

15. Harry Jerome Community Recreation Centre Design Update
– File: 02-0800-30-0002/1

Report: Director, Strategic Initiatives and Services, and Deputy Director,
Strategic Initiatives and Services, March 7, 2018

The Director, Strategic Initiatives and Services, and Paul Fast, Architect, HCMA, Architecture and Design, provided a PowerPoint presentation regarding the Harry Jerome Community Recreation Centre Design Update and responded to questions of Council.

The vote on the motion was taken separately as follows:

Moved by Councillor Clark, seconded by Councillor Bell

PURSUANT to the report of the Director, Strategic Initiatives and Services, and Deputy Director, Strategic Initiatives and Services, dated March 7, 2018, entitled “Harry Jerome Community Recreation Centre Design Update”:

THAT staff be directed to report back with a schematic design consistent with the design presented, inclusive a 6 sheet curling facility;

THAT staff continue working with stakeholders to refine the functional space planning for the new Harry Jerome Community Recreation Centre;

THAT staff be directed to identify a temporary skatepark location for the duration of Harry Jerome Community Recreation Centre construction;

THAT an indoor/outdoor youth zone, including skatepark, be integrated into the design of the new Harry Jerome Community Recreation Centre, and a consultation process for both the temporary and permanent skateparks and youth zones be conducted with a wide variety of users;

AND THAT a copy of the approved resolution and the report of the Director, Strategic Initiatives and Services, and Deputy Director, Strategic Initiatives and Services, dated March 7, 2018, be forwarded to the District of North Vancouver and North Vancouver Recreation and Culture Commission for their information.

CARRIED

Councillor Buchanan and Councillor Keating are recorded as voting contrary to the motion.

Moved by Councillor Clark, seconded by Councillor Bell

THAT staff be directed to report back with a schematic design consistent with the design presented herein, inclusive of a community-focused 50 metre pool within the aquatic facility.

CARRIED

Councillor Buchanan, Councillor Keating and Mayor Mussatto are recorded as voting contrary to the motion.

Moved by Councillor Clark, seconded by Councillor Buchanan



Department Manager	 Director	 CAO
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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: HJCRC DESIGN UPDATE

Date: March 7, 2018 File No: 02-0800-30-0002

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 March 7, 2018, entitled "HJCRC Design Update":

THAT staff be directed to report back with schematic design consistent with the design presented herein, inclusive of a community-focused 50 M pool within the aquatic facility and a 6-sheet curling facility;

THAT staff continue working with stakeholders to refine the functional space planning for the new HJCRC;

THAT staff be directed to identify a temporary skatepark location for the duration of HJCRC construction;

THAT an indoor/outdoor youth zone, including skatepark, be integrated into the design of the new HJCRC, and a consultation process for both the temporary and permanent skateparks and youth zones be conducted with a wide variety of users;

AND THAT a copy of the approved resolutions and this report be forwarded to the District of North Vancouver and North Vancouver Recreation and Culture Commission for their information.

PURPOSE:

The purpose of this report is to provide Council with an update on issues related to the site and program as the new HJCRC proceeds with schematic design.

ATTACHMENTS:

- Attachment 1: Draft Vision and Principles
Attachment 2: Presentation, HCMA dated March 12, 2018

BACKGROUND:

On July 10, 2017, Council directed staff to proceed with schematic design for a Comprehensive Community Recreation Centre plus 50 M pool and curling facility for the new Harry Jerome Community Recreation Centre. Staff were also asked to report back on the impacts of the additions of curling and the 50 M pool to the overall site plan. This report provides that context.

In September 2017, the prime consultant, HCMA Architecture & Design, was retained through a competitive Request for Proposal process, and project governance has been established with representatives of the CNV, NVRC and the consultant team. The HJCRC project team regularly collaborates and communicates with the Harry Jerome Neighbourhood Lands project team to ensure alignment of schedules and communications, and to discuss site planning relevant to both projects.

The HJCRC project team is concurrently progressing on a number of inter-related components, including functional space planning, transportation, site planning, and sustainability.

The functional space planning stage of the project entails detailed review of building needs with users. A series of workshops, led by the HJCRC project team (Consultants, NVRC and CNV), have been held with a variety of user groups. Examples of groups involved include North Vancouver Sports Council and Arena Users, North Shore Curling Society, North Shore Aquatics Society, Chena Swim Club and Silver Harbour Seniors Activity Centre. Each group has been provided the opportunity to provide input on how and when spaces are used for their activities, supports required (such as power requirements and storage), possible synergies with other spaces and to prioritize their needs and requests. This information is then utilized by the design team in building design and layout.

DISCUSSION:

As previously directed by Council, the final approval for the HJCRC project is scheduled for July 2018. At that time, Council will receive a comprehensive plan regarding the site, program, cost and schedule. Council had requested staff to report back prior to the July 2018 meeting on the massing of the building and the implications to the site. This report also provides the current status of another item as directed by Council – the Vision & Principles for the design of the HJCRC.

HJCRC Draft Vision & Principles

The purpose of the vision statement and development of principles and goals is to set the overarching project direction and intent. The draft (Attachment 1) was developed following a workshop attended by a diverse cross section of staff from the CNV and NVRC. A key component of the draft vision is to embody the notion of overall wellness, expanding awareness that a community recreation centre includes opportunities for meaningful social interaction, arts, culture and recreation. The public has provided valuable feedback

on the draft Vision and Principles, and that feedback has been incorporated in the attached.

Included within the draft vision is the goal for meeting the City's Climate Action Plan targets. The City's 2011 Corporate Climate Action Plan set a target of a 25% reduction below 2007 levels by 2020. As the existing HJCRC accounts for 27% of the City's overall corporate greenhouse gas emissions, there is an opportunity to demonstrate leadership and significantly reduce corporate GHG emissions. The redevelopment of HJCRC has long been a key component of the City's corporate Climate Action Plan. The specific means for reducing GHG's is currently being explored, and includes consideration of setting a target for a net zero building. The approach for reducing GHG's will be confirmed and further detailed as part of the schematic design submission to Council in July 2018.

Update on Site and Program

As noted previously, the implications of building the full HJCRC program, inclusive of an aquatics facility with a leisure component, a 50 M pool plus curling facility has a significant impact on the physical design of the HJCRC and what can reasonably fit on the approved future site. The site is further constrained by the location of Centennial Theatre and the skatepark, significantly limiting the massing options for the new HJCRC.

The design as presented in this report has been developed to best optimize the physical characteristics of the site, maximize design and cost efficiencies and allow for program adjacencies, all while incorporating the program requirements as set out by Council. A discussion of the key drivers of the design are set out below.

Centennial Theatre

Centennial Theatre is 52 years old, and has not been contemplated for replacement. The utilization of Centennial Theatre has increased by 25-30% over the last 3 years and the building is in overall decent shape. The theatre is oriented towards Lonsdale Avenue, and a loading bay to the east on 23rd Street must remain in place. There may need to be physical changes to the exterior of the building and its immediate surroundings in order to appropriately integrate the new HJCRC onto the site as well as to accommodate improvements to the intersection at 23rd Street and Lonsdale.

Skatepark

The Skatepark was constructed in 2004 in the northwest corner of the site after a comprehensive public process. In earlier discussions surrounding the redevelopment of HJCRC, and in consideration of a smaller recreation centre program, the notion was to retain the existing skatepark, both for the duration of construction as well as for the long-term.

The skatepark, in its existing location, presents a number of challenges to both design and construction. With Council's direction to include the expanded HJCRC program, including the 50 M pool and curling facility, it has been determined that there is insufficient space on the site to allow the skatepark to remain open during construction without significant cost and time implications, as well as insufficient space long-term to accommodate the skatepark and the large-scale HJCRC programs without significant compromise to the overall site design and function.

Without the ability to utilize the existing skatepark site, some of the largescale HJCRC components (aquatic / ice / gym) will need to be oriented along 23rd Street, presenting a

blank and uninviting public façade and creating internal challenges with programming adjacencies and consolidating paid areas. In addition, an efficient layout for the parkade cannot be accommodated if the existing skatepark location is retained, significantly adding to the size and cost of the project. This limitation applies regardless of the number of parkade levels.

The opportunity to integrate a new skatepark as part of the overall HJCRC project offers up a number of significant benefits:

- Creation of a new indoor/outdoor youth zone, providing for a wide variety of activities and interests to youth;
- integration of skatepark users into the social fabric of the centre;
- offering skatepark users the opportunity to work with a specialized skatepark designer on a new skatepark layout and design reflecting changes in the sport over the past 15 years;
- gaining efficiencies in facilitating a covered skatepark through use of the HJCRC architectural form;
- gaining construction cost efficiencies through access to a construction staging area on site.

With Council's direction, a consultation process with skatepark users and other youth groups will be undertaken as part of the current schematic design process. This consultation process would work to further detail the design, layout and integration of a new youth zone and skatepark within the HJCRC site. The design and costing of this component would be integrated into the overall schematic design report for Council's consideration in July 2018.

It is anticipated that a new covered youth zone and skatepark, integrated as part of the overall site design, would cost approximately \$4 M. The cost of covering the existing skatepark is estimated at \$2.1 M. The incremental cost of a new skatepark facility would enable a streamlined parkade design and site management efficiencies during construction. The current HJCRC cost estimate does not include the cost of a new covered skatepark or a roof over the existing skatepark.

In reviewing the anticipated construction scope and staging, and in consideration of site safety, the existing skatepark will need to be closed for the duration of construction. It is recognized that an interim skatepark must be accommodated.

With Council's direction, staff will include a consultation process with skatepark users and the public to further detail an interim solution. An interim solution could vary from a temporary skatepark utilizing an asphalt surface and temporary skate features, to the creation of a permanent second skatepark within the City. The scope, location, design and costing of an interim solution would be brought forward for Council's consideration in coordination with the HJCRC Schematic Design in July 2018. An interim skatepark solution is not included within the current HJCRC cost estimate.

Curling

In June 2017, Council directed staff to include a curling facility in the schematic design for the new HJCRC. Work is proceeding in this regard, and the project team is consulting with curling representatives to scope out requirements.

In terms of the size and scale of the curling facility within the new HJCRC, planning currently includes a 6-sheet facility. The rationale for inclusion of a 6-sheet facility is twofold: first, the 8-sheet facility requires additional site coverage, which provides design challenges to the overall centre. Secondly, a 6-sheet format would allow for future conversion to a regular arena if recreational trends change over time. Arena/curling support spaces would be included in the base program, and would be designed as non-exclusive multifunctional space for maximum flexibility. Any future conversion would result in additional capital investment, however this is the most efficient means to ensure future flexibility in programming and type of use.

Aquatics

As directed by Council in June 2017, the current planning for HJCRC includes provision of an aquatics facility with a 50 M pool. The program for the aquatic component will also include hot pools, a significant leisure pool and sauna/steam rooms.

The current design of the aquatics facility has been based on extensive review and balance of relevant factors including site coverage, sustainability, use and stakeholder discussions. The 50 M component has been designed as a community-oriented 50 M pool that provides a wide range of programming options including leisure use, lessons, competitive training and smaller scale swim meets. A large competition venue, identified as desirable by some aquatics groups, with the full suite of diving and spectator seating for larger competitions, has not been included. The 50 M community-oriented pool includes seating for viewing and leisure use as well as 1m and 3m diving springboards and a 5m diving platform.

Parking

An overall Harry Jerome Transportation Plan is currently underway which includes both the HJCRC site and the HJ Neighbourhood Lands. To date, a preliminary scope has been completed and more detailed information will be provided to Council as part of the July 2018 package.

Based on the HJCRC program requirements, the preliminary recommended range for parking to meet the anticipated HJCRC use is 500 – 600 parking stalls. For budgeting purposes, the project cost estimate includes the highest range of 600 stalls.

As the transportation plan and schematic design is further refined, a reduced allocation for parking will be further explored in consideration of the surrounding urban context, the City of North Vancouver's mode split for alternative transportation and the proximity to both a frequent transit route (and future Rapid Transit Route and the Green Necklace).

Next Steps

Throughout the spring, the project team will be proceeding to full schematic design and preparation of Class C cost estimates.

To further inform the design detailing, the team will continue to work with various stakeholders to refine and confirm detailed needs. Presentations will be made to the North Vancouver Recreation and Culture Commission as well as City Advisory Bodies over the next few months. Information will also be provided to the District of North Vancouver. Updates on the preliminary design will be communicated to the public and stakeholders via the project website (<https://magneticnorthvan.ca/>) and information meetings.

FINANCIAL IMPLICATIONS:

The current preliminary estimated project cost is \$172 million. This estimate is based on a comprehensive community recreation centre, 50 M pool, 6 sheet curling facility, Silver Harbour Seniors Activity Centre, and 600 parking stalls. As schematic design and facility programming advances, needs and wants will continually be reconciled to the existing preliminary budget. The capital cost for the new centre is intended to be balanced by revenues generated from the development of the lands to the south (current HJCRC site). The report of the Director of Finance discusses the financial plan for the new HJCRC.



The costs related to a new youth zone and skatepark (estimated at \$4 M), as well as a temporary skatepark to allow for HJCRC construction, will be confirmed in the report to Council in July 2018 with the final Class C cost estimate.

As noted in previous reports to Council, the operating costs associated with the 50 M pool and curling are anticipated to add approximately \$1.2 M to the overall operating costs. The July 2018 report will discuss operating costs for the new HJCRC in more detail.

INTER-DEPARTMENTAL IMPLICATIONS:

This report has been developed in consultation with Finance, Engineering, Planning, and NVRC.

RESPECTFULLY SUBMITTED:


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