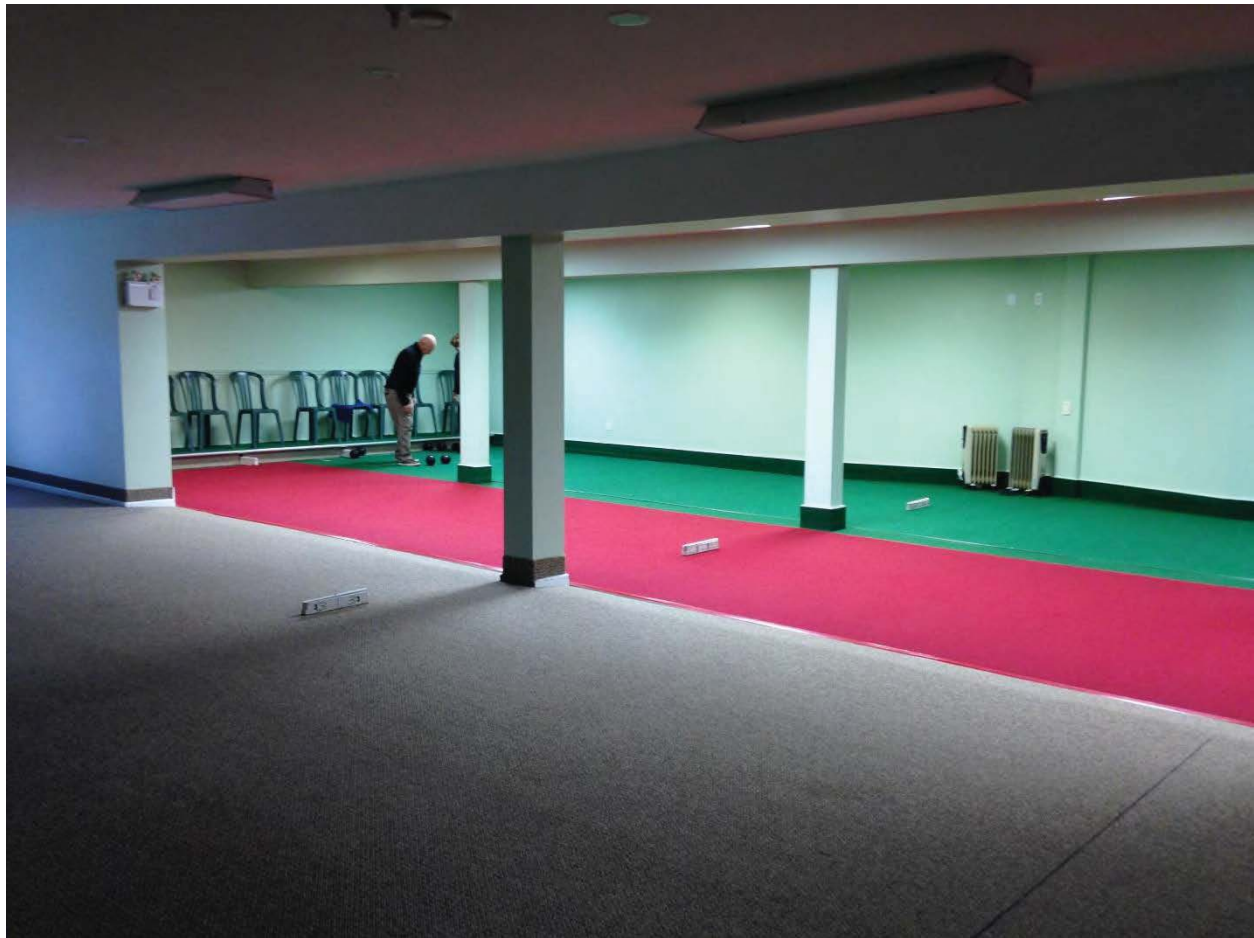
NVLBC

Carscadden, along with the NVLBC and the City, visited the West Vancouver Lawn Bowling Club on March 15, 2018 for a tour of the facility (see Appendix K). Additionally, the City and the NVLBC conducted surveys of the West Vancouver, Ladner, New Westminster, and South Burnaby Lawn Bowling Clubs in September, 2017 (see Appendix A). Key take-aways from the West Vancouver tour include:

- The clubhouse has an indoor bowling facility in the basement (see fig.27).
- The main room has space to hold events, darts, carpet bowling, among other things.
- The club has two outdoor bowling greens, one is gravel and the other is natural turf.
- The clubhouse has one locker room for changing shoes and storing personal items, rather than gender specific change rooms.
- There is a kitchen and beverage room located off of the main room.



WEST VANCOUVER VIEWING AREA (FIG 26)



WEST VANCOUVER INDOOR BOWLING (FIG 27)

A precedent review was done of lawn bowling facilities from around the world and some key features were identified:

Valued Viewing

Lawn bowling is not just for the players, but for the spectators as well. Views of the playing green from the sidelines and the clubhouse are important.

Shaded benches, an elevated deck, or shaded patio are all highly valued features of the lawn bowling facility.

Community Connection

A lawn bowling facility, especially within an urban context, provides green space and landscaping features which can benefit the larger community.

The walkways around the greens and benches on site can be accessed by the public and enjoyed by everyone.

Social Spaces

The lawn bowling club serves many purposes in addition to the bowling itself. The clubhouse is a gathering place and holds events and social activities for its members in all seasons.

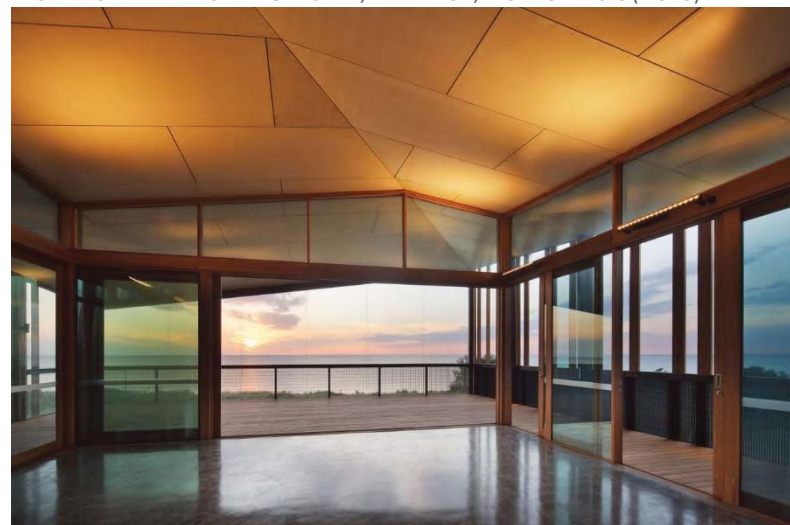
The clubhouse should provide flexibility in its uses, from a space for hosting large dinners, to member meetings, barbecues, poker and game nights. It's a social club as well as a sports club for its members.



PROPOSED WARRAWEE CLUBHOUSE, SYDNEY, MCCULLUM ASHBY ARCHITECTS (FIG 28)



FLOWER CITY LAWN BOWLING FACILITY, BRAMPTON, ZAS ARCHITECTS (FIG 29)



KEAST PARK COMMUNITY PAVILION, SEAFORD, JACKSON CLEMENTS BURROWS (FIG 30)

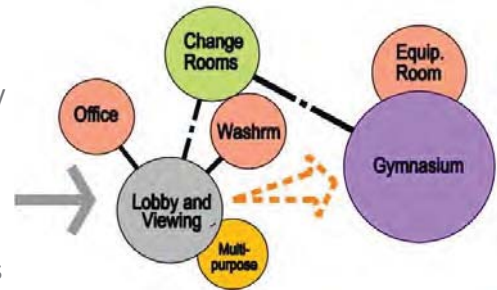
PROGRAM DEFINITION + ROOM REQUIREMENTS

Functional Program

Flicka

Flicka provides gymnastics programming for a variety of age groups and abilities and athletes come from all over the North Shore and the Lower Mainland. In 2016, they registered nearly 1600 athletes, roughly 1400 recreational gymnasts plus competitive athletes, and the waitlist continues to grow.

To develop a functional program for Flicka a Program Workshop was held on March 16th, 2018 and the program was refined throughout the feasibility study. It was important to establish the functional program early on in order to develop the concept options and, finally, the preferred concept.



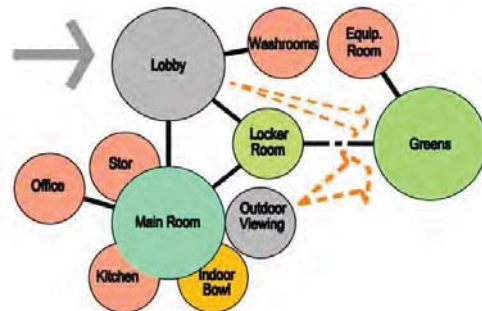
FLICKA PROGRAM DIAGRAM (FIG 31)

Flicka’s functional program established a total area of roughly 2,800ft² for support spaces, plus gymnasium space that could range from 15,000ft², 20,000ft², to 25,000ft², depending on the design concept and level of intervention on the Mickey McDougall site (see Appendix C). Additionally, a multipurpose room of 500ft² – 800ft² was considered a program enhancement. Parking requirements were also considered.

NVLBC

The NVLBC membership is open to everyone in the community and serves primarily City of North Vancouver and the District of North Vancouver residents. As of 2016, the club had around 250 members and is one of the largest bowling clubs in Canada.

To develop a functional program for the NVLBC a Program Workshop was held on March 15th, 2018 and the program was refined throughout the feasibility study. It was important to establish the functional program early on in order to develop the concept options and, finally, the preferred concept.



NVLBC PROGRAM DIAGRAM (FIG 32)

The NVLBC functional program established a total area of between 3,400 ft² and 5,000ft² with a program enhancement for indoor bowling of approximately 1,200ft² (see Appendix C). The program includes storage and facilities that are currently housed in sheds and outbuildings in the existing facility, and a generous main room with seating capacity for 150 people banquet style for events. Parking requirements were also considered.

Room Data Sheets

Room data sheets were created to support the functional program and concept option development (see Appendix D).

CONCEPT OPTIONS

The intention of the concept option process was to identify opportunities for architectural responses to the programmatic needs identified by Flicka and the NVLBC, and the City of North Vancouver, in the context of the existing Mickey McDougall site and facility. The long-term viability, budget and schedule considerations were integral to the discussion and design decisions.

A total of six Concept Option Workshops were held (three each for both stakeholder groups) in order to iterate on the Concept Options and to receive feedback from Flicka and the NVLBC. Through this process we were able to arrive at the Preferred Concept Option (see following section) with consensus from both groups and the City of North Vancouver.

The three concept options address the project at the scale of the entire Mickey McDougall site, as well as at the scale of Flicka's and the NVLBC's facility and program requirements. They show varying degrees of intervention on the site in order to zero in on an option that meets the program, schedule, and budget needs of all stakeholders.

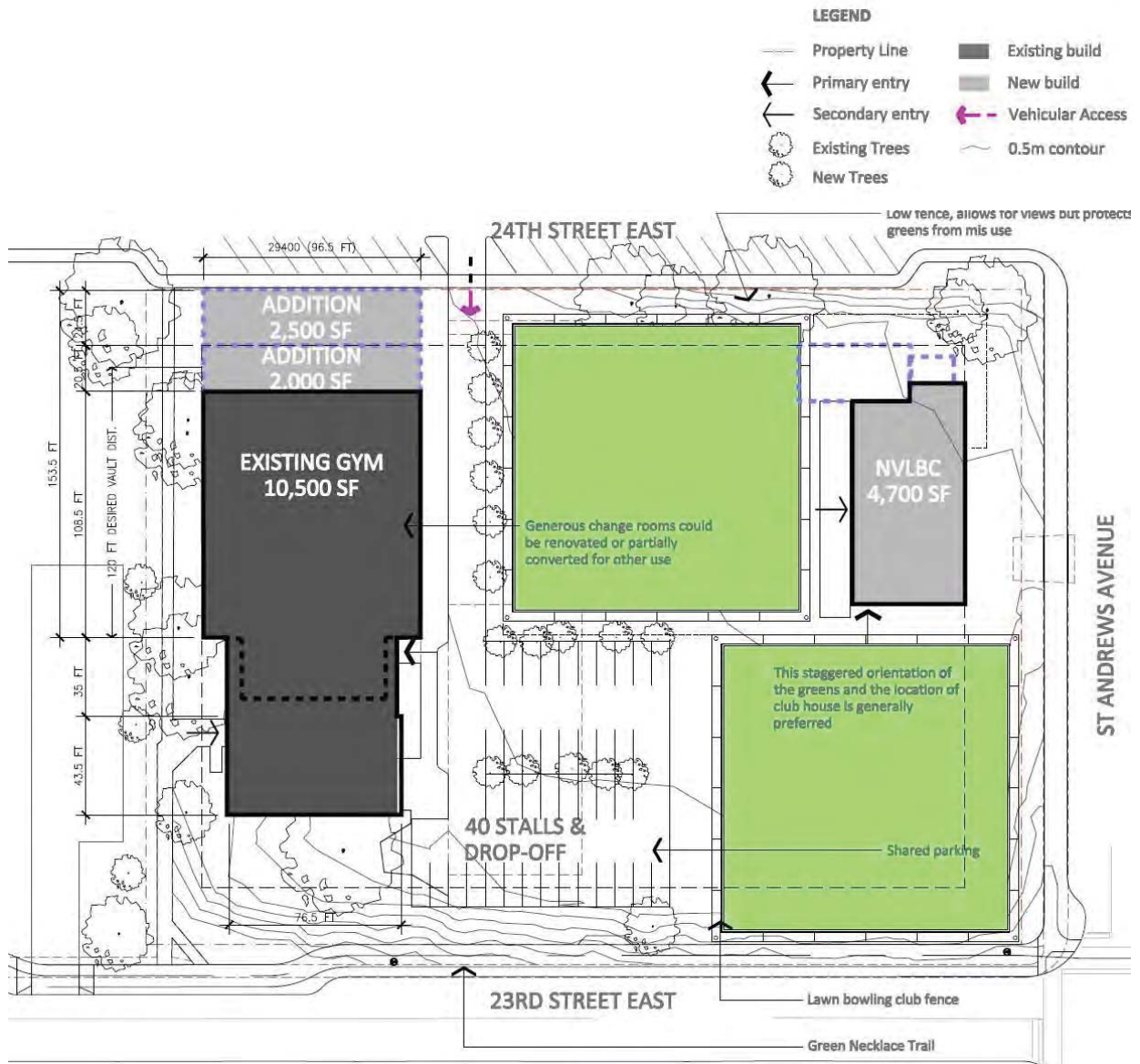
Concept Options

The Concept Options are separated into three distinct categories, *Repurpose*, *Renovate*, and *Replace*, all with varying approaches and degrees of intervention on the Mickey McDougall site. Through the Concept Option Workshop process these general themes were iterated on numerous times, and the options presented here in the report were the outcomes of this process ahead of the Preferred Concept.

Concept Option 1 - Repurpose

Concept Option 1 (see fig. 33) retains the existing Mickey McDougall building and appropriates the gym, performance space and activity room for Flicka programming (see Appendix E). At the north end of the building there is also room for a potential future addition, as the existing gym area does not fully meet Flicka's program needs. The NVLBC clubhouse is located at the NE corner of the site. The one-storey building overlooks both bowling greens, which are staggered on the site (see Appendix E). The clubhouse has the potential for an expansion to house an indoor bowling space (a program enhancement). Key features of the design to note:

- Minimal intervention to the existing Mickey McDougall facility, basic building upgrades to accommodate Flicka's program.
- The existing Mickey McDougall gymnasium, plus the stage and multipurpose areas, have a total of 13,800 ft², just over the area of Flicka's existing facility but less than their desired program.
- Staggered green layout provides views from the NVLBC clubhouse onto both greens.
- An addition at the north end of the gym could be phased and would allow Flicka to meet higher programming demands in the future.
- Parking is accessed off of 24th Street East due to the topography of the site. 40 stalls and a drop-off area are shared by Flicka and the NVLBC.



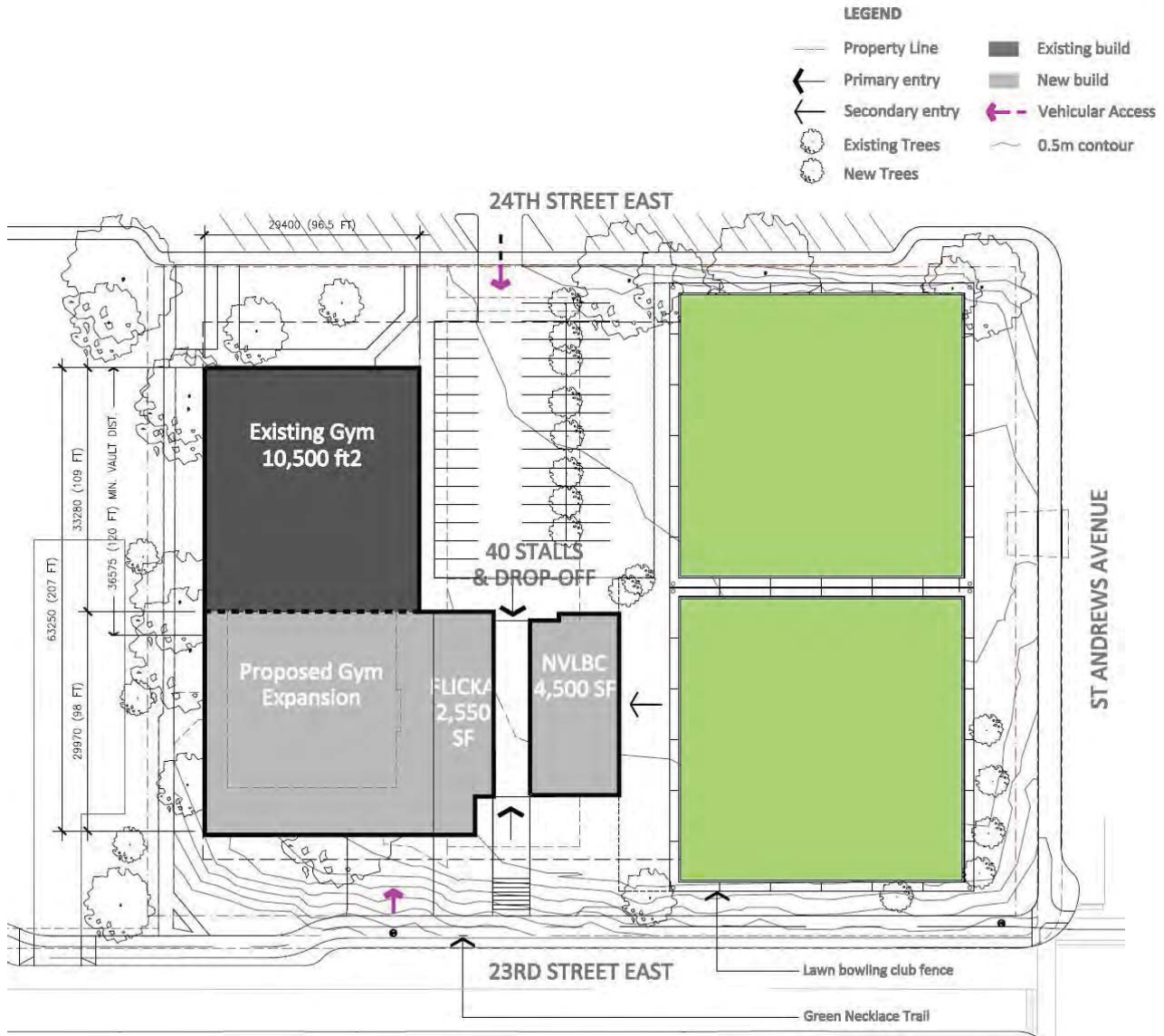
CONCEPT OPTION 1 - REPURPOSE (FIG 33)

Concept Option 2 - Renovate

This option retains the existing gymnasium at the north end of the Mickey McDougall facility, with an addition at the south end of the building (see fig.34). This provides Flicka with 20,000 ft² of gymnasium space and combines both Flicka and the NVLBC into one building, separated by a breezeway (see Appendix E). The shared facility provides opportunities for sharing event, multipurpose, and support spaces between Flicka and the NVLBC. Key features of the design to note:

- Shared facility spaces provide opportunities for cost savings and increased program spaces for both groups.
- The NVLBC clubhouse is a two-storey facility and looks out over the bowling greens.

- Parking is accessed off of 24th Street East due to the topography of the site. 40 stalls and a drop-off area are shared by Flicka and the NVLBC.
- Pedestrian access and entrance connects to the Green Necklace Trail to the south.
- Project schedule may require phasing, with the NVLBC facility built before the Flicka renovation of the Mickey McDougall building.



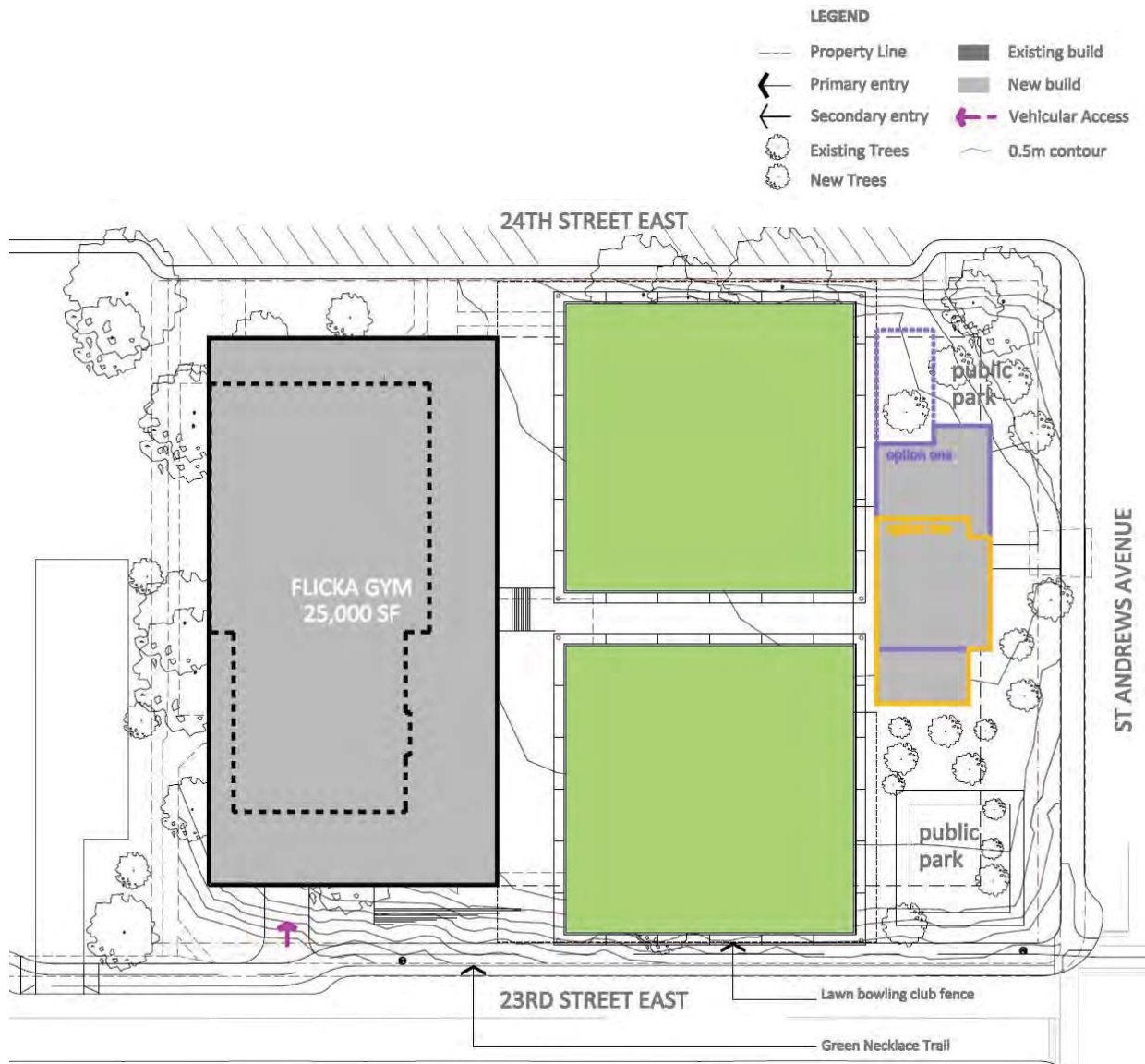
CONCEPT OPTION 2 - RENOVATE (FIG 34)

Concept Option 3 - Replace

This option removes the existing Mickey McDougall facility entirely and Flicka and the NVLBC facilities are new construction (see fig. 35). The NVLBC clubhouse is centered at the east edge of the site with public park space on either side. The Flicka facility is recessed into the existing topography, allowing the

double-height space to appear smaller, in response to the neighbourhood (see Appendix E). Key features of the design to note:

- This design responds to the scale surrounding neighbourhood by minimizing the apparent height of the Flicka gymnasium and the green park corners act as buffers and give back to the community.
- An underground parking lot is accessed from 23rd Street East and is shared between Flicka and the NVLBC, including bike parking accessed from the Green Necklace Trail.
- This option meets Flicka’s maximum program with a 25,000 ft² gymnasium space.
- The site layout allows for either the one-storey or two-storey options for the NVLBC clubhouse.



CONCEPT OPTION 3 - REPLACE (FIG 35)

PREFERRED CONCEPT

Through the concept option process, the stakeholder groups were able to identify a Preferred Concept based on aspects of the earlier designs and with further consideration of programming, budget, and scheduling needs.

A total of four Preferred Concept Workshops were held with Flicka and the NVLBC including a joint workshop where both groups came together to discuss the Mickey McDougall Site Concept. This ongoing discourse translated itself into the Preferred Concept, which includes the overall Preferred Site Concept, as well as the preferred schematic options for Flicka and the NVLBC (see Appendix F).

A public information session was also held, in conjunction with the Harry Jerome Community Recreation Centre project, on May 23rd to present the Site Concept to-date for public input. Feedback and public opinion were also considered in arriving at the Preferred Concept.

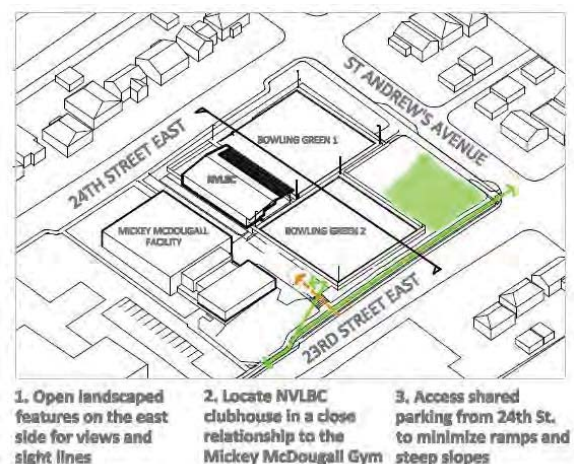
Preferred Concept

The Preferred Concept is comprised of the Preferred Site Concept, the Preferred Concept – Repurpose schematic design for Flicka, and the Preferred Concept – Two Storey schematic design for the NVLBC. Schedule was further considered in the feasibility of the Preferred Concept as well as budget, and the “Mickey McDougall Site Feasibility Study Class D Project Estimate” was prepared by the Quantity Surveyor for this design (see Budget and Appendix J).

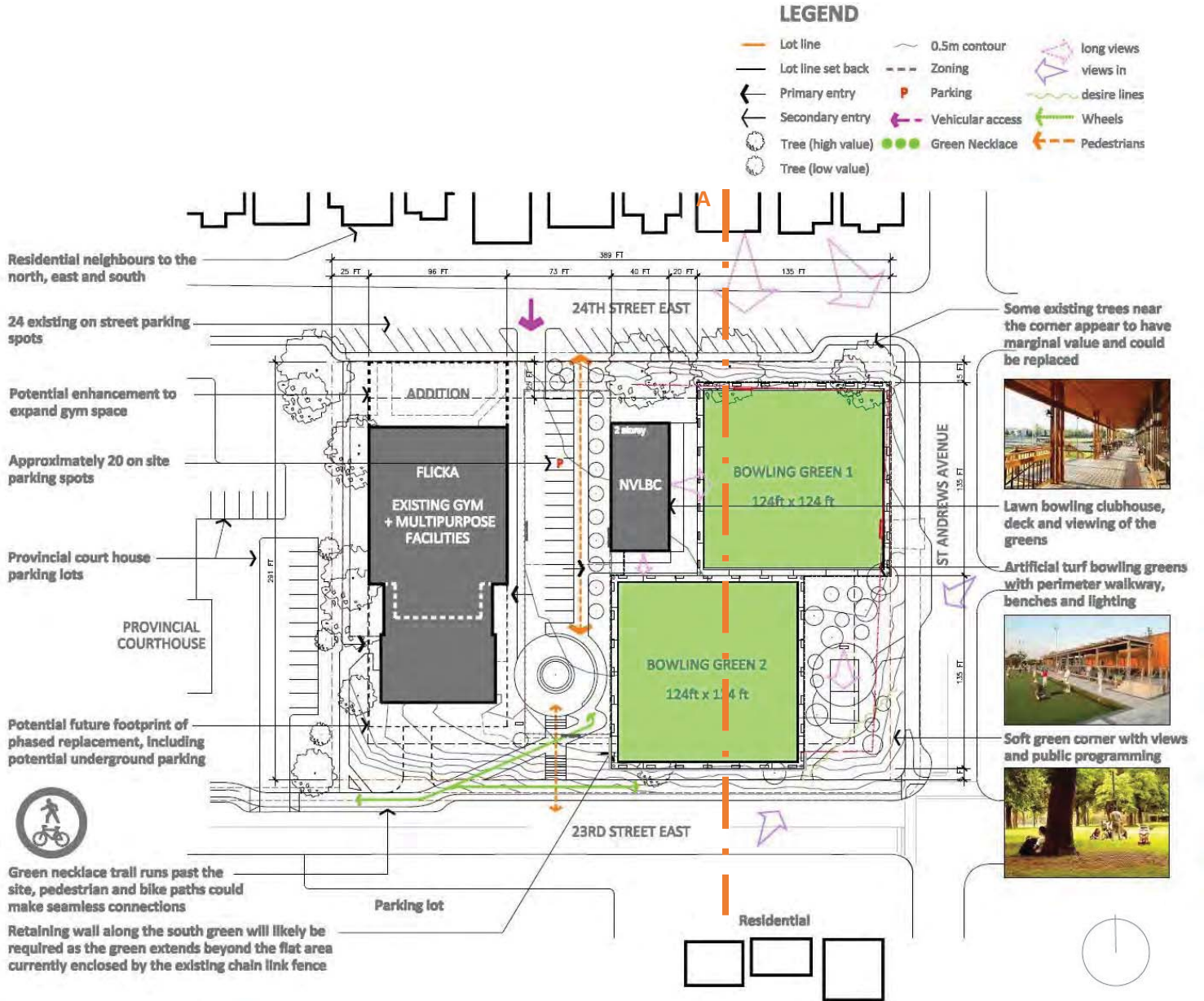
Preferred Site Concept

This site concept locates the NVLBC clubhouse in close relationship to the Mickey McDougall facility and 24th street vehicle access with shared parking. The bowling greens are on the east side of the site and are staggered to provide the clubhouse with views onto both (see Appendix I). A public green space softens the edge of the site in the SE corner and provides a public amenity for the neighbourhood. The Preferred Site Concept incorporates several preferred features that were identified through the concept option process, and addresses feasibility within the existing site condition, unique topography, neighbourhood context, and required access to the site as identified through the review and analysis. Key features of the design to note:

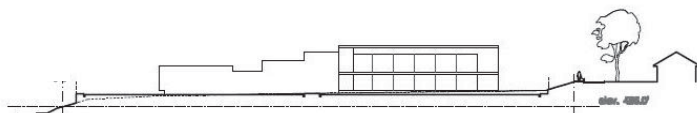
- The stakeholder groups reported that onsite parking was highly desirable to ensure the usability of the facilities; 20 parking stalls, a drop-off and roundabout serve both groups.
- A public green space is provided for the community at the SE corner of the site. There is space for activities such as pickleball and benches for enjoying views.
- Circulation through the site connects with stairs and a ramp to the Green Necklace Trail. Walkways around the bowling greens connect to the public green space.



PREFERRED SITE CONCEPT MASSING DIAGRAM (FIG 36)



PREFERRED SITE CONCEPT PLAN (FIG 37)



PREFERRED SITE CONCEPT SECTION (FIG 38)

Flicka Preferred Concept – Repurpose

Through further consideration of the schedule and budget, Flicka chose to proceed with the ‘Repurpose’ option for their use of the Mickey McDougall facility. By utilizing the available spaces, including the gymnasium, stage area, multipurpose room, change rooms and support spaces, with minor renovations, Flicka feels that they will be able to meet their basic programming needs in the existing facility (see Appendix F).

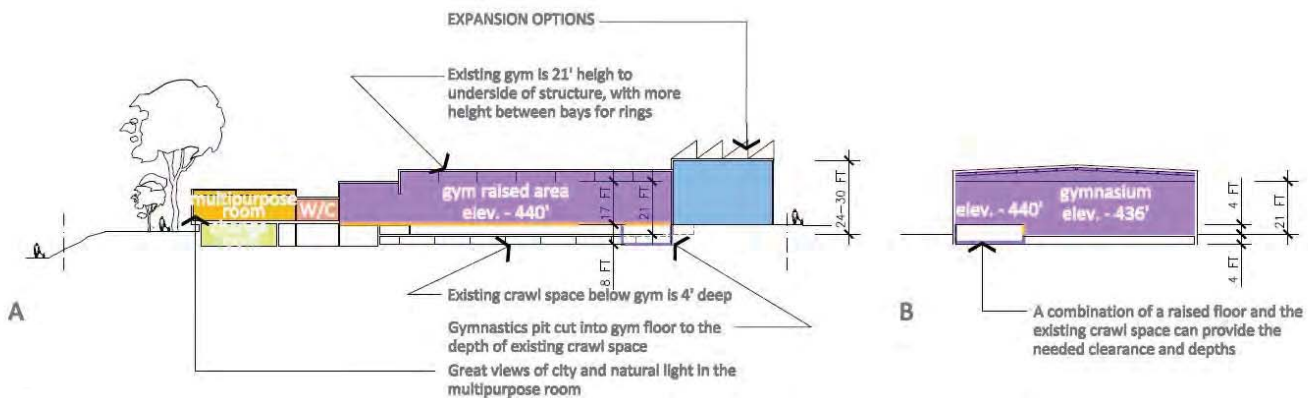
An expansion option was also explored, which would allow Flicka to construct an addition at the north end of the gymnasium, expanding it by approximately 3, 850 ft² and allowing Flicka to grow their program to meet demand in the future. This addition could be built to accommodate pits, trampolines, rings, and other gymnastics features, and the structure could be different than that of the existing gym.

Key features of the design to note:

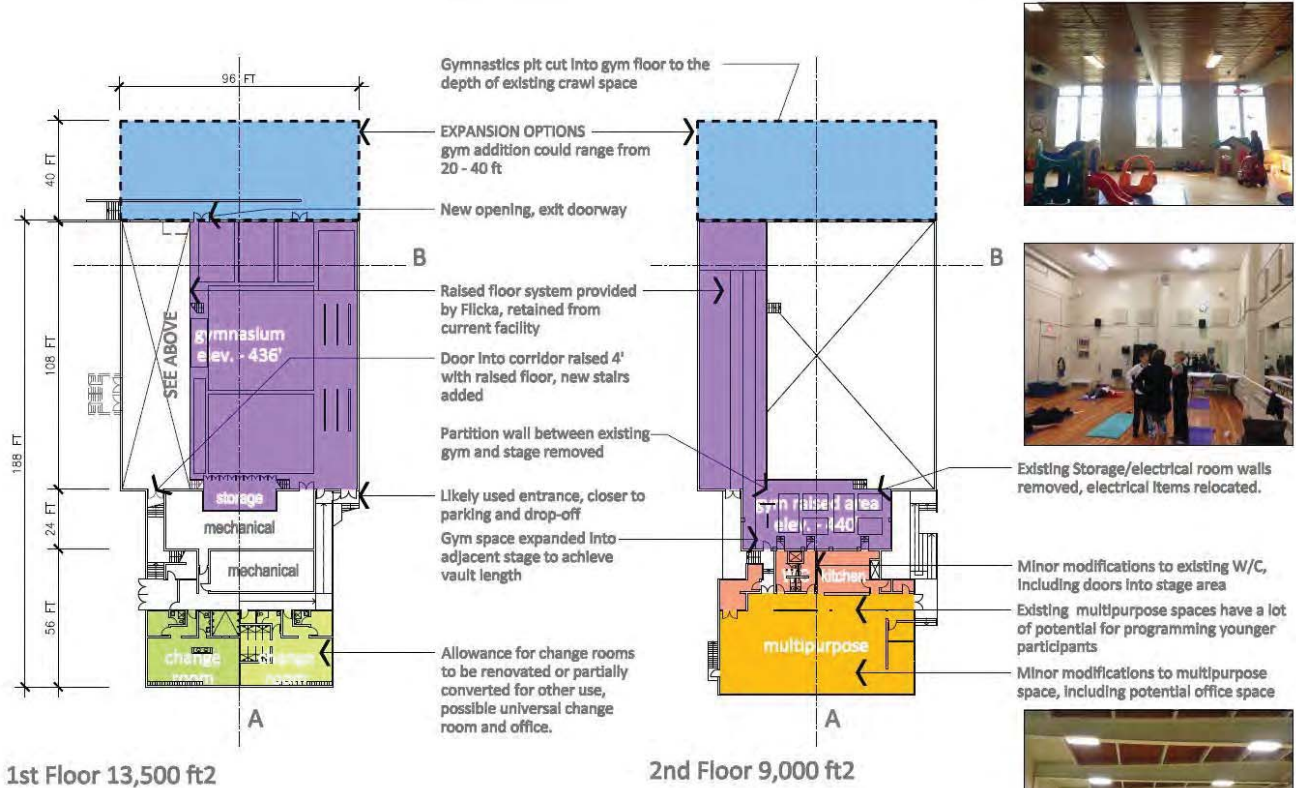
- A raised floor in the gymnasium connects to the existing stage area to provide the 120ft length required for competitive vault.
- By creating pits into the existing crawl space, in addition to the raised floor area, the pits would meet the depth required at 8ft (see fig. 40).
- With minor modifications, existing W/C on the second floor are connected to the gymnasium area, allowing supervision during programming.
- The multipurpose room provides program space for youth recreation groups. The 10ft to the underside of the structure in this space restricts programming possibilities.
- With renovation, the existing changeroom areas could serve multiple functions, which could include a universal changing area, office space, and storage.



FLICKA PREFERRED CONCEPT PHASING DIAGRAM (FIG 39)



FLICKA PREFERRED CONCEPT SECTION (FIG 40)

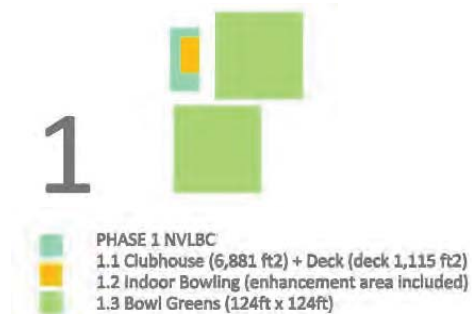


FLICKA PREFERRED CONCEPT PLAN (FIG 41)

NVLBC Preferred Concept – Two Storey

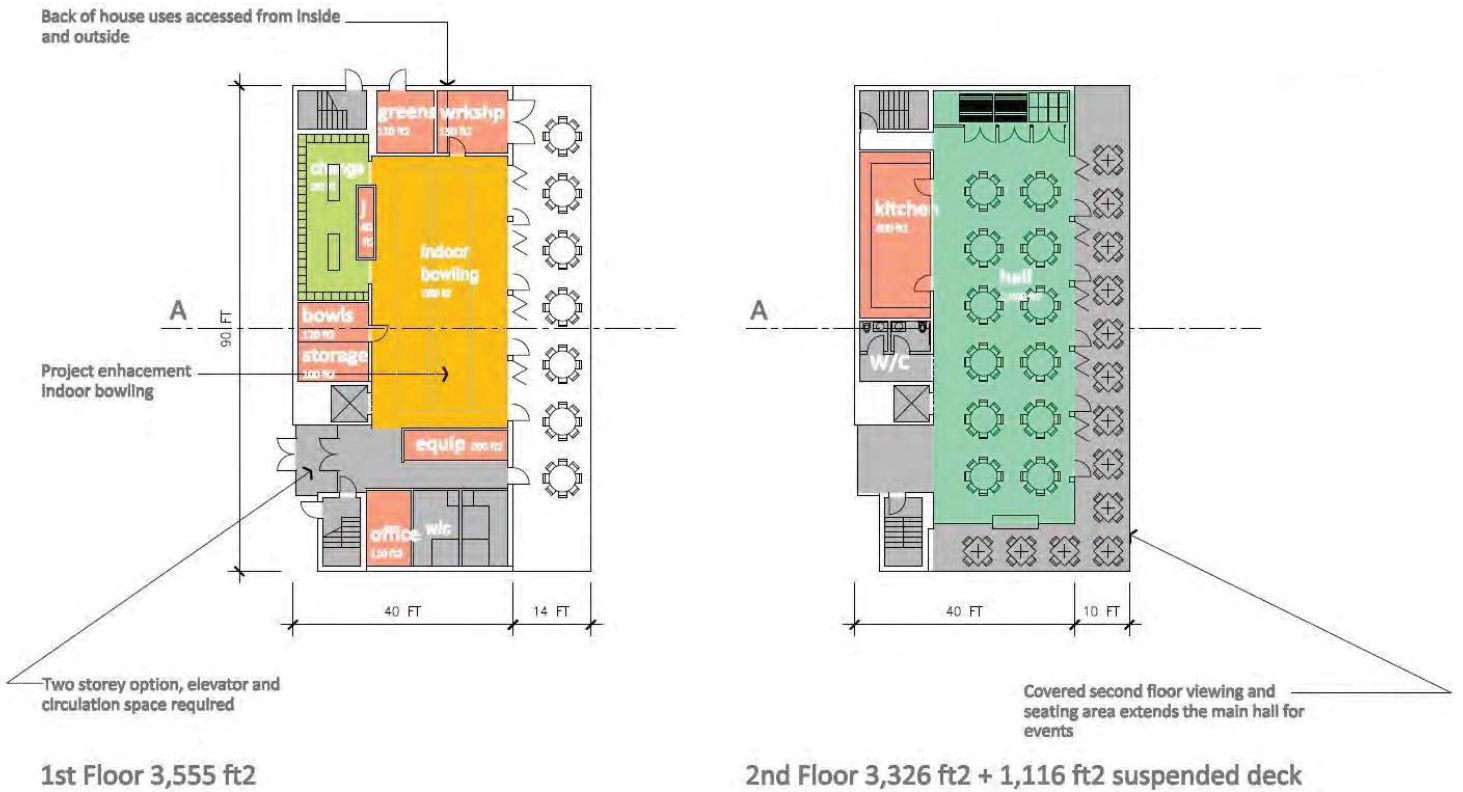
The two storey clubhouse option responds to the programming needs the NVLBC and the context of the Preferred Site Concept (see Appendix F). Located in close proximity to the shared parking and the Mickey McDougall facility, the clubhouse is easily accessed by vehicle or active transportation via the Green Necklace Trail. The smaller footprint of the two storey clubhouse design allows it to fit comfortably within the site and provides great views from the second-floor deck on to both bowling greens. The first floor has back-of-house items, like the workshop and equipment storage, which are accessible from the inside and outside. The project enhancement for indoor bowling is also included in this design (see Appendix C). Key features of the design to note:

- The main hall can extend into the covered deck area and seat 150 people for events. The main hall also includes space for storage for tables and chairs and is directly connected to the kitchen and beverage area.
- An elevator and circulation space are required for accessibility in the two storey clubhouse.

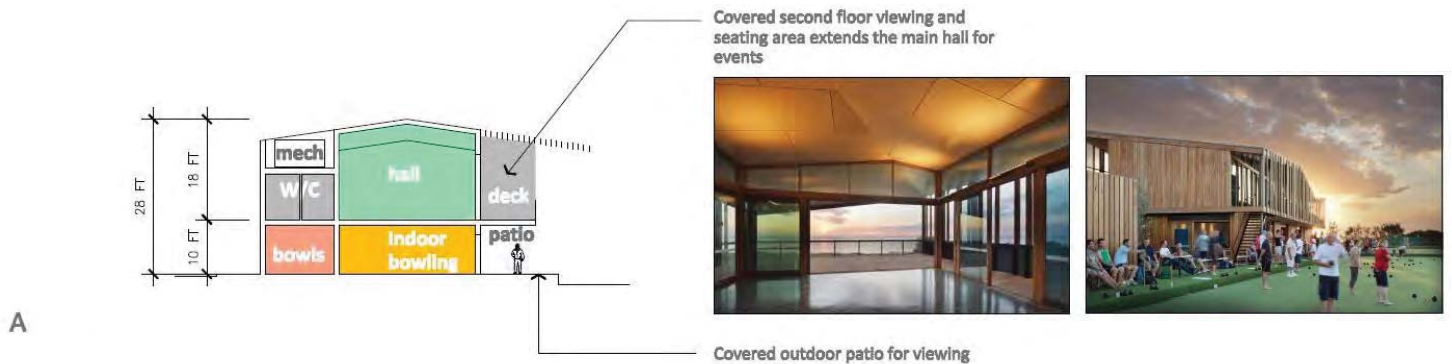


NVLBC PREFERRED CONCEPT PHASING DIAGRAM (FIG 42)

- A universal change room with lockers for shoes and other bowling equipment is provided on the first floor off of the indoor bowling space.
- The Indoor Bowling space allows the NVLBC to expand their programming in the winter and provides an alternative for members with physical limitations.
- Storage spaces that were previously accommodated in outbuildings and sheds at the existing NVLBC facility are now included in the main building and are accessible from the inside and outside.



NVLBC PREFERRED CONCEPT PLAN (FIG 43)



NVLBC PREFERRED CONCEPT SECTION (FIG 44)

BUDGET

Throughout the design concept process, early cost estimates based on cost/ft² for similar projects for Flicka and the NVLBC were developed to help inform decisions and to arrive at the Preferred Concept (see Appendix E & F).

A Class D cost estimate report was prepared following the completion of the Preferred Concept design (see Appendix F) and includes an updated estimate provided for the cost of the synthetic lawn bowling greens (see Appendix I). Generally, the cost estimates generated by external consultant at Class D level are within range of the estimates made throughout the design process (see Appendix J).

The total project cost is estimated at \$6 million for the NVLBC clubhouse and greens. Additional enhancements such as indoor bowling area and special lighting could increase the project budget by up to \$540,000.

It is worth noting that the Class D cost estimate represents an early observation of associated costs in the development of a project. The *PPP Canada Schematic Design Estimate Guide* defines a Class D cost estimate as intended for the “screening of various alternative solutions” and is expected to hold a level of precision of 20%-30%. That is to say, the intent is to understand the cost implications of a particular proposal in a calculated, but still general way.

Development of the Mickey McDougall site and incorporation of Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club is a significant contribution to recreation in North Vancouver. The analysis and options presented in this report provide a framework for discussion and future phases of the project.

CONCLUSION

The general structure of this report is intended to record the process of its development and to offer a series of varied but related strategies for how the City of North Vancouver might utilize the Mickey McDougall site and incorporate Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club.

The Concept Options – and in particular the final Preferred Concept – are the result of extensive consultation with both groups and the City of North Vancouver in order to arrive at a shared idea for what the future of the Mickey McDougall site may be. The Preferred Concept strives to address the existing site and building conditions, topography, the neighbourhood context, and required site access.

To determine the feasibility of the Preferred Concept for all stakeholder groups – program, budget, and schedule were carefully considered to accommodate for a wide variety of existing and future conditions.

The Concept Option and Preferred Concept material produced by Carscadden Stokes McDonald Architects, as well as the Review and Analysis, Program Definition, and Budget are intended to provide the City of North Vancouver with a framework for discussion and information useful in future phases of the project.

APPENDICES

- A. Received Documents
- B. Review + Analysis Panels
- C. Functional Program Panel
- D. Room Data Sheets
- E. Concept Option Panels
- F. Preferred Concept Panels
- G. Structural Report – *RJC Engineers*
- H. Mechanical Report – *The AME Group*
- I. Landscaping Report – *Binnie + Associates*
- J. Budget Report – *Ross Templeton + Associates*
- K. Meeting Records

B. Review + Analysis Panels

Site Analysis

Mickey McDougall

The site is centrally located in the City of North Vancouver, in close proximity to the future Harry Jerome Community Recreation Centre. The site offers natural lighting opportunities and has some existing planting. The existing building sits on the west side and can be accessed from 23rd and 24th St.

Building set back for P-1 Assembly use is not less than 7.62m (25 feet) from lot line.

Residential neighbourhood - respect views through the site

Some trees in the north east corner appear to have the lowest value and may be removed and replaced



Courthouse parking is on a private, adjacent site.

Significant slope at south edge of the site. 23rd St E is lower than the site.

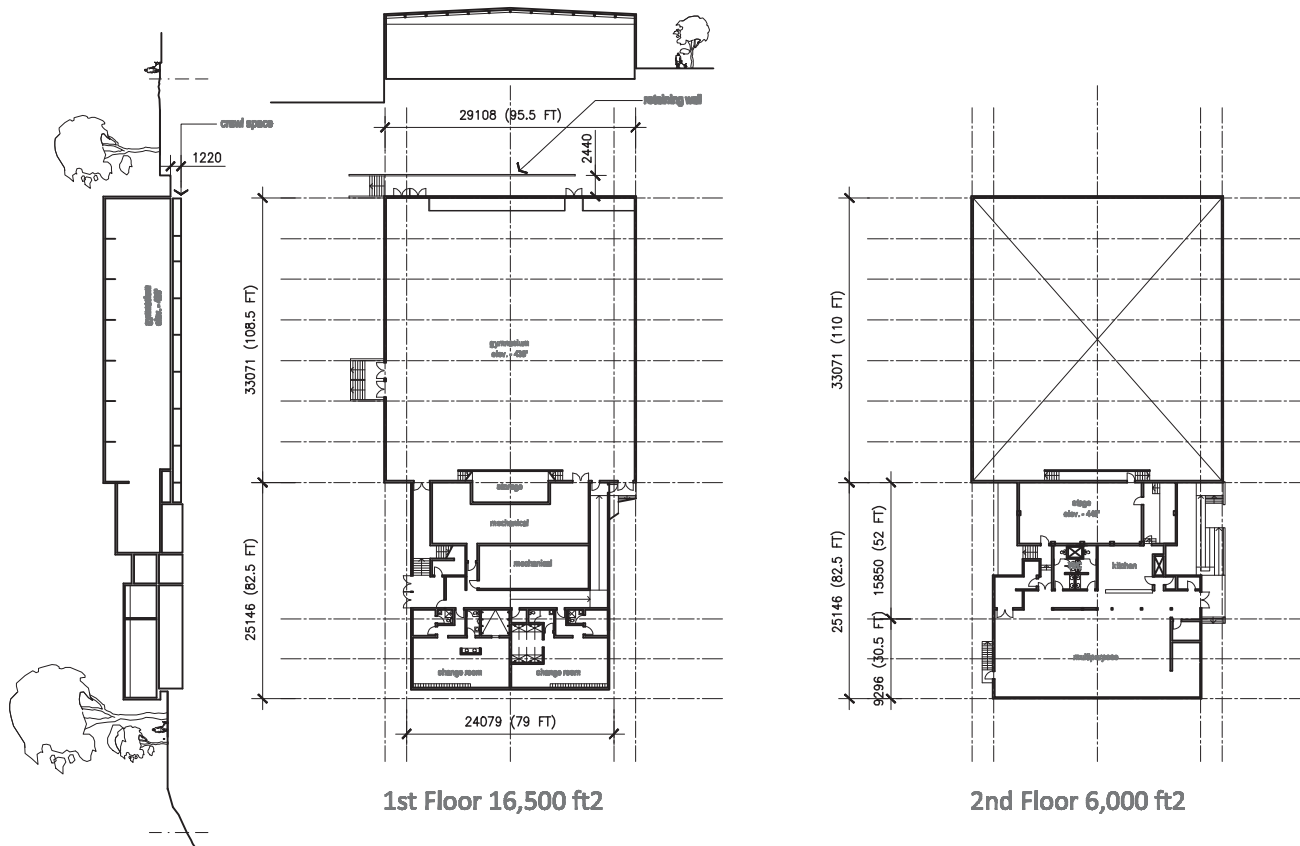
Large Oak tree near the entrance has high retention value

LEGEND

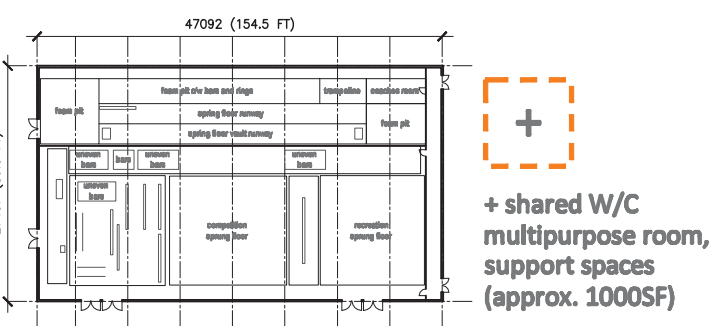
- Lot line
- - - Lot line set back
- ← Primary entry
- ↖ Secondary entry
- ⊙ Tree (high value)
- ⊙ Tree (low value)
- ~ 0.5m contour
- - - Zoning
- ⊙ Parking
- ↔ Vehicular access
- ⊙ Green Wedge
- ⊙ Trail
- ⊙ long views
- ⊙ views in
- ⊙ desire lines

Existing Facilities Review

This panel summarizes the existing Mickey McDougall building, which has been constructed and renovated over a number of years, and the existing facilities currently occupied by Flicka and the NVLBC. The Existing Mickey McDougall building review also included Structural and Mechanical reviews as well as an existing Property Condition Report.

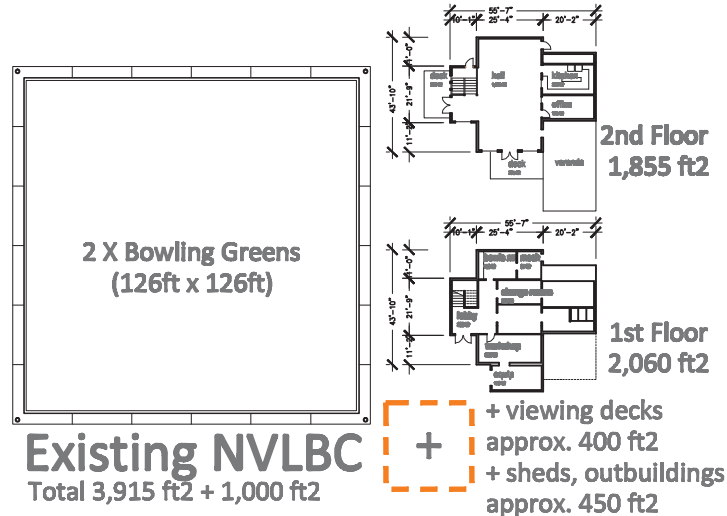


Existing Mickey McDougall



Existing HJCRC Gym D - Flicka

Total 13,500 ft² + 1,000 ft²



Existing NVLBC

Total 3,915 ft² + 1,000 ft²



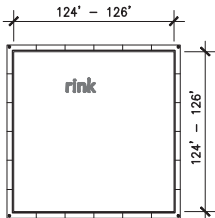
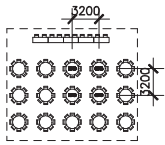
REVISED TO 18 JUNE 2018

C. Functional Program Panels

Program Mickey McDougall Site

This panel provides an overview of the features, functions, and technical requirements for N.V. Lawn Bowling and Flicka Gymnastics Club. Program, budget, and project drivers. If the budget is paramount then the program will need to be tailored to suit.

N.V. Lawn Bowling preliminary total 3,400 - 5,000 ft2 gross



1. Public Spaces (600-1,000 ft2 gross)

- 1.1 Entry and Lobby (150 - 300 ft2 net)
Direct access to parking, sidewalks, and bike paths, the entrance should offer a warm and welcoming vibe.
- 1.2 Public Washrooms (400-600 ft2 net)
Accessible washrooms including a toilet room, hands free. Baby change station. Directly off the lobby.
- 1.3 Viewing (400-600 ft2)*
Shaded / covered outdoor viewing spaces with full view of the bowling greens. *not included in building area

2. Indoor Activity Spaces (1,100 - 2,200 ft2 gross)

- 2.1 Main Room (1,000 to 2,000 ft2)
Banquets, social gatherings and food. Views of the greens is highly desirable. Convertible to indoor bowling, darts and similar activities. Seats 150 people banquet style. Table and chair storage included.

3. Locker Room (350-460 ft2 gross)

- 3.1 Locker Room (300-400 ft2)
Lockers for equipment and benches for shoe changes.

4. Service and Support Spaces (1,350 ft2 gross)

- 4.1 Kitchen and Beverages (400 ft2)
Direct access to the main room, the kitchen is used as servery and by volunteers. No deep frying. Residential type appliances (2 refrigerators, 2 stoves, 2 sinks) and a sanitizing dishwasher. Includes beverage area of 100 ft2
- 4.2 Office (110 ft2)
A single office provides the facility manager a work space that is private and secure, located off of the main room.
- 4.3 Equipment Room (200 ft2)
Equipment for matches, accessible from outside.
- 4.3 Bowls Room (120 ft2)
Rental bowls, polishers, etc. Must be secure.
- 4.4 Custodial Closet (40 ft2)
- 4.5 Storage (100 - 200 ft2)
- 4.6 Workshop/ Maintenance Room (100 ft2)
- 4.7 Greens Maintenance Room (120 ft2) (revised 3 May)

5. Outdoor Activity Spaces

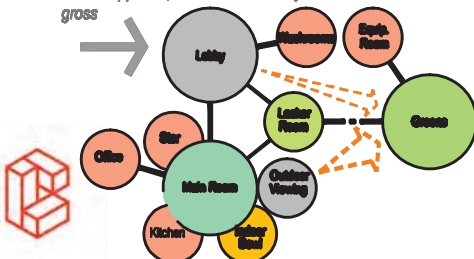
- 5.1 Two Bowls Greens 124'-126' optimal (revised 3 May)
Artificial turf is preferred as it can be used all year and is easier to maintain. It may also reduce the size of the equipment room.

6. Enhancements

- 6.1 Indoor Bowling
3 rinks at 45'x6' total area
50'x22' approx 1,200 ft2 gross

7. Parking

- 7.1 Parking stalls
1 space per 1240 ft2 (110m2)
4,500 ft2 = 4 stalls



Flicka Gymnastics Club preliminary total 22,800 ft2



1. Public Spaces (400 ft2)

- 1.1 Entry and Lobby (100 ft2)
Direct access to parking, sidewalks, and bike paths, the entrance should offer a warm and welcoming vibe. Reception and Control Point.
- 1.2 Public Washrooms (100 ft2)
Accessible washrooms including a toilet room, hands free. Baby change station. Directly off the lobby
- 1.3 Parent Viewing (100 ft2)
Viewing for parents into the gym but spaces should be separated behind glass.

2. Indoor Activity Spaces (15 to 25,000 ft2)

- 2.1 Gymnasium (15,000, 20,000 and 25,000 ft2)
Critical dimension will allow for activities like vaults, a single uninterrupted space will improve supervision. Competitive vault requires minimum length of 125'.

3. Change Rooms (1,000 ft2)

- 3.1 Men Change Room (400 ft2)
Lockers for equipment, benches and changing. Washrooms should be visually connected to gym for supervision.
- 3.2 Women Change Room (400 ft2)
Lockers for equipment, benches and changing. Washrooms should be visually connected to gym for supervision.

4. Service and Support Spaces (1240 ft2)

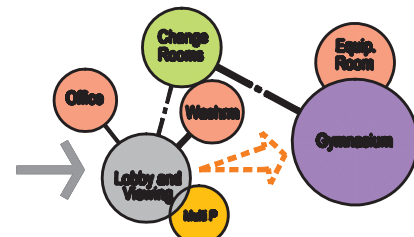
- 4.2 Office (200 ft2)
Open office provides the facility manager, staff, coaches with a work space that is private but directly accessed from the lobby
- 4.3 Equipment Storage Room (100 ft2)
- 4.4 Custodial Closet (40 ft2)
- 4.5 Storage (200 ft2)

6. Enhancements

- 6.1 Multipurpose Rooms (500 - 600 ft2)
Two multipurpose rooms that can be combined and could accommodate 20-25 in a classroom set-up or 10-30 as a party room.
- 6.2 Food and Beverage (200 ft2)

7. Parking

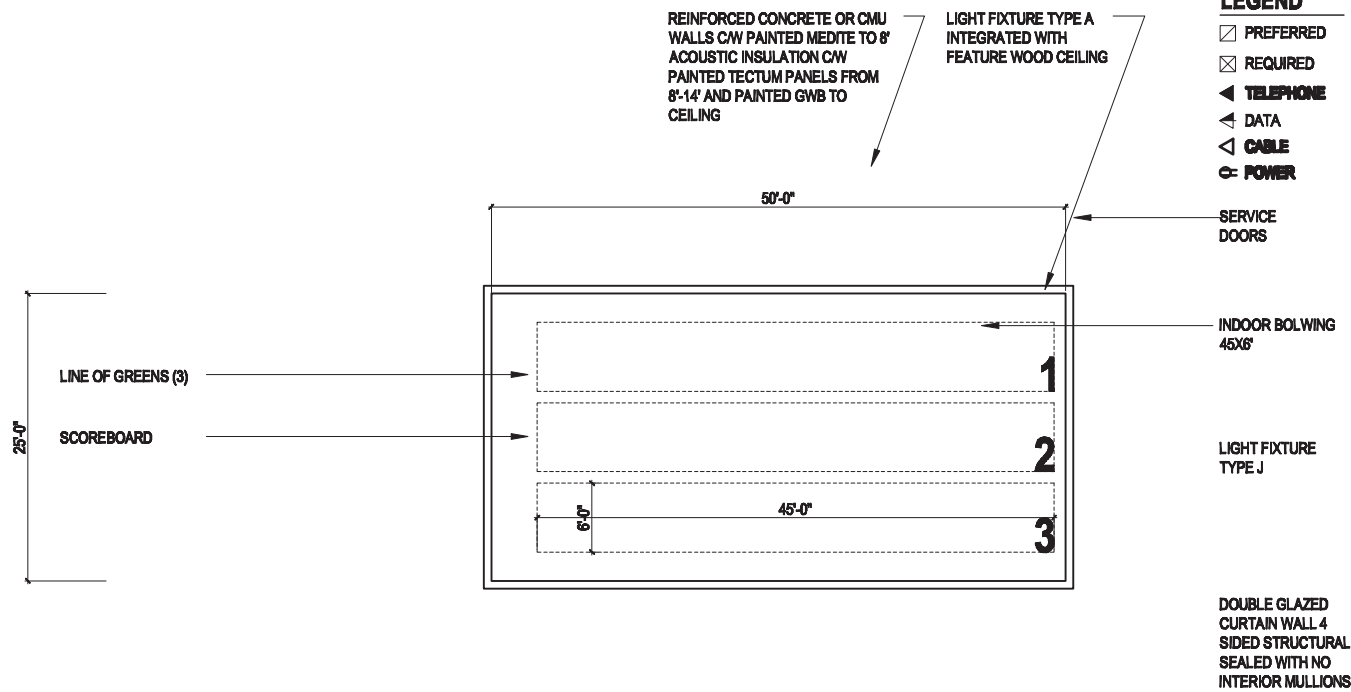
- 7.1 Parking stalls
1 space per 1240 ft2 (110m2)
23,000 ft2 = 10 stalls



D. Room Data Sheets

INDOOR BOWLING ROOM

SCALE: 1/16" = 1'-0"



MOTORIZED BLIND C/W BLACKOUT

CENTER DRIVE MOTORIZED CURTAIN

SERVICE DOORS

AREA

1,000 TO 2,000 FT²

CLEAR CEILING HEIGHT

12'-0" MINIMUM

FINISHES

FLOOR: WOOD SPORTS FLOOR OR CARPET
BASE: RUBBER BASE
WALLS: PAINT
CEILING: FEATURE WOOD CEILING C/W FEATURE LIGHTING

DOOR SCHEDULE

(A) MATERIAL: WOOD DOOR
FINISH: STAINED ALUMINUM
FRAME: 2 X 3'-0"
WIDTH: 7'-0"
HEIGHT: CLASSROOM FUNCTION
LOCKSET: FOB ACCESS
HARDWARE: ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP PANIC HARDWARE

FF&E

- FLOODING TABLES AND CHAIRS
- TV, Projector

SIGNAGE

TYPE 1

ADJACENT SPACES

- PROXIMITY TO CHANGEROOMS
- DIRECT ACCESS TO KITCHEN
- VIEWS TO GREENS

MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON MULTIPURPOSE ASSEMBLY 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 120 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAV'S/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.
- STORAGE MINIMUM OUTDOOR AIR REQUIREMENTS 0.12CFM/SQFT RELIEF AIR THROUGH ACOUSTICALLY LINED TRANSFER DUCT IN CEILING TO RETURN AIR PLENUM

QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

ELECTRICAL

- WALL RECEPTACLES AROUND PERIMETER
- GFCI RECEPTACLES BY SINK
- DAYLIGHT SENSORS
- PROVIDE TWO CLOCKS
- ILLUMINATION (FC): 30

NOTES

- OCCUPANT LOAD = 111 SM / 1.85 SM PER PERSON (LOUNGE) = 150
- BANQUET STYLE SEATING FOR 150
- SHADE
- PREFERRED LOCATION IS ON SECOND FLOOR



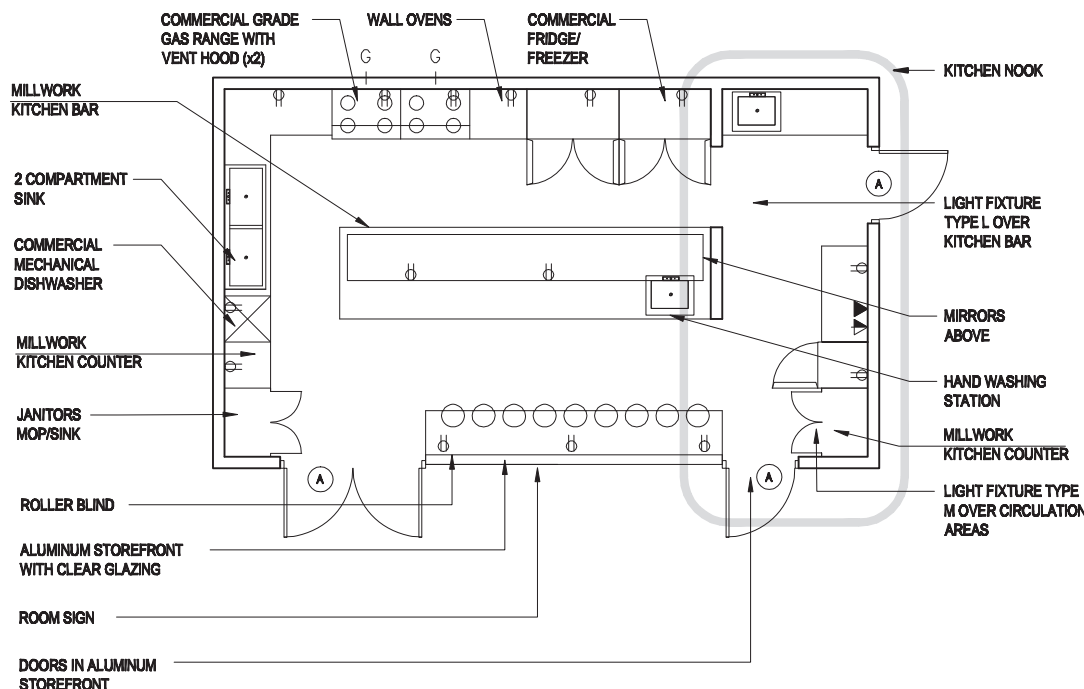
Mickey Site Feasibility
McDougall Study

KITCHEN

SCALE: 1/8" = 1'-0"

LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊖ POWER



AREA

450 SF
CLEAR CEILING HEIGHT
 8'-0" MINIMUM
FINISHES

FLOOR: RESILIENT FLOORING
 BASE: RUBBER BASE
 WALLS: PAINT
 CEILING: GYPSUM WALL BOARD (MOISTURE RESISTANT) (WASHABLE)

DOOR SCHEDULE

(A) MATERIAL: WOOD DOOR
 FINISH: STAINED ALUMINUM
 WIDTH: 2 X 3'-0" OR 3'-0"
 HEIGHT: 7'-0"
 LOCKSET: CLASSROOM FUNCTION
 HARDWARE: FOB ACCESS ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP

FF & E

PORTABLE SEATING (STOOLS) FOR 10

SIGNAGE

TYPE 1

ADJACENT SPACES

- DIRECT ACCESS TO SENIORS CENTRE IS PREFERRED
- CLOSE PROXIMITY TO LARGE MULTIPURPOSE, YOUTH CENTRE, GYM AND ELEVATOR ARE A BENEFIT

MECHANICAL

- HVAC: DEDICATED MAKE UP AIR UNIT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- DEDICATED EXHAUST FAN FOR A COMMERCIAL KITCHEN REQUIRED IN ACCORDANCE WITH NFPA 96 - CONTROLS REQUIRED FOR INTERLOCKING KITCHEN EXHAUST AND MAKE-UP AIR UNIT AS WELL AS SOLENOID VALVE TO ISOLATE GAS ON FIRE ALARM
- COMMERCIAL KITCHEN EXHAUST HOOD COMPLETE WITH FIRE SUPPRESSION SYSTEM REQUIRED IN ACCORDANCE WITH NFPA 96
- PLUMBING: DOMESTIC HOT AND COLD WATER TO KITCHEN SINKS, GREASE INTERCEPTOR MAY BE REQUIRED IN ACCORDANCE WITH LOCAL CODE, FLOOR DRAINS REQUIRED

QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

ELECTRICAL

- RECEPTACLES AT COUNTER FOR EQUIPMENT
- MINIMUM TWO RECEPTACLES PER WALL
- GFCI RECEPTACLES BY SINK
- CAMERA FOR BROADCASTING VIDEO TO REMOTE LOCATION
- ILLUMINATION (FC): 50

NOTES

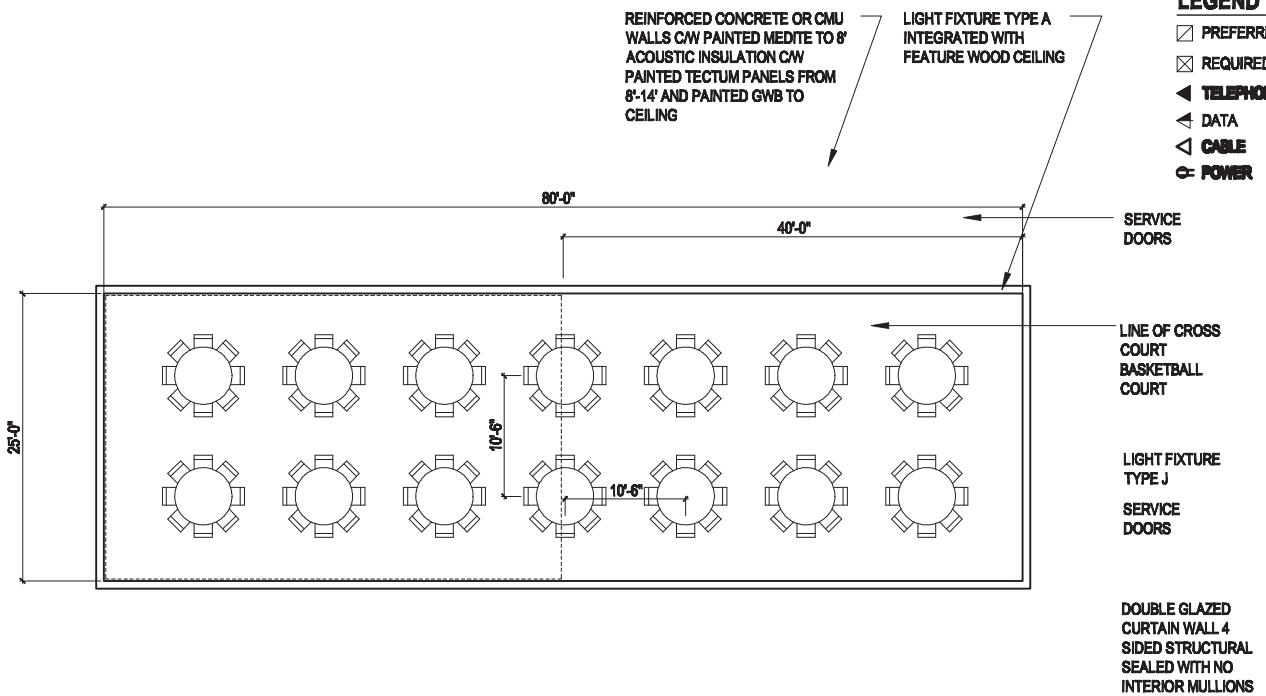
- OCCUPANT LOAD = 42 SM / 9.30 SM PER PERSON (KITCHEN) = 5
- PREFERRED LOCATION IS ON MAIN FLOOR OR SECOND FLOOR



Mickey Site Feasibility
 McDougall Study

LAWN BOWLING MAIN ROOM

SCALE: 1/16" = 1'-0"



AREA

1,000 TO 2,000 FT²

CLEAR CEILING HEIGHT

12'-0" MINIMUM

FINISHES

FLOOR: WOOD SPORTS FLOOR OR CARPET
 BASE: RUBBER BASE
 WALLS: PAINT
 CEILING: FEATURE WOOD CEILING C/W FEATURE LIGHTING

DOOR SCHEDULE

(A) MATERIAL: WOOD DOOR
 FINISH: STAINED ALUMINUM
 FRAME: 2 X 3'-0"
 WIDTH: 7'-0"
 HEIGHT: CLASSROOM FUNCTION
 LOCKSET: FOB ACCESS
 HARDWARE: ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP PANIC HARDWARE

FF&E

- FLOODING TABLES AND CHAIRS
- TV, Projector

SIGNAGE

TYPE 1

ADJACENT SPACES

- PROXIMITY TO CHANGEROOMS
- DIRECT ACCESS TO KITCHEN
- VIEWS TO GREENS

MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON MULTIPURPOSE ASSEMBLY 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 120 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAV'S/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.
- STORAGE: MINIMUM OUTDOOR AIR REQUIREMENTS 0.12CFM/SQFT RELIEF AIR THROUGH ACOUSTICALLY LINED TRANSFER DUCT IN CEILING TO RETURN AIR PLENUM

QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

ELECTRICAL

- WALL RECEPTACLES AROUND PERIMETER
- GFCI RECEPTACLES BY SINK
- DAYLIGHT SENSORS
- PROVIDE TWO CLOCKS
- ILLUMINATION (FC): 30

NOTES

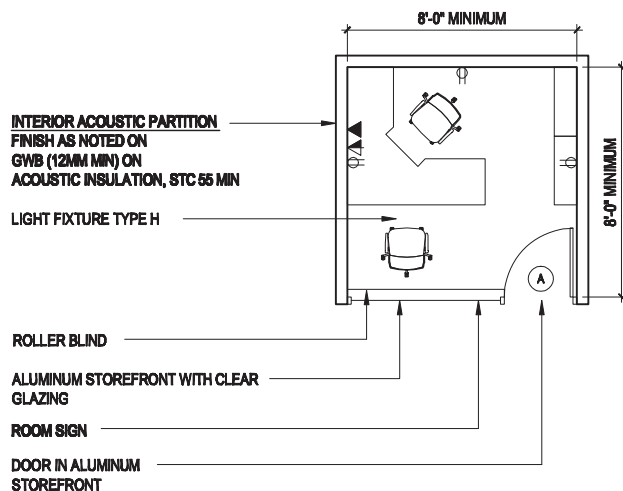
- OCCUPANT LOAD = 111 SM / 1.85 SM PER PERSON (LOUNGE) = 150
- BANQUET STYLE SEATING FOR 150
- SHADE
- PREFERRED LOCATION IS ON SECOND FLOOR



Mickey Site Feasibility
 McDougall Study

LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊕ POWER



AREA

100 SF

CLEAR CEILING HEIGHT

8'-0" MINIMUM

FINISHES

FLOOR:	RESILIENT FLOORING
BASE:	RUBBER BASE
WALLS:	PAINT
CEILING:	ACOUSTIC CEILING

DOOR SCHEDULE

(A)	MATERIAL:	WOOD DOOR
	FINISH:	STAINED ALUMINUM
	FRAME:	ALUMINUM
	WIDTH:	3'-0"
	HEIGHT:	7'-0"
	LOCKSET:	CLASSROOM FUNCTION
	HARDWARE:	FOB ACCESS ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP

F F & E

- 2 X OFFICE CHAIRS
- 1 X L-SHAPE DESK C/W KEYBOARD TRAY AND STORAGE
- 2 X FILE CABINETS
- RECYCLE AND GARBAGE

SIGNAGE

TYPE 1

ADJACENT SPACES

- PREFER CLOSE PROXIMITY TO BOARDROOM, FILE ROOM, AND LUNCH ROOM

MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON OFFICE SPACE 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 5 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAV'S/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.

QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

ELECTRICAL

- MINIMUM ONE RECEPTACLE PER WALL, TWO RECEPTACLES AT WORKSTATION
- ILLUMINATION (FC): 30

NOTES

- OCCUPANT LOAD = 9 SM / 9.30 SM PER PERSON (OFFICE) = 1
- PREFERRED LOCATION IS ON MAIN FLOOR OR SECOND FLOOR

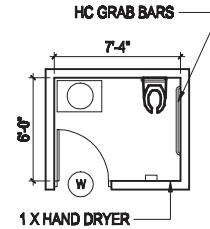
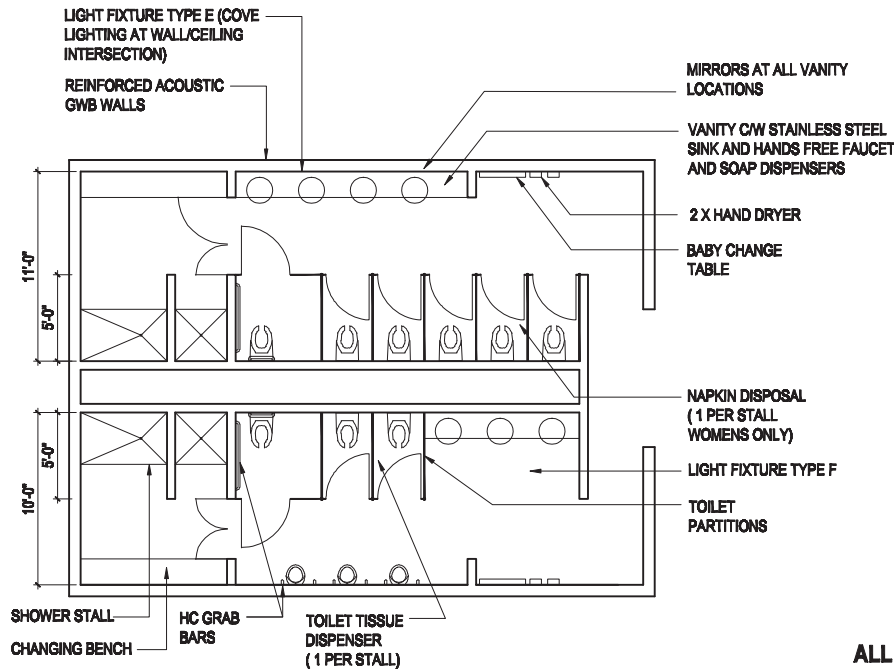


PUBLIC WASHROOMS & CHANGEROOM

SCALE: 3/32" = 1'-0"

LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊕ POWER



ALL WASHROOMS / CHANGEROOMS TO INCLUDE

- CUBICLE PARTITIONS
- HC GRAB BARS
- HC FOLDING SHOWER SEATS
- INFANT FOLDING SEATS
- HAND DRYERS
- HAIR DRYERS
- TOILET TISSUE DISPENSERS
- MIRRORS
- SOAP DISPENSERS
- NAPKIN DISPENSER
- NAPKIN DISPOSALS
- HOOK STRIPS
- TOWEL HOOKS

AREA

750 SF

CLEAR CEILING HEIGHT

8'-0" MINIMUM

FINISHES

FLOOR: CERAMIC OR PORCELAIN TILE
 BASE: CERAMIC TILE
 WALLS: CERAMIC TILE
 CEILING: GYPSUM WALL BOARD (MOISTURE RESISTANT) (WASHABLE)

DOOR SCHEDULE

(W) MATERIAL: WOOD DOOR
 FINISH: STAINED ALUMINUM
 WIDTH: 3'-0"
 HEIGHT: 7'-0"
 LOCKSET: PRIVACY FUNCTION
 HARDWARE: LOCKSET W/ NRP HINGES WALL/FLOOR STOP

FF & E

N/A

SIGNAGE

TYPE 4

MECHANICAL

- WASHROOM EXHAUST BASED ON ASHRAE 62.1 2007 FOR PUBLIC TOILETS DUCTS TO CENTRAL EXHAUST SYSTEM
- TRANSFER OF SUPPLY AIR FROM ADJACENT SPACES FOR MINIMUM OUTDOOR AIR REQUIREMENTS THROUGH DOOR TRANSFER GRILLES
- DOMESTIC HOT WATER TO LAVATORIES FROM CENTRAL DOMESTIC WATER SYSTEM
- DOMESTIC COLD WATER TO WATER CLOSET'S AND URINALS. ALL PLUMBING FIXTURES WILL BE LOW FLOW.
- FLOOR DRAINS REQUIRED

ADJACENT SPACES

- DIRECT CONNECTION TO A JANITORS ROOM IS PREFERRED
- CHANGEROOMS ARE PREFERRED TO BE CLOSE TO GYM AND LARGE MULTIPURPOSE

QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

ELECTRICAL

- ACCOMMODATE HAND DRYERS, URINALS, LAVATORIES
- ALLOW FOR F/A STROBE LIGHT
- ILLUMINATION (FC): 15
- PROVIDE OCCUPANCY SENSORS

NOTES

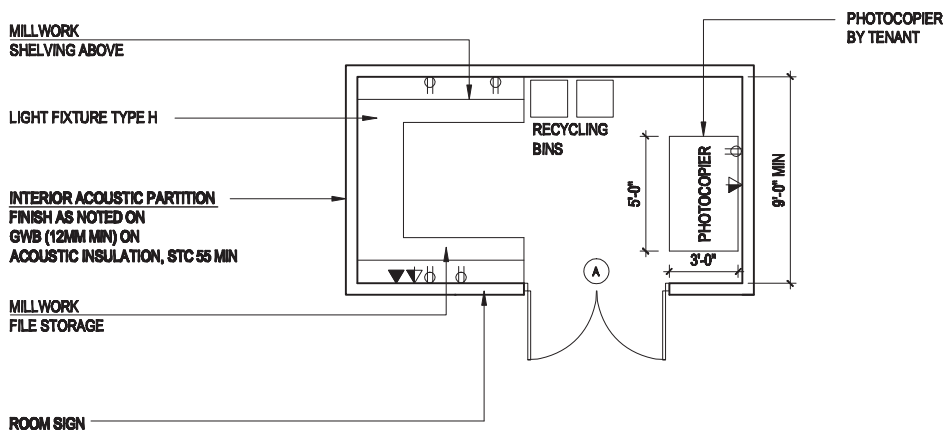
- OCCUPANT LOAD = 0
- PROVIDE NUMBER OF FIXTURES BASED ON BUILDING CODE
- ONE TOILET ROOM IS REQUIRED PER FLOOR
- IT IS ANTICIPATED THAT 15 WOMEN TOILETS AND 8 MENS TOILETS/URINALS WILL BE REQUIRED FOR A TOTAL OF 24 FIXTURES
- ALL WASHROOMS TO BE FULLY ACCESSIBLE



Mickey Site Feasibility
 McDougall Study

LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊖ POWER



AREA

150 SF

CLEAR CEILING HEIGHT

8'-0" MINIMUM

FINISHES

FLOOR: RESILIENT FLOORING
 BASE: RUBBER BASE
 WALLS: PAINT
 CEILING: ACOUSTIC CEILING OR GYPSUM WALL BOARD

DOOR SCHEDULE

- A** MATERIAL: WOOD DOOR
 FINISH: STAINED
 FRAME: ALUMINUM
 WIDTH: 2@3'-0"
 HEIGHT: 7'-0"
 LOCKSET: CLASSROOM FUNCTION
 HARDWARE: FOB ACCESS
 ELECTRIC STRIKE
 NRP HINGES
 WALL/FLOOR STOP

FF&E

BLUE RECYCLE BINS

SIGNAGE

TYPE 1

ADJACENT SPACES

- PREFER CLOSE PROXIMITY TO OFFICES

MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON OFFICE SPACE 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 5 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAVS/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.
- DEDICATED EXHAUST FOR COPY ROOM BASED ON ASHRAE 62.1 2007 COPY, PRINTING ROOM MINIMUM EXHAUST RATES AT 0.5CFM/SQFT

QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

ELECTRICAL

- 20 AMP POWER FOR PHOTOCOPIER
- ILLUMINATION (FC): 30

NOTES

- OCCUPANT LOAD = 0
- EXHAUST MAY BE REQUIRED FOR LEED CERTIFICATION
- PREFERRED LOCATION IS ON MAIN FLOOR OR SECOND FLOOR












E. Concept Option Panels

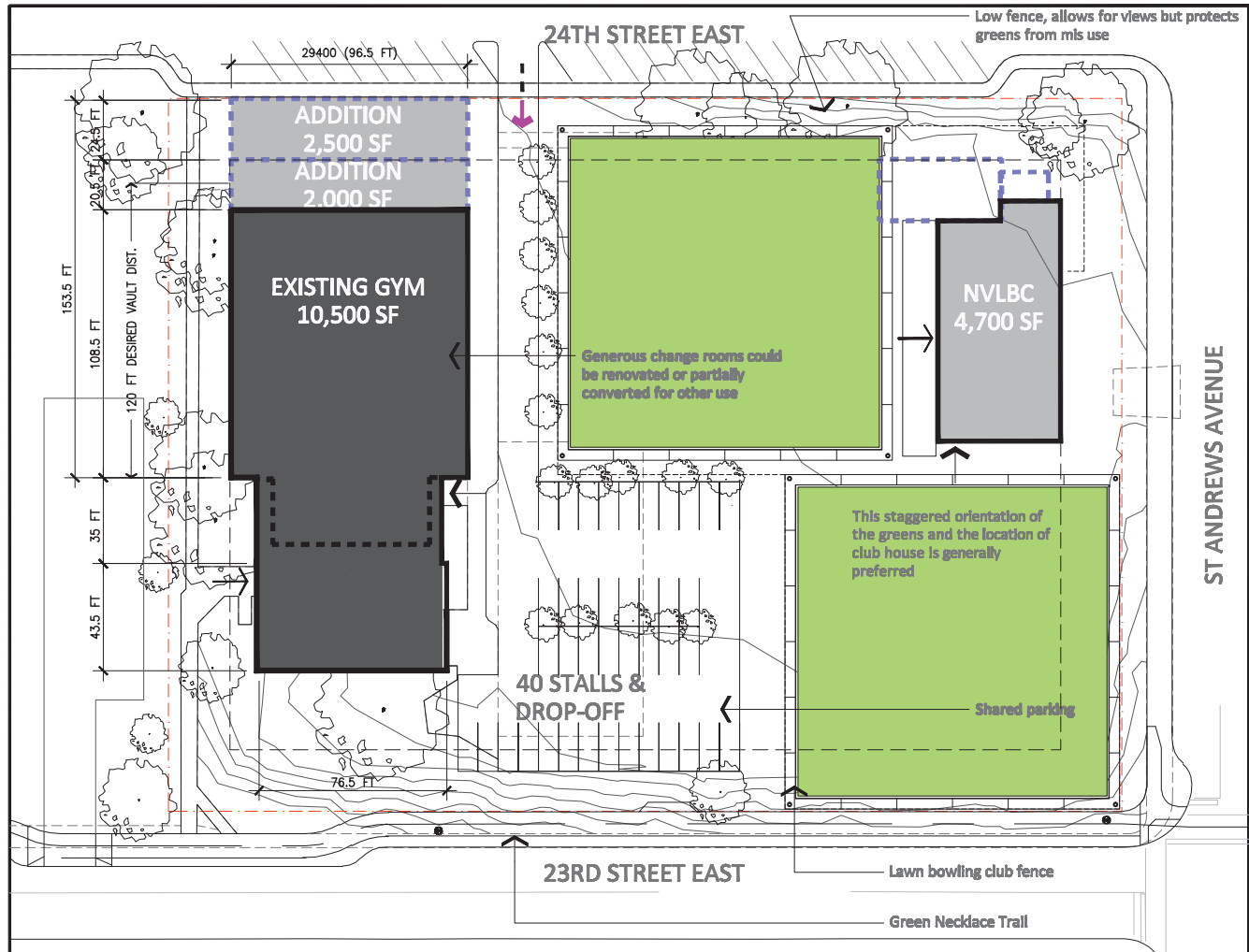
Concept Option 1

Repurpose

This option retains the existing Mickey McDougall building and appropriates the gym, performance space, and activity room. North of the building there is also room for a potential addition. The Lawn Bowling Clubhouse looks out on two greens.

LEGEND

	Property Line		Existing build
	Primary entry		New build
	Secondary entry		Vehicular Access
	Existing Trees		0.5m contour
	New Trees		



- Staggered layout provides NVLBC Clubhouse views onto both greens.
- Parking and drop-off area are shared between both programs.
- With the addition the gym exceeds the 120' desired vault length.
- Phasing opportunities with this option allow Flicka to grow over time.



Concept Option 1 - Flicka

Repurpose



Phasing Diagram

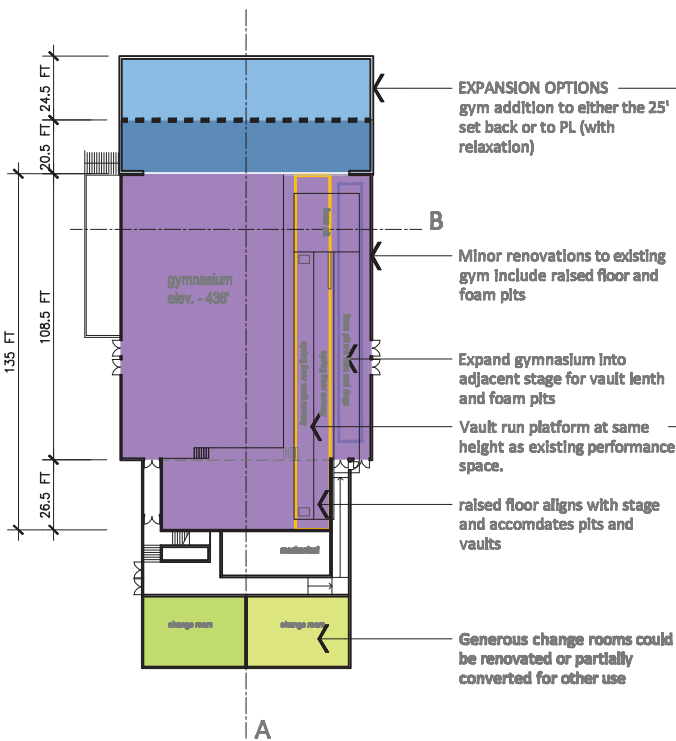
construction budget

PHASE 1 FLICKA

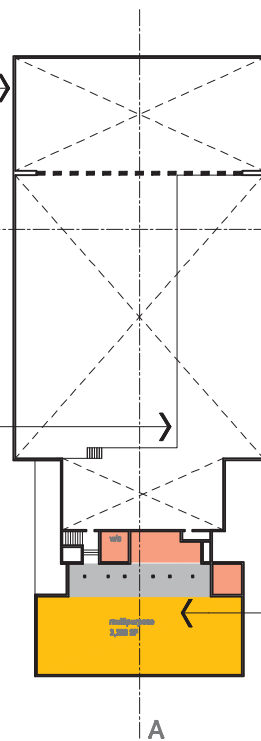
- Existing Reno (10,500 SF gym + 4,500 SF additional programming)
- 1.1 Renovate existing gym (10,500 ft² x \$200 = \$2.1 million)
- 1.2 Upgrade existing change rooms (2000 ft² x \$200 = \$.4 million)
- 1.3 Renovate stage (1,600ft² x 300 = .5million)

PHASE 2 Additions

- 2.1 Addition at north end of gym (2,000 ft² x \$450 = \$1 million)
- 2.2 Addition at north end of gym (2,500 ft² x \$450 = \$1.2 million)



- EXPANSION OPTIONS gym addition to either the 25' set back or to PL (with relaxation)
- Minor renovations to existing gym Include raised floor and foam pits
- Expand gymnasium into adjacent stage for vault lenth and foam pits
- Vault run platform at same height as existing performance space.
- raised floor aligns with stage and accomdates pits and vaults
- Generous change rooms could be renovated or partially converted for other use

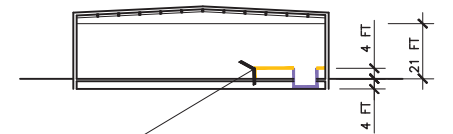
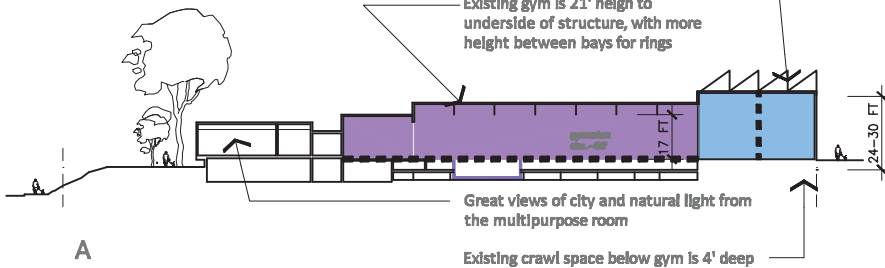


Existing multipurpose spaces have a lot of potential for programming younger participants



First floor (27,700 SF gross) Plan

Second floor



A combination of raised floor and the existing crawl space can provide the need clearnace and depths

Section A



Concept Option 1 - NVLBC

Single Storey

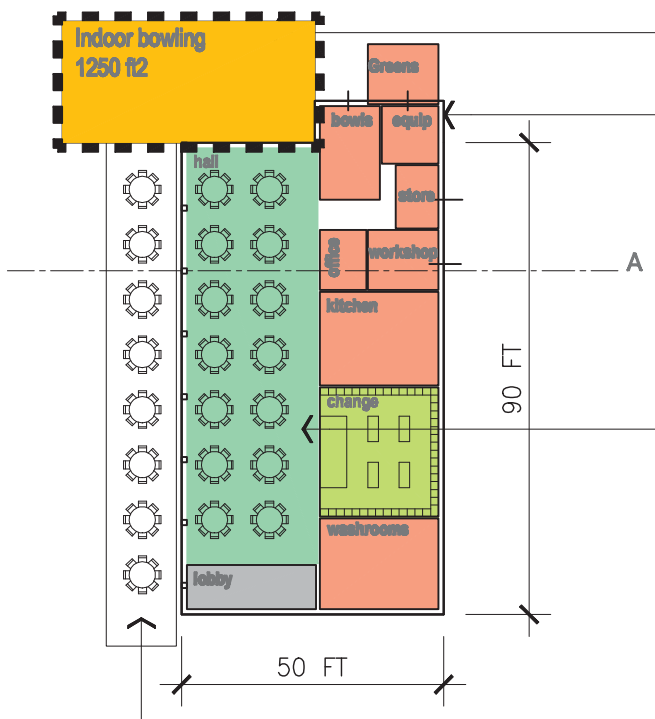
construction budget

PHASE 1 NVLBC

1.1 Single Storey (5,000 ft² x \$450 = \$2.3 million)

1.2 Indoor Bowls (1,500 ft² x \$200 = \$.8 million)

1.3 Bowls Greens and Grounds (4,000 ft² x \$300 = \$1.2 million)



Optional enhancement for indoor bowling space

Back of house uses are accessed from inside and outside

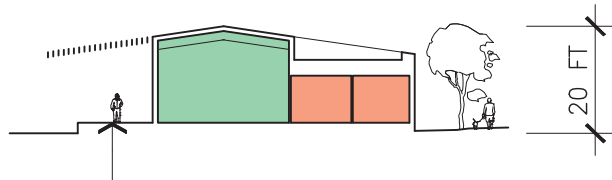


Main hall can be opened to outside deck which can be used for more event seating



First floor (4,700 SF gross) Plan

Single storey, does not require extra circulation space and elevator












A Section

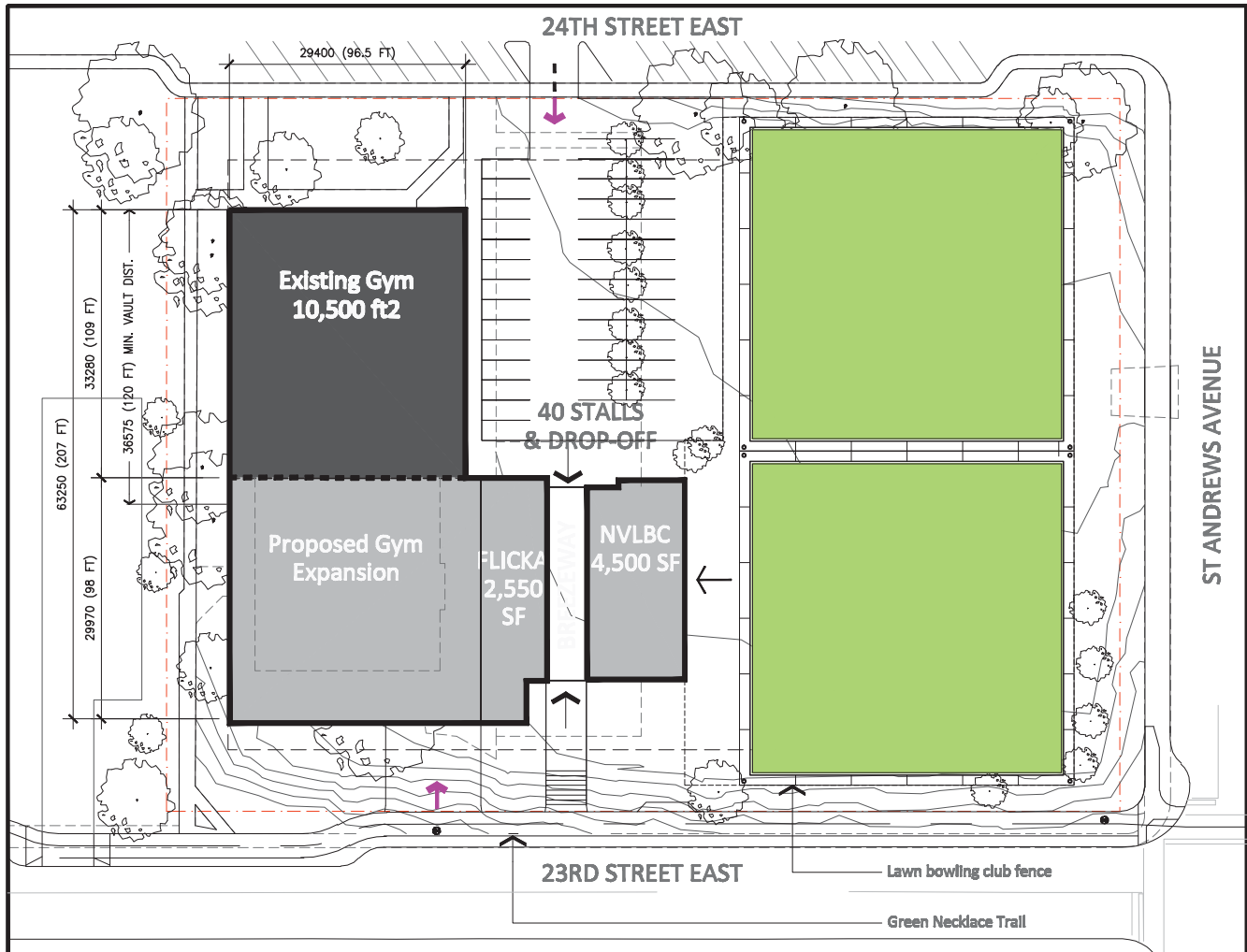
Covered viewing/seating area looks out on to greens

Concept Option 2

Renovate

This option retains the existing Mickey McDougall gym to the north, with an addition to the south. This provides Flicka with 20,000 SF of activity space and brings both Flicka and the NVLBC into one building, separated by a breezeway. There are opportunities for sharing event, multipurpose, and support spaces. There is a shared parking lot and primary entrance.

LEGEND			
	Property Line		Existing build
	Primary entry		New build
	Secondary entry		Vehicular Access
	Existing Trees		0.5m contour
	New Trees		



- Opportunities for sharing support spaces between both programs.
- NVLBC Clubhouse has from 2nd floor onto one greens.
- Both Flicka and NVLBC are close to parking and drop-off area.
- Phasing may require NVLBC to be built first, and then Flicka.



Concept Option 2

Renovate



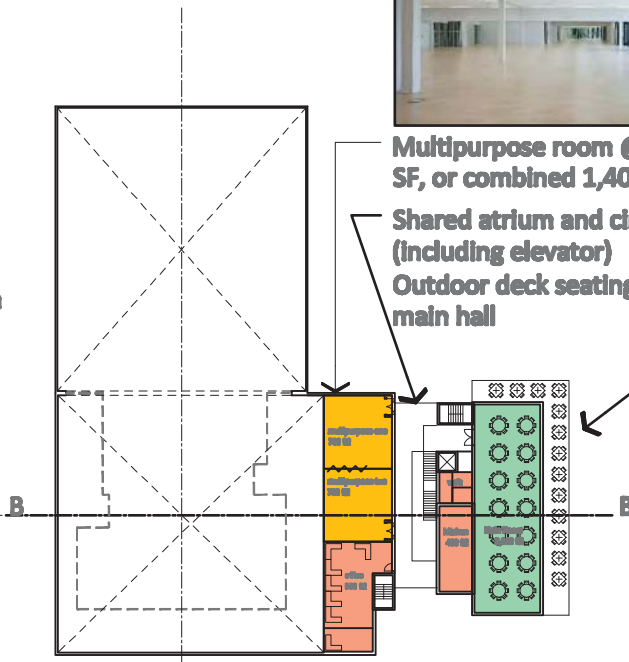
construction budget

- 1 NORTH VAN LAWN BOWLING CLUB**
 - 1.1 Clubhouse (2 Storey 3,250 X2 x \$450 = 3 million)
 - 1.2 Greens
 - 1.3 Renovate existing gym & demo south end
- 2 FLICKA FACILITY**
 - 2.1 Renovate Existing Gym addition (10,000 ft2 x \$200 = \$2.0 million)
 - 2.2 Gym Addition (10,000 ft2 x \$450 = \$4.5 million)
 - 2.3 Support Space Addition (5,000 ft2 x \$450 = \$2.5 million)
 - 2.3 Atrium (2,000 ft2 x \$450 = \$1 million)



Multipurpose room @ 2 x 700 SF, or combined 1,400 SF

Shared atrium and circulation (including elevator)
Outdoor deck seating extends main hall



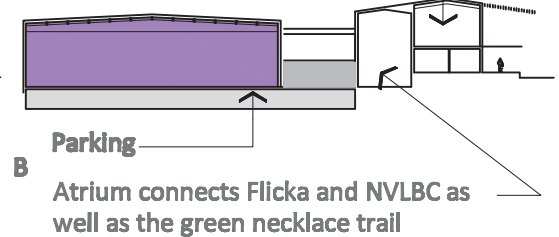
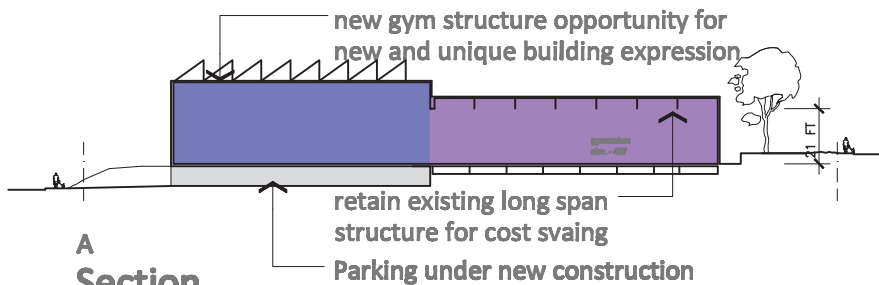
First floor Plan

Second floor

addition provides a total of 20,000 SF gym space



Two storey NVLBC clubhouse provides views onto greens












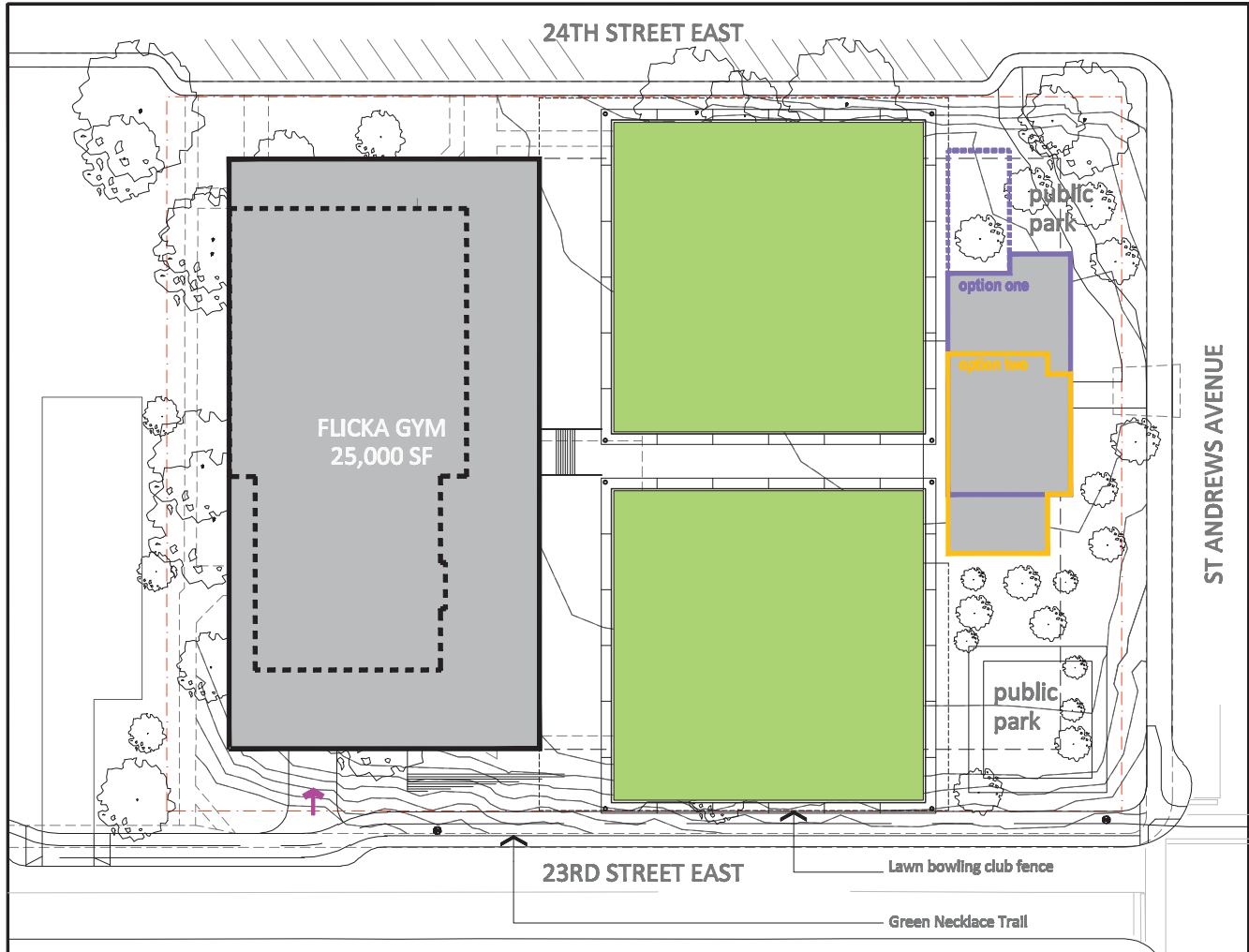
Concept Option 3

Replace

This option removes the existing Mickey McDougall building entirely and both the Flicka Facility and the NVLBC are new construction. The NVLBC is located close to existing landscape features. The Flicka Facility is set into the existing topography, allowing the double-height space required for the gym to be placed at lower elevation at the south end, to suite the existing neighbourhood.

LEGEND

	Property Line		Existing build
	Primary entry		New build
	Secondary entry		Vehicular Access
	Existing Trees		0.5m contour
	New Trees		



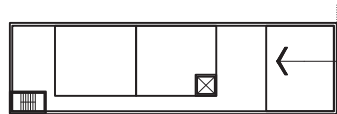
- Space for public parks at the NE and SE corners, overlook lawn bowling.
- Shared underground parking lot below the Flicka facility.
- Flicka program requirements are maximized with 25,000 SF gym.
- Flicka is recessed into topo. to minimize impact on neighbourhood.

Concept Option 3 - Flicka Replace



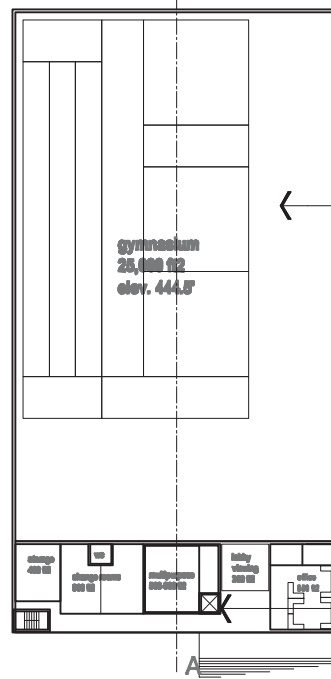
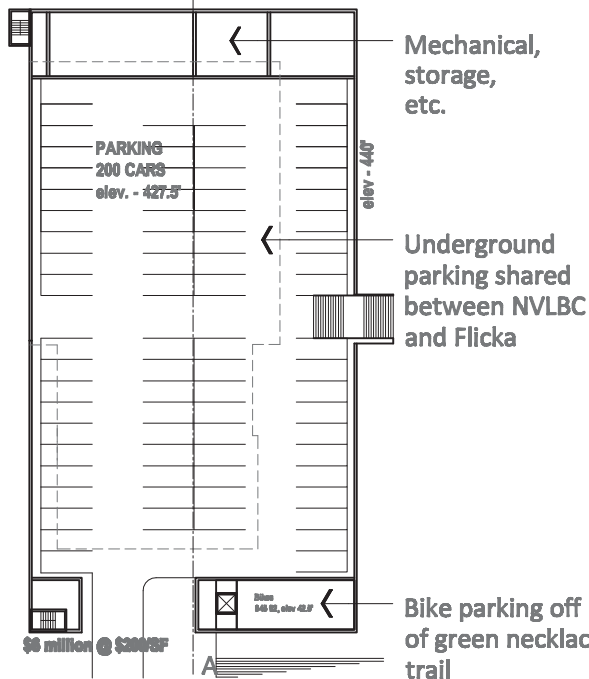
Stair and elevator connect to parkade

scale of building responds to neighbourhood, sunk into topography

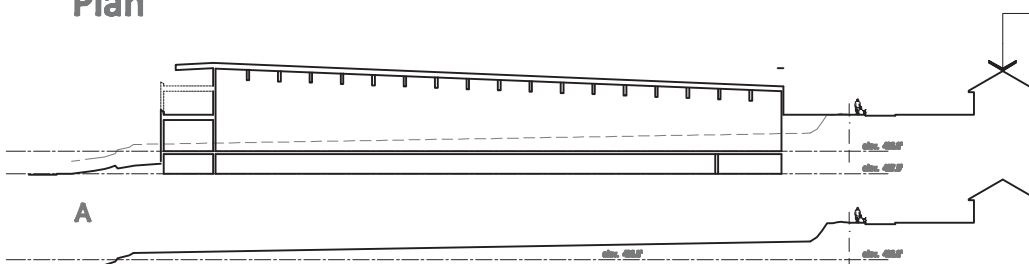


Potential for adding future support space at south end of building

Future Second Floor (4,300 SF gross)

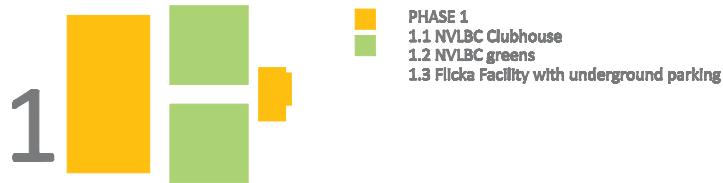


Brand new gym, 25,000 SF



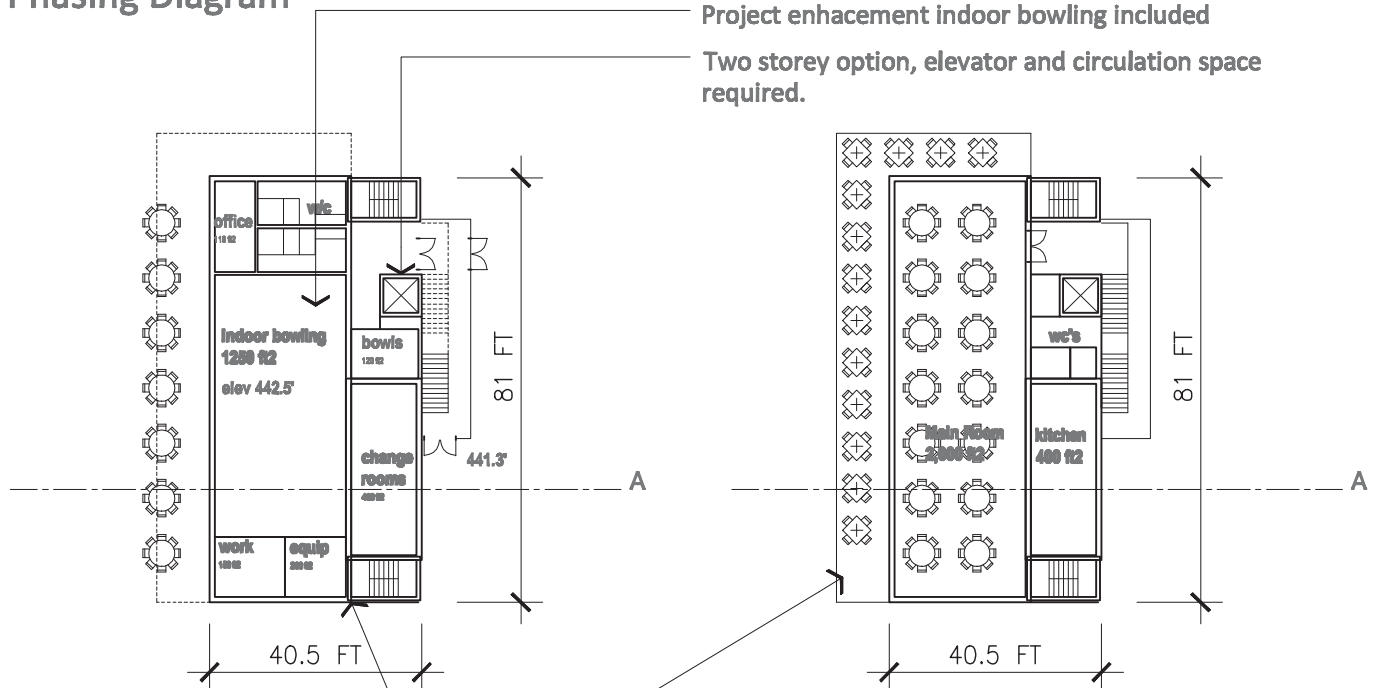
Concept Option 3 - NVLBC

Two Storey



Phasing Diagram

Project enhancement indoor bowling included
 Two storey option, elevator and circulation space required.

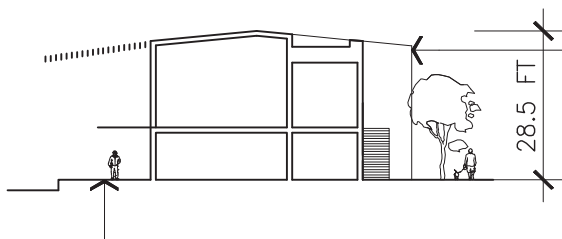


Back of house uses accessed from inside and outside

Covered second floor viewing and seating area extends the main hall for events

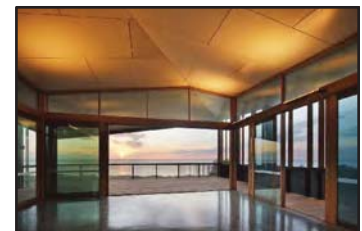
First floor (3,750 SF gross)
 Plan

Second floor (3,500 SF gross)



Circulation space creates prominent entry and identity from street

Covered outdoor deck for viewing



A
 Section

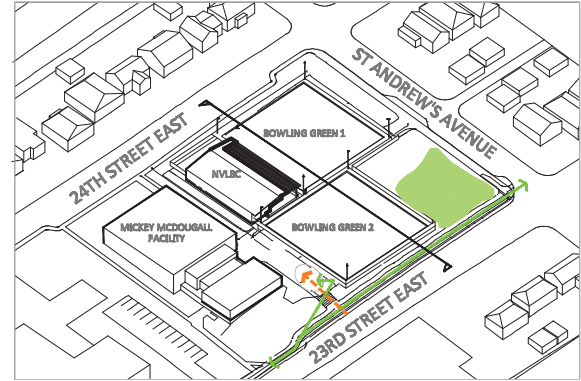


F. Preferred Concept Panels

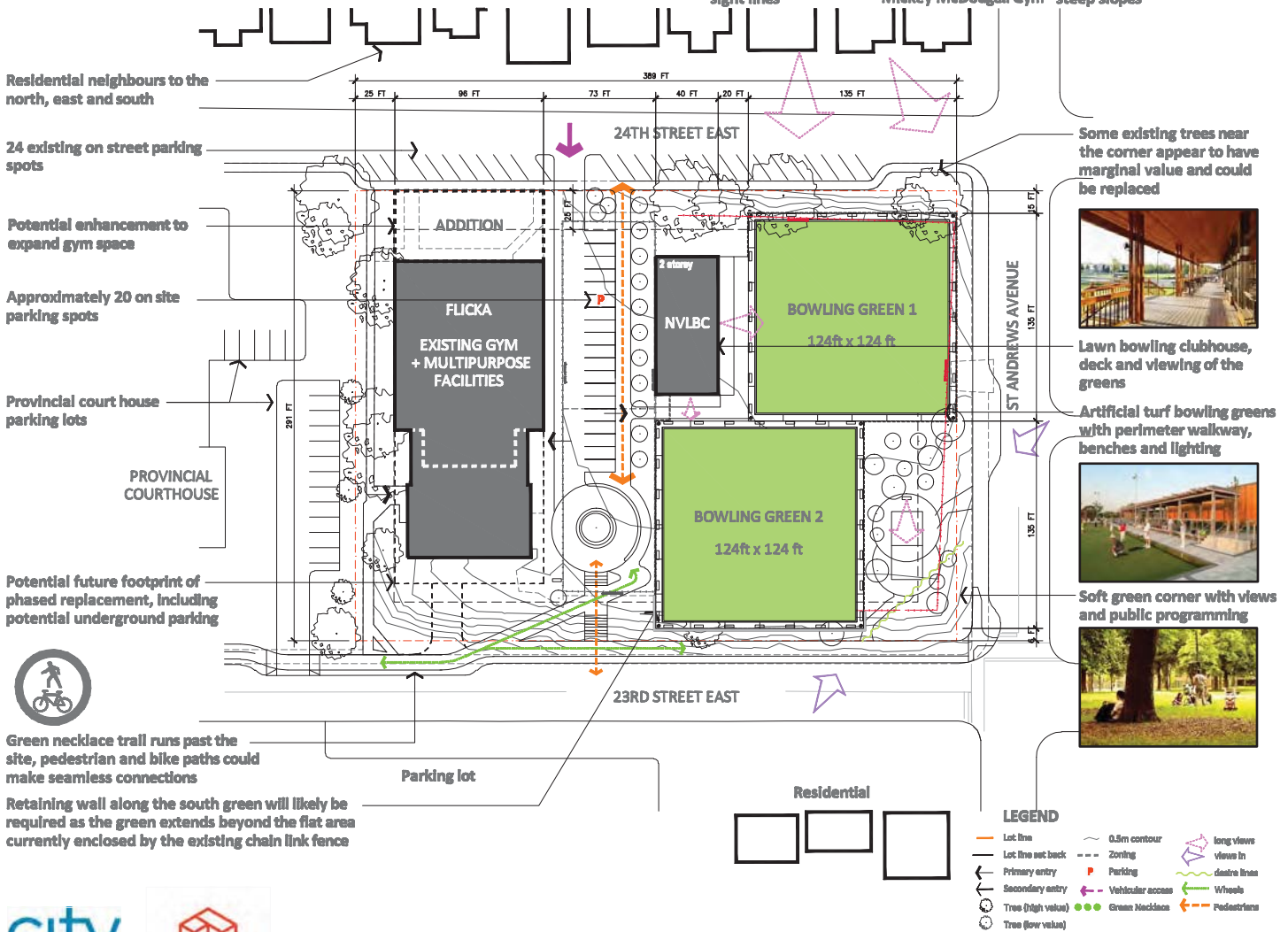
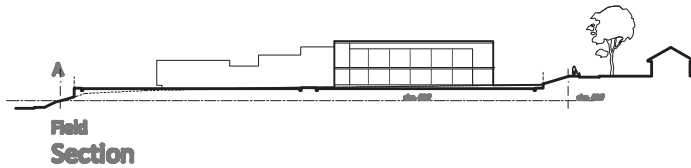
Preferred Site Concept

This site concept locates the NVLBC clubhouse on the north and next to the Mickey McDougall gym to share access and parking. The bowling greens are on the east, maintaining open views and public green space with potential for activities like pickleball, hopscotch, and benches for enjoying the view.

MASSING DIAGRAM



1. Open landscaped features on the east side for views and sight lines
2. Locate NVLBC clubhouse in a close relationship to the Mickey McDougall Gym
3. Access shared parking from 24th St. to minimize ramps and steep slopes



Some existing trees near the corner appear to have marginal value and could be replaced



Lawn bowling clubhouse, deck and viewing of the greens

Artificial turf bowling greens with perimeter walkway, benches and lighting



Soft green corner with views and public programming



LEGEND

	Lot line		0.5m contour		long views
	Lot line set back		Zoning		views in
	Primary entry		Parking		drive lines
	Secondary entry		Vehicle access		Wheels
	Tree (high value)		Green Neckline		Pedestrians
	Tree (low value)				

Green necklace trail runs past the site, pedestrian and bike paths could make seamless connections

Retaining wall along the south green will likely be required as the green extends beyond the flat area currently enclosed by the existing chain link fence

Preferred Concept - Flicka

Repurpose Mickey McDougall

This concept takes full advantage of the existing Mickey McDougall building by repurposing the performance space and activity room for Flicka.



1 2
Phasing Diagram

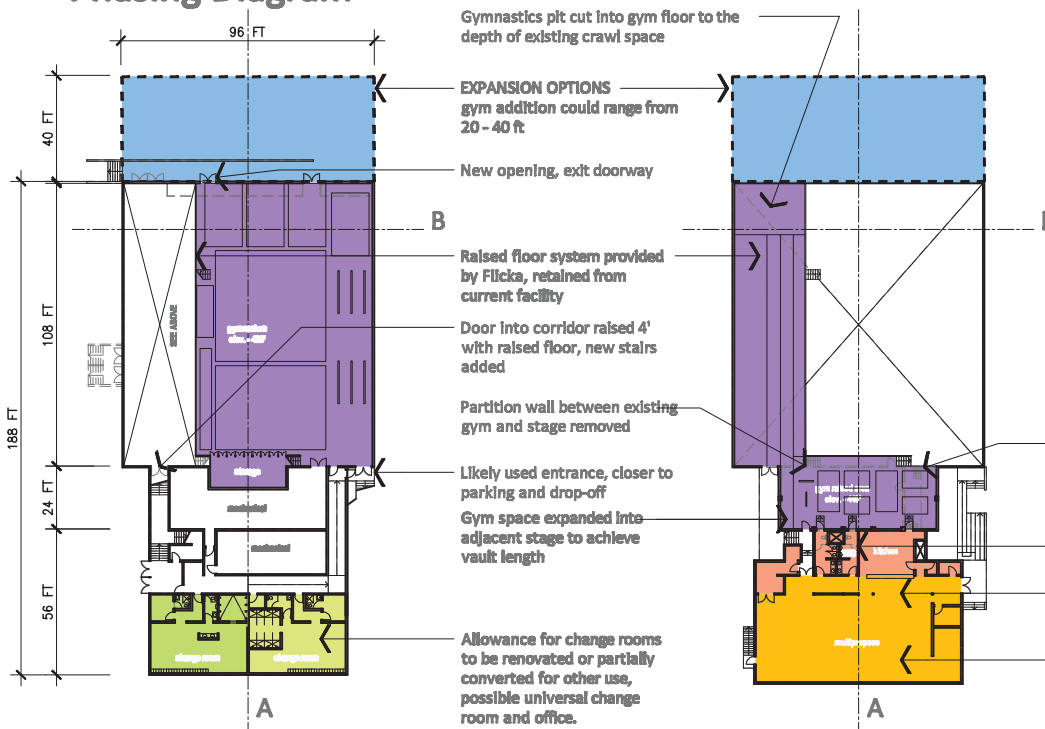
construction budget

PHASE 1 FLICKA

- Existing Reno (10,500 SF gym + 4,500 SF additional programming)
- 1.1 Renovate existing gym (10,500 ft² x \$200 = \$2.1 million)
- 1.2 Upgrade existing change rooms (2000 ft² x \$200 = \$.4 million)
- 1.3 Renovate stage (1,600ft² x 300 = .5million)

PHASE 2 Additions

- 2.1 Addition at north end of gym (3,850 ft² x \$450 = \$1.75 million)



Existing Storage/electrical room walls removed, electrical items relocated.

Minor modifications to existing W/C, including doors into stage area

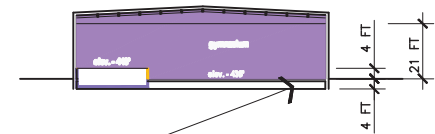
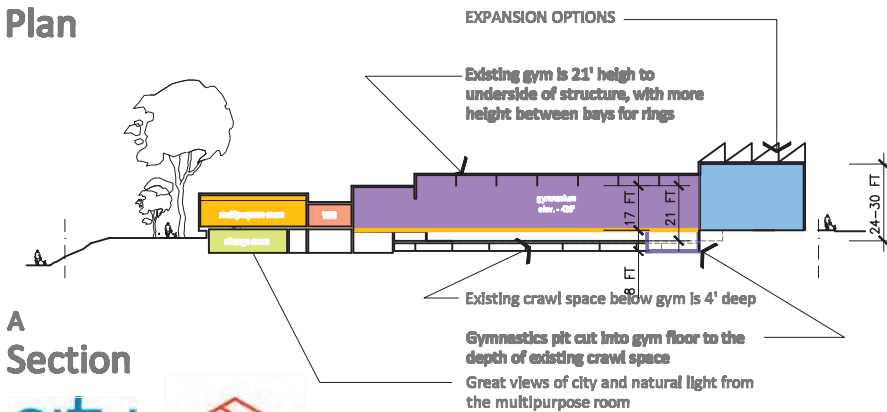
Existing multipurpose spaces have a lot of potential for programming younger participants

Minor modifications to multipurpose space, including potential office space



1st Floor 13,500 ft²
Plan

2nd Floor 9,000 ft²



A combination of raised floor and the existing crawl space can provide the needed clearance and depths

A
Section



Preferred Concept - NVLBC

Two Storey

1

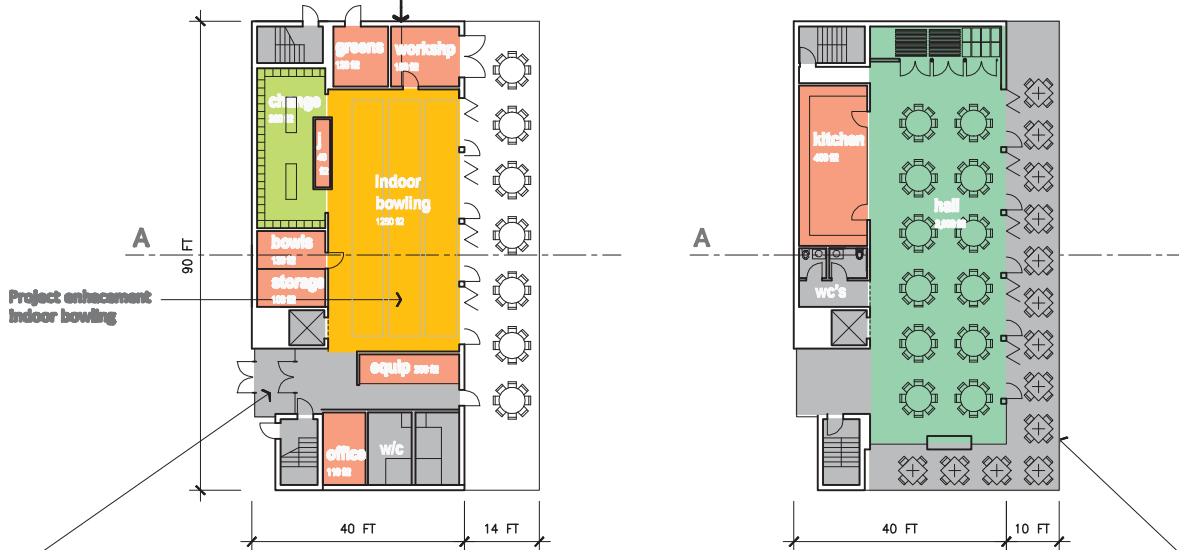


Phasing Diagram

- PHASE 1 NVLBC
- 1.1 Clubhouse (6,881 ft² x \$450 = \$3.1 million) + Deck (deck 1,115 ft² x \$250 = \$280k)
- 1.2 Indoor Bowling (enhancement area included in clubhouse, single phase inherent to design)
- 1.3 Bowl Greens (\$1.1 million)



Back of house uses accessed from inside and outside



Two storey option, elevator and circulation space required

1st Floor 3,555 ft² Plan

2nd Floor 3,326 ft² + 1,116 ft² suspended deck



Covered second floor viewing and seating area extends the main hall for events



Covered outdoor patio for viewing

A Section

