

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: HARRY JEROME COMMUNITY RECREATION CENTRE - PROJECT APPROVAL

Date: July 18, 2018 File No: 02-0800-30-0002/1

---

*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 "Harry Jerome Community Recreation Centre – Project Approval":

**THAT** staff be directed to proceed with detailed design, tendering and construction for the Harry Jerome Community Recreation Centre project as outlined in attached report;

**THAT** the operating cost estimate for the new Harry Jerome Community Recreation Centre as outlined in attached report be utilized in future operating budget processes;

**THAT** staff be directed to investigate a pay parking model for Harry Jerome Community Recreation Centre to contribute to the operating costs and report back to Council prior to opening of the new facility;

**AND THAT** staff be authorized to negotiate, and the Mayor and City Clerk be authorized to sign, final legal agreements with Silver Harbour for both interim and long-term facility leases.

## ATTACHMENTS:

1. Summary of Harry Jerome Council Resolutions (2009 – 2018) [Doc #1671854](#)
2. HJCRC Schematic Design Report [Doc #1679557](#)
3. HJCRC Functional Program Report [Doc #1678776](#)
4. Summary of Advisory Body Resolutions [Doc #1671852](#)
5. Summary of Public Engagement [Doc #1678859](#)
6. Map: Temporary Skate Park Location [Doc #1674905](#)
7. HJCRC Operating Budget Estimate [Doc #1676992](#)
8. Transportation Study – Executive Summary [Doc #1679619](#)

## PURPOSE:

The purpose of this report is to seek approval to proceed to detailed design, tendering and construction of the new Harry Jerome Community Recreation Centre (HJCRC) based on the Schematic Design and estimated costs as included within this report.

## BACKGROUND:

The existing Harry Jerome Community Centre facility is 53 years old (constructed in 1965) and the Memorial Community Recreation Centre is 71 years old (constructed in 1947). These facilities have served the North Vancouver community well, however, as confirmed through a number of recent building assessments, the existing facilities are deemed to be at the end of their functional life.

Council has considered the future of the existing Harry Jerome Community Centre for the past 15 years. Initial planning commenced in 2003, and in 2007 a report detailing North Vancouver indoor recreation needs overall contributed to understanding the needs for a future Harry Jerome. More extensive work took place in 2012, including consideration of the programming (components) to be included within a new facility as well as residential development of the Harry Jerome lands. This phase of the planning helped guide the main components to be included in a future community recreation centre, including Silver Harbour.

Beginning in 2013, Council actively planned for the new facility through annual increases to the City's operating budget, and now this allocation is 5% of the City's budget and provides \$2.6M on an ongoing basis. From 2014-2016, further study work was conducted to fully understand the facility and the programming. Previous studies were refreshed, including detailed studies on the buildings and indoor recreation needs.

In April 2017, Council directed staff to proceed with planning activities for a new facility (full replacement) on the north of 23<sup>rd</sup> Street, along with planning for development on the lands south of 23<sup>rd</sup> Street to generate a significant portion of the capital funding required to offset the costs of the new centre. A series of public events were held in 2017 to gather public and stakeholder input, including:

- Public Open House (May 2017)  
Two public open houses were held to provide information to the public on the proposed location of the new facility, recommended program, proposed project

process, open space opportunities, financial implications and development opportunity south of 23rd as well as options for relocation of Flicka Gymnastics and North Vancouver Lawn Bowling Club.

- Special Council meeting (May 15 2017)  
A Special Council meeting was held for invited stakeholder groups to provide a business case to Council for their space request within a new HJCRC. These groups were:
  - Silver Harbour Senior's Activity Centre
  - North Shore Aquatics Association
  - North Shore Curling Association
  - North Vancouver Sport and Recreation Council
  - Flicka Gymnastics Club
  - North Vancouver Lawn Bowling Club
  
- Town Hall Meeting (May 16 2017)  
A Town Hall meeting was held to provide an opportunity for members of the public to provide input into the project. Approximately 200 people attended the event.

In July 2017, Council directed staff to proceed with Schematic Design for a new Comprehensive Community Recreation Centre including a 50 M pool and curling facility. Council also directed staff to proceed with a concurrent process to develop of the City lands where the Harry Jerome Community Recreation Centre currently sits to fund the new facility.

In March 2018, upon receiving an update on the Schematic Design process, further direction was provided by Council confirming inclusion of a 6 sheet curling facility and a community-focused 50m pool. Council also directed staff to include a new skatepark, identify a temporary location for an interim skatepark, and undertake consultation with a wide variety of stakeholders and users.

A detailed summary of Council resolutions regarding the Harry Jerome project is included in Attachment #1.

The remainder of this report outlines the Schematic Design and next steps towards realization of a new Harry Jerome Community Recreation Centre. Separate reports contemplate the future reuse of the Mickey McDougall site for lawn bowling and gymnastics.

## **DISCUSSION:**

The Schematic Design for a new Harry Jerome Community Recreation Centre (HJCRC) embodies the recreational, cultural and wellness aspirations of the community. The physical design, program and component flexibility will work to serve the community for the next 50 years and beyond. The Schematic Design process represents the creation and assembly of a vast amount of information into a built form and reconciled with the budget to the greatest extent possible. The major initiatives and program components of

the Schematic Design Process are outlined below. The Schematic Design Process was a collaborative effort by the HJCRC Project Team, which consisted of City and NVRC staff, plus a broad consultant team.

### **HJCRC Vision:**

The vision for the HJCRC is based in recognition that a community recreation centre, to serve its function best, must meet not only the recreational needs, but the cultural and overall wellness needs of our community; it must be a balance of play, competition, creative pursuits, exploration and social connection.

The vision for a new HJCRC was developed to provide a framework to ensure this balance is achieved. The vision has been refined based on feedback received from both the public and Council and is as follows:

*“The Harry Jerome Community Recreation Centre will be a welcoming, vibrant, social heart of the community. It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities. A beacon of pride in the community, the centre will reflect the unique identity and character of North Vancouver.”*

The unique identity and character of North Vancouver is rooted within how we collectively define ourselves and is best captured through the Official Community Plan. Throughout the OCP is a focus on reflecting, expressing and deepening the Sense of Place, which is a shared and valued quality that is unique to the community and is defined by the urban and natural context, cultural diversity and vitality, and historical context; all of which contributes to an overall sense of identity for North Vancouver.

### **HJCRC Design Description:**

The physical design for the new HJCRC seeks to embody the character of our community while reconciling large-scale program elements, a steeply sloping site, the surrounding urban context and complex circulation demands in a manner that respects the budget parameters of the project. The design supports a holistic vision of recreation by providing a range of casual and structured programming opportunities that will engage users in a variety of physical, social and creative activities.

At the site planning level, the design uses the slope of the site to its advantage, by providing a single, grade level access to all those traveling to the facility, whether by car, bus, foot or bicycle. An outdoor green space cuts through the building itself, drawing views, fresh air and daylight deep into the heart of the facility and allowing for unique outdoor programming opportunities. A new location for the skate plaza offers the benefit of better integration with the rest of the building, as well as the addition of a partial roof. The site design respects the current needs of the Centennial Theatre, while at the same time allowing for future connectivity to the main plaza.

Within the building, larger program spaces such as the pool, gymnasiums, arena and curling are located against the northern part of the site to minimize the impact of large, blank walls and to maximize the efficiency of the underground parking structure. A

circulation spine, running east-west across the site provides a clear legible circulation path across the site and between program elements. Informal social gathering spaces of varying scales are strategically located along this spine to provide opportunities to meet people, relax and to promote inter-generational gathering. Accessibility is a key principle that has been embedded throughout the design. The project will seek to attain the highest standards in accessibility, and will pursue the Rick Hansen Foundation Accessibility Certified Gold level.

Simple, durable and cost-effective materials will be applied in a carefully detailed manner to achieve an appropriate civic expression. Wood will be employed as a primary building material within the circulation spaces and within the pool.

### **HJCRC Functional Program:**

Functional Programming is a process undertaken to inform the physical design of a building based on exploration and documentation of the detailed needs and wants of stakeholders, users and operators. A Functional Program was undertaken as part of the Schematic Design process and is an invaluable document informing the design and detailed scope of the project. The Functional Program is included as Attachment #2.

In order to inform the Functional Program, a robust program of engagement was undertaken, with both external stakeholders and internal stakeholders, represented by the City and NVRC Operations staff.

Forty-eight programming sessions, comprised of over 670 participant hours, were held, and included the following external stakeholders:

- North Shore Aquatics Society: representing swim, diving, water polo and synchro clubs
- North Vancouver Sport and Recreation Council: representing arena clubs such as Minor Hockey, Wolf Pack, Ringette, Figure Skating, Lacrosse, Floor Hockey and the North Shore Curling Association
- North Vancouver Tennis Society
- North Shore Pickleball Association
- Silver Harbour Seniors' Activity Centre

Numerous drafts of the Functional Program document were created and circulated to the external and internal stakeholders involved to confirm the information compiled was accurate and reflective of the processes undertaken.

The Schematic Design as presented in this report is reflective of the functional and operational parameters for the project and meets the scope of the Functional Program.

### **HJCRC Component Summary:**

Included within the HJCRC are a number of specific program component areas. The Functional Program has organized these into fifteen specific blocks of space or functional components. Development of the components was guided by the principles arising from the project vision and Council directed components for inclusion.

### Social Heart and Inclusion and Security

The underlying premise to the layout and structure of the proposed Schematic Design is to provide for a multitude of opportunities for informal gathering, social connection and informal recreation. As noted above, fundamental to the design is the concept of universal accessibility and inclusion.

The Entrance and Interior Street, which represent the organizing spine for the building, set out an intuitive wayfinding and an orientation experience for the centre overall. The main entrance lobby is the social heart of the Centre, providing a welcoming reception and opportunities for spontaneous and programmed activities and celebrations. Whether you arrive by car, bike or foot, you enter into the main entrance area. The internal street, connected to the main entrance, supports spontaneous informal activities such as bouldering, children's play and floor, table or board games.

### Wellness

The Schematic Design supports individual and community wellness by providing opportunities for physical, social and creative pursuits. A highly desired connection to nature is found throughout the Centre in the wellness studio, aquatics, the children's and youth areas, arts studio, walking track and sports courts,.

The fitness component accommodates individual and group activities such as weight training, cardio, general fitness, health and therapy programs, martial arts, dance, spin classes, stretching, etc. It features a Fitness Centre and a Wellness Studio with a strong connection to the natural environment and views to the North Shore Mountains.

### Adaptable

The use of multi-purpose space in the community centre allows for adjustments to changing recreational needs, and permits adaptation to address many different user needs within a space. Wherever possible, spaces will be built to allow for future conversion to meet changing needs and demands.

### Multi-Purpose and Arts

The multi-purpose component accommodates activities such as social gatherings, programs, events, meetings and presentations for 30 to 150 people in highly adaptable spaces which can be expanded when required. Spaces will include technical and functional features such as serveries and have sufficient convenient storage to maximize uses.

The arts and culture component accommodates general arts and culture activities along with 'maker' programs in flexible and multi-purpose spaces. The spaces will house a variety of materials, tools and equipment to support a range of activities from arts and crafts programs to skateboard/bicycle repair and gardening.

### Aquatics

The aquatic component will accommodate many activities from water safety and swimming instruction, leisure, group fitness, water sports, wellness and therapy to regional meets and events. Features include:

- 54m tank with 8 lanes and movable bulk heads
- 1m and 3m diving springboards and a 5m diving platform
- Leisure pool
- Two hot pools, including a larger one supporting families and therapy activities, and a smaller one supporting adults
- Sauna and steam rooms
- Change rooms
- Spaces on deck and off-deck for participants including movable seating for 400 spectators
- Self-contained water slide which supports the Centre as a community destination

### Arena Ice

The arena ice will accommodate ice activities such as public skating, practices and lessons, recreational and minor hockey league practices and games, sledge hockey, and ringette. Non-ice season (dryland) activities, including community events, summer camps, lacrosse, in-line skating and ball hockey, can also be accommodated. Features of the area include:

- NHL size ice rink
- Change facilities
- Skate rental shop
- 500 spectator seating
- Ice Resurfacers / Mechanical support (shared with Curling)

### Curling Rink

The curling rink will accommodate activities such as learn to curl and drop-in programs, league curling, bonspiels and social events. Off-season, the rink may be used for dryland activities such as summer camps and in-line skating. This component features:

- 6-sheet ice facility
- Non-exclusive multi-purpose room
- Mechanical support to maintain quality ice

### Gymnasiums

The gymnasium component will provide two separate gymnasiums and storage to support many activities such as volleyball, badminton, indoor soccer, basketball, pickleball, fitness classes, community gatherings and events.

### Informal Recreation

Informal recreation will be supported through rooftop sports courts for tennis and pickleball, lounge areas, corridors and nooks, green spaces, as well as in many of the multi-purpose spaces.

### Walking

In addition to the adjacent Green Necklace, which is a multi-modal accessible greenway, there are additional opportunities for walking loop facilities integrated in the design:

- 225m long Walking Circuit (roof top)
- 320m long Green Corridor Loop
- 134m long Interior Loop

### Children's Area

This component accommodates the Early Years Program Room and a licensed Part-Time Preschool. A secure separate exterior play area will be shared between the Licensed Preschool and the Early Years Program Room.

### Youth Area

This component creates a new indoor/outdoor youth zone, providing for a wide variety of activities and offering services of interest to youth. This space is located close to the exterior skate plaza and to the many activities available within the Centre.

### Skate Plaza

A new skate plaza, adjacent to the youth zone, will occupy the prime south-east corner of the site. The design of the skate plaza has taken its' cues from the local skate community, the existing skatepark, the proposed surrounding architecture and built environment, as well as street skate-spots around the world.

The plaza's design concept radiates out from a raised viewing / hangout spot adjacent to the youth zone, where skate-friendly stairs cascade down into the central area which is populated with numerous features including tasty rails, ledges, ramps, banks and flatbars. A variety of heights and levels of difficulty are included within the layout "sets" and features, with the layout allowing for a strong "perimeter flow", creating long, and potentially endless, "lines". The skate plaza will be the same size as the existing skatepark and a portion will be covered.

The Schematic Design for the skate plaza (as well as the interim temporary skatepark) was generated through consultation with a wide variety of skatepark users (see Public Consultation section below).

The new Skate Plaza offers up a number of significant benefits to the project overall including:

- integration of skate plaza users into the social fabric of the centre
- a new skate plaza design which reflects the changes in the sport over the past 15 years
- a design layout which accommodates a partial covering structure without impacting the usability of the skate plaza while addressing solar shading, rain protection and acoustic mitigation
- accommodating the most efficient and cost effective site layout for the HJCRC building overall (aquatic tanks and parkade layout)



- reducing construction complexities of a constrained area

In addition to the new skate plaza, for the duration of construction to ensure continuity of use, construction of an interim temporary skatepark has been included within the related project scope. The interim temporary skate park is proposed to be located on one of the existing lawn bowling greens south of 23<sup>rd</sup> Street and adjacent to Lonsdale (see Attachment #6). This location provides an area within the same general geographic context, is on existing City-owned land, will not interfere with adjacent construction activities and will have served its temporary function prior to final park upgrades commencing.

The interim temporary skate park is anticipated to be constructed in 2020 and would stay in place until the new skate plaza is operational, anticipated in 2023.

#### Silver Harbour Seniors' Activity Centre

The inclusion of Silver Harbour within HJCRC will enhance the integration of seniors activities into and throughout the new facility and complement the services offered for seniors by the NVRC Commission. The Schematic Design accommodates 19,000 sf (gross) of dedicated program space for Silver Harbour including a large assembly hall with commercial kitchen for a very active lunch program, arts, crafts and multi-purpose spaces, workshop and an office area. Silver Harbour will be responsible for the operating costs of the spaces dedicated to their use. Further, NVRC and Silver Harbour will share up to 2000 sf of their multipurpose and other spaces during the year.

The relocation of Silver Harbour into a new HJCRC requires land title transfer in exchange for a long-term lease for both dedicated space and access to multipurpose space. To that effect, Silver Harbour's members have passed the following motion to permit both the temporary and permanent relocation to a new HJCRC:

#### **RESOLVED THAT, as a SPECIAL RESOLUTION:**

- (a) If the City of North Vancouver (the "City") advises the Society that the City will be proceeding with the new Harry Jerome Community Recreation Centre (the "New Centre") the Directors of the Society are authorized to transfer the Society's fee simple title to the lands and premises in the City legally described as PID 007-711-280 Lot C Block 207 District Lot 545 Plan 15014 having a civic address of 144 East 22nd Street North Vancouver B.C. to the City in return for a sublease from the City of temporary premises to be occupied by the Society during the period of the redevelopment of the New Centre and, subsequently, a 99 year lease of a portion of a building which will be located in the New Centre; and
- (b) the Directors are authorized on behalf of the Society to:
  - (i) negotiate the terms of, and execute, under the seal of the Society or otherwise and deliver all documents, including but not limited to a sublease and a 99 year lease of a portion of the building in the New Centre;
  - (ii) to deliver the executed documents to the City; and

- (iii) to take all further action as may be required to bring into effect the dispositions and acquisitions authorized under these resolutions.

The temporary relocation of Silver Harbour during construction of the new facility will enable the development of the Harry Jerome Neighbourhood Lands (“HJNL”) to occur in a phased manner. This methodology will provide the necessary cash flow to enable the HJCRC to proceed. Silver Harbour will relocate for a three-year period to a brand new building on the HJNL site at the corner of 21st and Eastern into 18,000 square feet of space on the 2nd floor. Silver Harbour will be responsible for operating costs equal to their current costs, and the City will be responsible for moving costs and the rent for the three-year period. These costs are estimated at \$3 million.

#### **HJCRC Environmental Sustainability Strategy:**

The City’s Corporate Climate Action Plan (2011) set a target of reducing overall corporate emissions by 25% over 2007 levels by 2020. As the current Harry Jerome Community Centre accounts for 27% of the City’s total corporate GHG emissions, the redevelopment of this facility represents a significant opportunity to achieve substantial GHG reductions in efforts to meet this commitment.

With specific regards to carbon performance we note that the Harry Jerome Community Recreation Centre has a highly complex building program, with a mixture of very energy intensive uses such as pools and ice facilities.

Despite this challenge, the Schematic Design has confirmed an approach that reduces the overall GHG emissions by 50 - 60% as compared with the existing facility, in spite of being over double the size, by employing leading edge energy reduction strategies.

Further reductions in GHG emissions will be pursued through design refinement of the building envelope and mechanical systems in subsequent stages of the project. In addition, the project team will continue to work with LEC in the exploration of low energy solutions at the HJCRC facility in the interests of achieving the City’s corporate environmental goals.

#### **HJCRC Transportation Study:**

A Transportation Study for the Harry Jerome Precinct was undertaken by the City with consideration of both the HJCRC site to the north of 23<sup>rd</sup> Street, as well as the redevelopment of the HJNL’s to the south of 23<sup>rd</sup> Street. The Executive Summary of the Transportation Study is included as Attachment # 8.

#### Parking

The Transportation Study suggests a range for the provision of parking between 450-500 stalls. This range is based on an analysis of existing parking supply and use, bylaw review, comparative reviews and industry standards.

An allowance of 400 underground parking stalls has been included within the Schematic Design and the associated cost estimate. The provision of 400 underground parking stalls is the result of working to balance a reasonable provision, encouragement of alternative

transportation options, consideration of user types, physical space restrictions and most notably cost. While the proposed provision is lower than the minimum recommended parking supply, steps are being taken to manage the parking demand such as investing in alternative transportation and transit improvements as well as consideration for pay parking.

As part of the parking analysis, an assessment of the existing parking supply and use was undertaken. The existing Harry Jerome Community Centre complex has 344 stalls on-site (279 north of 23<sup>rd</sup> Street / 65 south of 23<sup>rd</sup> Street). As part of the parking analysis, an allocation of 60 on-street parking stalls (out of the 143 on-street parking stalls) was also included as part of the overall supply based on proximity and observed use. This totals 404 parking stalls currently allocated to the existing Harry Jerome Community Centre and Centennial Theatre. Based on the 50% usage observed, a total of 202 stalls were routinely occupied.

Alternative Transportation:

A number of alternative transportation initiatives are integrated with the new HJCRC.

*23<sup>rd</sup> Street:*

The full extent of 23<sup>rd</sup> Street between Lonsdale and St. George's is proposed to be redesigned as part of the development of the Harry Jerome precinct. While significant improvements to the intersections at either end will be made to better facilitate vehicular movement, the overarching improvements are focused on multi-modal improvements, including both dedicated bike facilities and the Green Necklace multi-use trail.

Dedicated bike lanes will be accommodated for on both sides of 23<sup>rd</sup> Street. These dedicated bike lanes will tie into the City-wide Bicycle Master Plan, with future bikes facilities to be integrated east and west along 23<sup>rd</sup> Street.

The Green Necklace will provide for a multi-use trail connection directly to the main entrance of the new HJCRC as well as connecting to the skateplaza and youth zone. The Green Necklace overall provides multimodal connections to Central Lonsdale destinations as well as linking major parks.

The mid-block crossing at 23<sup>rd</sup> Street will be integrated as an at-grade signalized multi-modal connection. The mid-block connection has been designed with consideration of vehicular queuing, intersection functionality as well as creating a clear and legible connection between the parkland to the South of 23<sup>rd</sup> street and the front entrance to the new HJCRC.

The current raised pedestrian overpass does not allow for an accessible connection between the sites, separates pedestrian activity from the street level and does not address the desire line for an at-grade connection.

*Transit / B-Line:*

The central location of the new HJCRC, in close proximity to the Lonsdale corridor, offers a strong opportunity for transit use to and from the facility. An accessible and direct route will be provided for along the Green Necklace to the main entrance of the new HJCRC.

Future upgrades to the transit provision along Lonsdale, with integration of a B-line, has been contemplated. An allowance has been made to ensure compatibility with a future B-line in the intersection design at Lonsdale and 23<sup>rd</sup> Street.

*Pay Parking:*

Pay Parking within the new HJCRC parkade could help to manage the parking demand, encourage alternate means of travel to the centre and contribute to the operating budget of the new HJCRC. It is anticipated that any pay parking would be based on a low community hourly parking rate. Staff propose undertaking an area wide parking policy and plan closer to the opening date of a new HJCRC and report back to Council for consideration.

To ensure that pay parking would be an effective parking management strategy, an area wide parking policy and plan must be explored. The surrounding area, as it currently exists, has a large inventory of free and unrestricted on-street parking spaces. The implementation of pay parking, without any changes to the surrounding on-street parking regulations, could result in a parking spillover to the surrounding residential neighbourhood. An area wide parking policy and plan review would work to coordinate the parking supply and identify any necessary changes to on-street parking restrictions.

*Electric Vehicle Charging Stations:*

In an effort to reduce overall GHG emissions and improve air quality, the facility will incorporate Electric Vehicle Charging Stations within the underground parking as per below:

- Level 3 DC: charging station for 2 stalls (high speed)
- Level 2 EV: charging station for 50 stalls (dedicated circuit for each)
- Level 2 EV: charging station for 100 stalls (shared circuit between 2 stalls)
- Level 2 EV: charging station for 10 fleet stalls(dedicated circuit for each)

The remaining parking stalls (238) within the parkade will have conduit infrastructure provided for future installation of EV chargers.

*TDM Support Initiatives:*

With the opening of the new HJCRC facility, initiatives to support the uptake of alternative transportation options will be integrated into operating procedures. Programs will be in place to encourage facility users, staff and event organizers to utilize alternative transportation measures in place such as carpool / carshare dedicated stalls, secure bike storage facilities and transit incentives.

**HJCRC Advisory Body Review:**

The HJCRC project was brought forward to the following Advisory bodies for review and discussion:

- Advisory Committee on Disability Issues (April 12, 2018)
- Social Planning Advisory Committee (April 25, 2018)
- Integrated Transportation Committee (May 15, 2018)
- Advisory Design Panel (May 16, 2018)

Resolutions of support were provided by each of the advisory bodies and are included in Attachment #4. Should the HJCRC project be approved to proceed, further input will be sought from each of these committees as part of the detailed design stage.

The HJCRC project was also brought to the North Vancouver Recreation and Culture Commission for information on April 12, 2018.

### **HJCRC Public Engagement:**

Further to the previous public engagement undertaken as part of the 2017 planning process (see Background section), a series of public engagement initiatives were undertaken to gather feedback and input from the general public to inform the Schematic Design process. These initiatives were in addition to the detailed input gathered from select stakeholders undertaken as part of the Functional Program process.

#### Ideas Fair:

An Ideas Fair was held in February 2018 for community members to share their ideas about how they wished to use the new HJCRC and to hear what role they wanted the centre to play in their community. Input was gathered through interactive message boards with close to 400 comments collected about community priorities and vision for the new HJCRC. A graphic facilitator was also engaged to help visualize community members' description of their best possible experience at the new HJCRC.

#### Ideas Fair Survey:

In coordination with the Ideas Fair, an on-line and paper survey was made available to the public between February 15<sup>th</sup> and March 2<sup>nd</sup>. The purpose of the survey was to find out what the community's activity and program priorities are for the new community recreation centre. The survey asked questions related to areas for indoor and outdoor programs, events, casual recreation as well as social and cultural activities. A total of 900 respondents completed the survey. Twelve student ambassadors were engaged to gather survey feedback on five separate occasions, in locations such as City Hall, Lonsdale Quay and the existing Harry Jerome Community Centre.

Several common themes emerged throughout the survey responses and open comments. The following is a list, in no particular order, of noted themes from the survey:

- Importance of spaces to socialize within the centre
- Opportunities to learn and play for all ages
- Importance of leisure and recreation in aquatic activities and services
- Connection to outdoors within the building, enhanced outdoor experiences in landscaping
- Focus on leisure and public skate programming for arena uses
- Importance of recruitment into recreation and cultural activities

### Magnetic NorthVan Website

As part of the community engagement process, the City launched a project microsite, [magneticnorthvan.ca](http://magneticnorthvan.ca) to provide information about the project and to inform the community of upcoming events and opportunities to get involved. The Magnetic North Van website is linked directly to the City's website.

### Information Session:

On May 23, 2018 an Information Session was held at the HJCRC to share with the community what was heard from both the Ideas Fair and the Survey in February-March 2018 and how the feedback influenced the emerging concept design. The Information Session also included information on Lawn Bowling and Flicka at the Mickey McDougall site.

### Skatepark Consultation:

The schematic design for the skate plaza, as well as the interim temporary skatepark, was generated through consultation with a wide variety of users over three separate events:

- Design Workshop No. 1 (April 14)
- CityFEST (May 5)
- Design Workshop No. 2 (May 22)

A summary document for each of these public consultation initiatives is further detailed in Attachment #5.

### **Additional Site Considerations:**

#### Park and Public Open Space

With consideration of the entire Harry Jerome precinct, including the lands to the north of 23<sup>rd</sup> Street, south of 23<sup>rd</sup> Street and the Mickey McDougall site, there are a number of park and public open spaces. The current existing inventory of park and public open space is as follows:

PARK / PUBLIC OPEN SPACE	SIZE	USE
Norseman Park	1.04 Ha	Casual Play / Casual Track Use
Skatepark	0.18 Ha	Skate park
Crickmay Park	0.24 Ha	Dedicated Park / Playground
Rodger Burnes Green	1.07 Ha	Lawn Bowling / Open Space / Tennis
Mickey McDougall Park	0.35 Ha	Casual Play (gravel field / tennis courts)
Total Existing:	2.88 Ha	

With the future HJCRC, redevelopment of the lands south of 23<sup>rd</sup> and re-use of the Mickey McDougall site, the proposed inventory of park and open space will be as follows:

PARK / PUBLIC OPEN SPACE	SIZE	USE
HJCRC Roof Top	0.35 Ha	Casual Track Use / Sports Courts (4)
HJCRC Plaza & Green Corridor	0.45 Ha	Gathering & Events / Sports Court / Play

Skateplaza	0.18 Ha	Skate park
HJNL Open Space*	0.95 Ha	Use to be confirmed through Task Force
HJNL Open Space ROW	0.30 Ha	Use to be confirmed through Task Force
Mickey McDougall Park	0.35 Ha	Lawn Bowling / Open Space
Total Proposed:	2.58 Ha	

(\* includes Crickmay Park)

On a precinct wide basis, in addition to supply, there are a number of alternate considerations to be taken into account on how park and public open space are used and what additional amenities will be integrated into the overall development or are offered elsewhere within the City. While the amount of land in the various types of open space will change through the proposed redevelopment, the end-result will maximize the use of space and provide improved amenities for the community.

#### *Sports Fields*

The proposed plans for HJCRC does require the removal of Norseman Field (grass) and the re-use of the Mickey McDougall Field (gravel). Norseman Field is an undersized sport field and has experienced a significant decrease in formal sports use in recent years. Mickey McDougall Field is a gravel field and has also experienced a significant decrease in formal sports use in recent years.

A number of significant improvements to the City's inventory of Sports Fields has occurred within the recent past, specifically with the conversion of three sports fields into new artificial turf fields (ATF's) at Sutherland, Confederation and Fen Burdett. These ATF's offer a significant increase in available playing hours and a higher quality playing surface.

#### *Casual Play / Field Use*

Norseman and Mickey McDougall fields are both well utilized by the neighbourhood for casual recreational use. The future park space associated with the HJNL lands, south of 23<sup>rd</sup> Street, will be an equivalent in size to the Norseman Field and can offer the opportunity for casual play. On the Mickey McDougall site, there will be area outside of the Lawn Bowling greens that can offer opportunities for additional casual play space. The park programming and design components for these areas will be part of a specific Task Force process, which will allow for community input, and will result in an approach that reflects the community's desires.

#### *Walking / Running Opportunities*

The walking track surrounding Norseman Field is actively used. A number of initiatives within the proposed Harry Jerome precinct have been designed to provide this continued use including a walking track on the roof of HJCRC, with spectacular ocean and mountain views, an interior walking loop, the green corridor exterior loop as well as the Green Necklace. The artificial turf fields at Sutherland and Fen Burdett also include opportunities for walking and running.

### Centennial Theatre

Centennial Theatre is 52 years old (constructed in 1966), underwent significant renovations in 2000, and is not currently in need of replacement. The utilization of Centennial Theatre has increased by 25-30% over the last 3 years and the building is overall in decent shape. The theatre is oriented towards Lonsdale Avenue, and a loading bay, which must remain in place, exists on the east side of the building with access off 23<sup>rd</sup> Street.

The current existing function and layout of Centennial Theatre has been accommodated for within the proposed HJCRC Schematic Design. Access to Centennial Theatre from the below grade parking has been accommodated for, with an elevator into the main HJCRC plaza directly adjacent to the theatre. Upgrades to the immediate surroundings of Centennial Theatre will be required in order to appropriately integrate the new HJCRC onto the site as well as for intersection improvements at 23<sup>rd</sup> Street and Lonsdale. These costs are included in the HJCRC project. Should future upgrades to the Centennial Theatre main entrance and internal circulation be contemplated, the relationship between Centennial Theatre and HJCRC could be further enhanced. Costs of future upgrades are not included at this time.

### **FINANCIAL IMPLICATIONS:**

Based on the Schematic Design, a Class 'C' estimate for the HJCRC complex has now been completed. The cost for a new HJCRC is as follows:

Construction & Soft Costs	\$ 166,963,600
Contingencies & Escalation	\$ 32,337,300
Project Oversight	\$ 1,391,000
<b>HJCRC TOTAL</b>	<b>\$ 200,691,900</b>

The Class C estimate for this project was prepared by a Professional Quantity Surveyor based on current day considerations of construction on the North Shore, world market uncertainties and recent escalation rates. This cost estimate does not include costing for related precinct wide projects (see below for related project costs). In addition, this cost estimate does not contemplate or include requests by some stakeholders for additional components wanted above the base program directed by Council. A Class C estimate represents project costs +/- 15%.

Within the HJCRC Class 'C' cost estimate, there are a number of assumptions that have been included that are important to address.

### Local Construction Costs:

Currently the local construction industry has experienced significant cost increases due to robust construction activity in the region, uncertainties around Canada - US trade relations and due to a general shortage of skilled labour.



### Project Contingencies:

Within the Class 'C' estimates, best practice contingency amount is being held as part of the overall project budget in the order of magnitude of 22% for design and program changes, soft costs, construction change orders and cost escalation. As part determining the Class C estimate, present day bids for items experiencing the greatest escalation impact, such as steel, were acquired to verify estimates.

In determining the escalation contingency, a trade by trade analysis was undertaken as different escalation rates for different trades are being experienced. A blended escalation rate has been included to reflect this. A consideration of advancing early phases of construction have also been taken into account as a measure to reduce potential impact of escalation rates.

### Cost Tracking:

The project costs will be tracked at key milestones to ensure the project scope is aligned with the allowable project budget. These milestones include the end of Design Development stage (25% design), mid-point Contract Document stage (60% design) and towards the end of Contract Document stage (90% design). Ultimately a Class A estimate will be prepared based on completed construction drawings and detailed specifications contained in tender documents. A Class A estimate will be accurate, to within 5-10% of the actual contract price.

### **HJCRC Project Costing & Potential Reduction:**

The Class 'D' estimate as previously presented to Council in June 2017 was \$172M, with an additional \$4M for the skatepark, totaling \$176M. (Class 'D' estimates are conceptual estimates based on the project and functional requirements and are usually presented in unit cost analysis format such as cost per m<sup>2</sup>. They are typically in the range of minus 20% / plus 30%.) The change in the cost estimate from the Class 'D' to Class 'C' is attributable to a number of factors including the following:

- The design was previously at a feasibility stage only
- The gross building area has increased with deeper consideration of operational and stakeholder requirements
- Provisions for future adaptability have been fully integrated
- Construction escalation over the past year has equated to an additional \$10.5m

The current Class 'C' estimate reflects a cost reduction exercise that was undertaken which included an optimization of parking efficiency, a reduction in parking allowance, a reduction to site excavation with minor change to building grade, a reduction in building "gross-up" areas (circulation and non-programmed spaces) and a simplification in the overall building design to incorporate building materials and components that are modular, energy efficient and not overly complex to construct.

Should Council wish to reduce the overall budget for the project further, the only significant means to reducing costs is through the removal or reduction of program component(s). The provision of the curling facility and 50 M pool have been endorsed as part of the HJCRC program, but have been identified herein as potential reductions

should Council direct staff to continue with a program more consistent with the original PERC, staff and NVRC recommendations.

- **Removal of Allowance for Future Curling Conversion into NHL Ice Surface:**

Within the current Schematic Design is the inclusion of additional area which would allow for a future expansion of the curling rink into an NHL sized ice surface.

*Removal of the future curling retrofit allowance would result in an overall cost reduction of \$2,463,000. There would also be a corresponding reduction in the estimated operating costs of \$15,000 per year, mostly in energy savings.*

- **Removal of the Curling Facility in entirety:**

The cost premium for including curling, per facility user, is the highest cost component in the facility. As highlighted by the operating budget estimate (see below), the cost recovery ratio to operate curling results in the highest subsidy for this service long term as well. From an environmental sustainability perspective, this is a new component that is energy intensive and has cost implications for long term operations.

*Removal of the Curling Facility in its entirety would result in an overall cost reduction of \$16,753,000. There would also be a corresponding reduction in the estimated operating costs of \$163,000 per year.*

- **Reduction of Aquatic Component from 50m Pool to 25m Pool:**

There has been significant discussion and input received from aquatic stakeholders on inclusion of a 50 M pool. The PERC refresh report (2015) recommended a 25 M pool. From an environmental sustainability perspective, this is an expanded component that is energy intensive and has cost implications for long term operations.

*Reduction of the 50 M pool to a 25 M community focused pool would result in an overall cost reduction of \$4,540,000. There would also be a corresponding reduction in the estimated operating costs of at least \$200,000 per year.*

Should Council wish to consider these options, an alternate resolution for the first active clause could be as follows:

**THAT** staff be directed to proceed with detailed design, tendering and construction for the Harry Jerome Community Recreation Centre project as outlined in attached report with the removal / reduction of \_\_\_\_\_;

## **HJCRC Project Risk & Mitigation**

### Project Risk:

While the Schematic Design phase represents a significant volume of work, there are a number of items which still need further refinement and confirmation through future phases.

As the project progresses there are items of risk, including but not limited, to the following. These items are noted, but not expressly included within the project contingencies.

- Unforeseen site conditions – both on-site and for off-site utility construction
- Geotechnical Scope – significant boulders identified below site surface
- Restricted Construction Parameters - proximity to residential, recreational and cultural amenities / constrained site
- Delays – changes in standards, delays in approvals or permitting

### Project Risk Mitigation:

To reduce project risk the following measures will be employed as the project progresses:

- The Functional Program will set baseline – any requested changes will be assessed through this report
- Professional Quantity Surveyor and Construction Manager will be engaged
- A cost savings / alternates list will be maintained for items that could be added later
- Construction work may be phased to allow excavation and below ground work to be advance (reduce timeline for impact due to escalation)

In order to further reduce risk, staff will monitor Federal and Provincial infrastructure grant opportunities. The current “Investing in Canada” Federal program will invest \$157 million in BC in areas of Community, Culture and Recreation over 10 years. The application process has not yet opened, but the HJCRC project would fit the objectives of the infrastructure program.

### **HJCRC Operating Budget:**

As part of the Schematic Design process, a consultant was engaged to prepare an operating and maintenance (O&M) cost estimate for the proposed HJCRC. The operating cost estimate reflects the Schematic Design and Functional Program, which results in a facility almost twice the existing size. The operating hours are assumed to be similar to the present.

The order of magnitude for the O&M costs are in the range of \$2.5 M and represent the net balance between projected revenues and forecasted expenditures. The current net cost of the Harry Jerome Recreation Complex is approximately \$1.1 M per year. The O&M costs were determined by an analysis of both current and historical costs of the existing centre, other NVRCC facilities and nine other facilities in Metro Vancouver with 50 M pools. For more detail, refer to Attachment #7 for the complete operating budget estimate.

For clarification, the “net” figure includes the below expenses and revenues:

- Staffing
- Utilities
- Energy / Commodity Use Charges (LEC)
- Centralized Maintenance (HJCRC portion)
- Fixed / Variable Overheads

The cost sharing discussions between the City and the District of North Vancouver are ongoing.

***For a discussion on overall Harry Jerome Precinct financing phasing, strategy and risk, as well as project appropriations, please see report of Director of Finance dated July 18, 2018 entitled “Harry Jerome Financing Structure and Risk”.***

**NEXT STEPS:**

With Council’s approval to proceed with the HJCRC project, the Detailed Design phase would commence. Detailed Design will be a further refinement of the Schematic Design to develop a tender ready construction package. It is anticipated that this phase will take a year to complete. Permits, tendering, site servicing, construction and commissioning will take a further four years; with an opening anticipated of the HJCRC in September 2023.

The overall timeline for the HJCRC will be coordinated with the phasing for HJNL’s south of 23<sup>rd</sup> Street. It is anticipated that with this phasing, the vast majority of the existing Harry Jerome complex and programming will stay in operation until the new HJCRC facility is opened in 2023, however there will be some staged closures, for example with Memorial Community Recreation Centre. The closure of Memorial prior to opening the new HJCRC will have an impact on programs and services but NVRC staff will make every effort to relocate services to other facilities and venues. Finding a location that meets licensing requirements for the Licensed Preschool program will be one of the greatest challenges.

The combined project timelines for HJCRC and related Harry Jerome precinct projects are summarized below:

**Anticipated Harry Jerome Precinct Project Schedule & Phasing Plan:**

PROJECT PHASE	START	FINISH
<b>Project Approval to Proceed - Council</b>	<b>July 2018</b>	
HJCRC - Detailed Design	Aug 2018	Aug 2019
NVLB Re-location	Aug 2018	May 2019
HJCRC Tender & Permits	Sept 2019	Feb 2019

Darwin Phase 1 Construction (M3 and M4)	Sept 2019	Aug 2021
Silver Harbour Relocation (Interim)	Sept 2021	Sept 2023
HJCRC Construction	Mar 2020	Dec 2022
Darwin Phase 2 Construction (M2 and T2)	Sept 2021	Aug 2023
HJCRC Commissioning	Jan 2023	Aug 2023
<b>HJCRC Project Completion</b>	Sept 2023	
Darwin Phase 3 Construction (M1 and T1)	Sept 2023	Aug 2025

**INTER-DEPARTMENTAL IMPLICATIONS:**

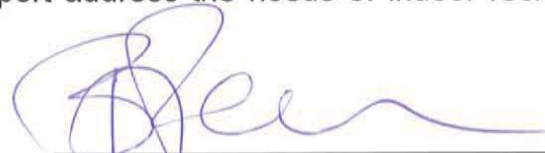
Project coordination and input has been undertaken with every City department, LEC and staff from the North Vancouver Recreation and Culture Commission.

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

**CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

As noted in this report and in previous reports to Council, the right solution for revitalizing the Harry Jerome Community Recreation Centre has been part of the City's plan for over a decade. The options proposed in this report address the needs of indoor recreation programming.

RESPECTFULLY SUBMITTED:



Barbara Pearce  
Director, Strategic Initiatives & Services



Heather Reinhold  
Deputy Director, Strategic Initiatives & Services

**HARRY JEROME COMMUNITY RECREATION CENTRE  
COUNCIL RESOLUTIONS 2009 - 2018**

January 19, 2009 – “Civic Lands – Development Planning”

**THAT** staff be requested to bring forward a short report providing answers to some of the important questions, outlined in the January 13, 2009 report of the Community Planner, and any other answers pertaining to Council’s discussion this evening.

**CARRIED**

February 23, 2009 - “Harry Jerome Redevelopment”

**PURSUANT** to the report of the Community Planner, Community Development, dated February 18, 2009, entitled “Harry Jerome Redevelopment”:

**THAT** the facility recommendations for a new Harry Jerome Community Recreation Centre detailed in the Indoor Facilities Plan, prepared by the Professional Environmental Recreation Consultants Ltd. (PERC) and supported by the North Vancouver Recreation Commission, be endorsed;

**AND THAT** the use of the initial \$200,000 in capital funding requested in the 2009-2018 Financial Plan to begin work on the facility recommendations for the new Harry Jerome Community Recreation Centre be endorsed;

**AND THAT** staff be requested to prepare an application for Federal and Provincial funding for the new Harry Jerome Community Recreation Centre, and also apply for other funding opportunities as available.

**AND THAT** any study that moves forward includes an analysis of refurbishment versus replacement of the facilities at Harry Jerome.

**CARRIED UNANIMOUSLY**

May 3, 2010

**WHEREAS** the City of North Vancouver has been diligently pursuing its commitment to exploring all options in respect of the appropriate design, construction and financing of a new and/or renovated Harry Jerome community recreation centre; and

**WHEREAS** without disclosing details of the confidential reports that have been made to Council at this point in time, preliminary indications are that the project –

given a variety of assumed scopes – is well within the financial capability of the City to pursue;

**NOW THEREFORE BE IT RESOLVED THAT** the City of North Vancouver re-affirms its commitment to move ahead with the project and related re-development of the adjacent lands and to do so in close cooperation with the District of North Vancouver under the auspices of the North Vancouver Recreation Commission; and

**RESOLVED THAT** discussions of potential designs and financing strategies be moved into public forums as soon as possible.

**CARRIED UNANIMOUSLY**

May 3, 2010

**WHEREAS** the North Vancouver Recreation Commission has a mandate to build healthy individuals, families and communities by providing and facilitating diverse, accessible recreation opportunities;

**WHEREAS** the PERC (Professional Environmental Recreation Consultants Ltd.) analysis indicated as “high” needs outdoor recreation activities and further indicated that outdoor recreation activities also ranked at the top of public priorities and current recreation uses; and

**WHEREAS** the analysis by PERC specified the need to consider new publicly sponsored recreation services “in terms of the amount of public good created in relation to the cost to taxpayers”;

**NOW THEREFORE BE IT RESOLVED THAT** an analysis of the relative cost effectiveness of expenditures in indoor versus outdoor recreation in helping the North Vancouver Recreation Commission fulfill its mandate be provided to Council.

**CARRIED**

June 21, 2010 - “Analysis of the Relative Cost Effectiveness of Expenditures in Indoor Versus Outdoor Recreation”

**PURSUANT** to the report of the Director of Recreation, North Vancouver Recreation Commission, dated June 15, 2010, entitled “Analysis of the Relative Cost Effectiveness of Expenditures in Indoor Versus Outdoor Recreation”:

**THAT** the report of the Director of Recreation, North Vancouver Recreation Commission, dated June 15, 2010, be received and filed.

June 28, 2010 - "Harry Jerome Land Use Workshop Follow Up and Next Steps"

**PURSUANT** to the report of the Harry Jerome Staff Working Group, dated June 23, 2010, entitled "Harry Jerome Land Use Workshop Follow Up and Next Steps":

**THAT** a single sheet ice arena be included as part of the endorsed programme for the redevelopment of the Harry Jerome Recreation Centre (HJRC);

**AND THAT** the construction of a rehearsal hall/studio theatre as part of the Harry Jerome redevelopment be referred to the Arts Office for further analysis;

**AND THAT** the design charrette phase of the Harry Jerome Redevelopment Study be deferred until the fall of 2010;

**AND THAT** representatives of the Silver Harbour Seniors Centre, the North Vancouver Lawn Bowling Club, other stakeholders, and the general public be asked to participate in any further analyses of facility provision at the Harry Jerome Recreation Centre (HJRC), unless those analyses involve matters that must be discussed in-camera as per the provisions of the Community Charter."

**CARRIED UNANIMOUSLY**

September 13, 2010 - "Harry Jerome Design Charrettes"

**PURSUANT** to the report of the Harry Jerome Staff Working Group, dated September 9, 2010, entitled, "Harry Jerome Design Charrettes":

**THAT** a rehearsal hall / studio theatre at Centennial Theatre be removed from the endorsed programme for the Harry Jerome redevelopment study as per the recommendations of the Lower Lonsdale Cultural Facilities study;

**AND THAT** the public information meeting and design charrette process detailed in the subject report dated September 9, 2010, be endorsed;

**AND THAT** the design charrettes explore the following redevelopment options:

- Options 2 & 3: New Facilities – North of 23<sup>rd</sup>
- Option 4b: New Facilities – South of 23<sup>rd</sup>.

**AND THAT** a process be included to address Flicka Gymnastics, Silver Harbour Centre, and Lawn Bowlers' future tenancies.

**CARRIED**



November 8, 2010 - "Recreation Facility Planning"

**PURSUANT** to the report of the Director of Recreation on behalf of the Recreation Facility Plan Steering Committee, dated November 3, 2010, entitled "Recreation Facility Planning":

**THAT** the City of North Vancouver and the District of North Vancouver be requested to include the following projects in their respective five-year planning process:

- Support for the addition of one new sheet of ice in addition to the existing sheets at the Canlan Ice sports facility
- Replacement/consolidation of William Griffin & Delbrook Community Recreation Centres
- Expansion of Grant Connell Tennis Centre
- Replacement of Harry Jerome Recreation Complex (including Memorial and Mickey McDougall facilities).

**CARRIED**

December 6, 2010

**THAT** City staff and North Vancouver Recreation Commission staff be instructed to work with users groups to refine cost estimates for construction and operation of a 50 metre pool;

**AND RESOLVED THAT** the Harry Jerome Recreation Precinct Study be similarly amended to reflect the new costs that would be uncovered in that study.

**CARRIED UNANIMOUSLY**

December 6, 2010

**THAT** staff report back with capital and programming cost estimates and siting needs for the full Silver Harbour Program as presented this evening and with amendments to the Harry Jerome Recreation Precinct Study to reflect the revenue opportunities to meet these needs.

**CARRIED UNANIMOUSLY**

December 6, 2010

**THAT** staff be directed to prepare cost and revenue estimates for the inclusion of Flicka Gymnastics Club in a renovated Harry Jerome Recreation Centre.

**CARRIED UNANIMOUSLY**

December 6, 2010

**THAT** Council endorse the principle that any option for the renewal of Harry Jerome Recreation Centre provide for the maintenance of the North Vancouver Lawn Bowling Club at its current location.

**CARRIED**

December 6, 2010

**THAT** the correspondence received from Ms. Gunda Fernandes, on behalf of 56 Stakeholders, dated November 29, 2010, regarding "Harry Jerome Redevelopment" be received for information with thanks.

**CARRIED UNANIMOUSLY**

December 6, 2010

**THAT** Council endorse the principle that any option for the renewal of Harry Jerome Recreation Centre provide for the maintenance of the North Vancouver Lawn Bowling Club at its current location.

**CARRIED**

December 6, 2010 - "Harry Jerome Redevelopment and Motion Passed by the North Vancouver Recreation Commission"

**THAT** the report of the Director of Recreation, dated November 28, 2010 regarding "Harry Jerome Redevelopment and Motion Passed by the North Vancouver Recreation Commission" be received and filed.

**CARRIED UNANIMOUSLY**

October 17, 2011 – “Harry Jerome Redevelopment Study Update”

**PURSUANT** to the report of the Harry Jerome Staff Working Group, dated October 12, 2011, entitled "Harry Jerome Redevelopment Study Update":

**THAT** staff be directed to report back in early 2012 with a plan for further work on said study.

**CARRIED UNANIMOUSLY**

January 10, 2011

**THAT** Norseman and Mickey MacDougall fields and their current field uses be preserved in the renewal of the Harry Jerome Recreation Centre.

**CARRIED**

*(see resolution of June 26, 2017 that rescinds this resolution)*

February 7, 2011

**THAT** staff ensure that all information necessary to continue the discussion regarding the Harry Jerome Project be readily available to those that have an interest in the decision, specifically by ensuring information on this project can be accessed with one *click* from the home page of the City of North Vancouver's website.

**CARRIED UNANIMOUSLY**

April 18, 2011 - "Harry Jerome: Directions and Update"

**THAT** staff be directed to prepare cost and revenue estimates for the inclusion of Flicka Gymnastics Club in a renovated, or a new Community Recreation Centre.

**CARRIED**

May 7, 2012

**BE IT RESOLVED THAT** a staff led workshop session be scheduled for mid September 2012 for the subject of the Harry Jerome Rec Centre rebuild/renovation.

**CARRIED UNANIMOUSLY**

May 28, 2012 – "Harry Jerome Planning Study: Proposed Council Workshop and Planning Process"

**"PURSUANT** to the report of the Deputy City Manager, dated May 23, 2012, entitled "Harry Jerome Planning Study: Proposed Council Workshop and Planning Process":

**THAT** a Council Workshop on the Harry Jerome Community Recreation Centre be held on Tuesday, September 11, 2012."

**CARRIED UNANIMOUSLY**

October 1, 2012 - "Harry Jerome Community Recreation Centre Study: Proposed Next Steps"

**"PURSUANT** to the report of the Deputy City Manager, dated September 17, 2012, entitled "Harry Jerome Community Recreation Centre Study: Proposed Next Steps":

**THAT** staff be directed to present options 1, 2 and 5 contained in the September 26, 2012 report to the community through the Internet, open houses and a Town Hall Meeting to determine community reaction to the options including the possibility of approximately 350,000 square feet of private development to assist in paying for the project;

**AND THAT** the North Vancouver Recreation Commission be requested to respond to proposed adjustments to the Harry Jerome Community Recreation Centre;

**AND THAT** the public input process conclude on November 30, 2012;

**AND THAT** staff report back to Council as soon as possible after that date."

**CARRIED UNANIMOUSLY**

October 1, 2012

**THAT** Council express support in principle for a 50m pool at the Harry Jerome Recreation Complex;

**AND THAT** Council request staff to explore with the North Vancouver Aquatics Users Group, ways to raise capital dollars for a 50m pool at Harry Jerome and report back to Council.

**AND THAT** the incremental cost over the PERC report in terms of capital and operating costs be met from non-city sources.

**CARRIED**

January 14, 2013 - "Harry Jerome Recreation Centre Revitalization"

**"PURSUANT** to the report of the Deputy City Manager, dated January 9, 2013, entitled, "Harry Jerome Recreation Centre Revitalization":

**THAT** consideration the active clauses 1 through 6 of the motion below be deferred until all members of Council are present.

THAT staff in co-operation with North Vancouver Recreation Commission staff be directed to develop Option B - The Bridge Option with 350,000 square feet of private development in mid or high rise forms in more detail, as outlined in the January 9, 2013 report to assess phasing, continuity of service and financial implications;

AND THAT staff report back with a recommended approach to enable a revitalized Harry Jerome Recreation Centre to be developed in the most expedient and efficient way;

AND THAT the endorsed program of facility spaces include a 25 metre 10 lane pool and be revised by adding 3,000 square feet of multi-purpose space (to the already endorsed 8,000 square feet of multi-purpose space) to facilitate the inclusion of Silver Harbour Centre at Harry Jerome Recreation Centre;

AND THAT staff investigate the inclusion of up to 4,000 square feet and parking for eight vehicles for a service/work area;

AND THAT \$8M in existing funding allocated to this project be included in the City's Financial Plan in 2013;

AND THAT \$250,000 be appropriated from funds in the project plan to enable this work to proceed with the input of third party cost estimators, engineers, and architects as necessary."

and

**"PURSUANT** to the report of the Deputy City Manager, dated January 9, 2013, entitled, "Harry Jerome Recreation Centre Revitalization":

**THAT** staff be directed to obtain, on a confidential basis, the capital and operating commitment to be made by stakeholder organizations and associations to contribute to this refurbishment and reconfiguration process by February 28, 2013."

**CARRIED UNANIMOUSLY**

February 4, 2013 - "Harry Jerome Recreation Centre Revitalization"

**THAT** the discussion and report of the Deputy City Manager, dated January 9, 2013, entitled "Harry Jerome Recreation Centre Revitalization" be deferred to January 1, 2014.

**CARRIED**

November 25, 2013

**BE IT RESOLVED THAT** City Council commit to having a shovel ready project in place for the replacement / refurbishment of the Harry Jerome Recreation Complex by the time of the opening of the new William Griffin Recreation Centre in 2016.

**CARRIED UNANIMOUSLY**

April 28, 2014 - "Harry Jerome Recreation Centre - Next Steps"

**PURSUANT** to the report of the Director, Special Projects, dated April 23, 2014, entitled "Harry Jerome Recreation Centre - Next Steps":

**THAT** Council endorse the timeline for the Harry Jerome Recreation Centre Project, as shown on Attachment 1 of the April 23, 2014 report;

**THAT** (Funding appropriation #1403) an amount of \$250,000 be appropriated from the Civic Amenity Reserve fund for the purpose of furthering the site and program planning, as well as design options, for the redevelopment and revitalization of the Harry Jerome Recreation Centre;

**AND THAT** should any of the above amount remain unexpended by December 31, 2017, the unexpended balance shall be returned to the credit of the said Reserve Fund.

**CARRIED UNANIMOUSLY**

March 2, 2015

**THAT** the correspondence of Harry Carruthers, President, North Vancouver Lawn Bowling Club, dated January 23, 2015, regarding the “Construction of a New Lawn Bowling Clubhouse”, be received and filed with thanks;

**THAT** Council support, in principle, an expanded facility of the North Vancouver Lawn Bowling Club;

**AND THAT** the North Vancouver Lawn Bowling Club continue to work with staff regarding their request for a new clubhouse.

**CARRIED UNANIMOUSLY**

July 7, 2015

**THAT** the correspondence of Michael, Brian and Evan Tancredi, regarding a “Roof and Lighting Request for the Lonsdale Skatepark”, dated April 29, 2015, be received and filed with thanks;

**THAT** staff be directed to work with the presenters and the local skate park community to develop a design for roof and lighting for the Lonsdale Skatepark;

**AND FURTHER** that staff report back in the fall with proposed amendments to the capital plan and to provide funding options for the construction of these improvements.

January 18, 2016 - “Harry Jerome Recreation Facility”

**BE IT RESOLVED** that Council hold a Closed workshop with senior staff regarding the Harry Jerome recreation facility to discuss the following:

- what types of recreation facilities will be constructed (i.e. size of pool, rink, fitness amenities): and
- a method of moving construction forward in a timely fashion.

**CARRIED UNANIMOUSLY**

April 10, 2017 - “Harry Jerome Community Centre Project - Program and Site Options”

**PURSUANT** to the report of the Director, Strategic Initiatives and Services, dated April 5, 2017, entitled “Harry Jerome Community Centre Project - Program and Site Options”:

**THAT** Council receive for information and consideration the Professional Environmental Recreation Consultants (PERC) refresh report for the Harry Jerome Community Centre;

**THAT** Council direct staff to proceed with the planning for the renewal of the Harry Jerome Community Centre as follows:

- a) Replacement of the Harry Jerome Community Centre, rather than a renovation approach;
- b) A new Harry Jerome Community Centre to be located on the north side of 23rd Street;
- c) A walking route and new public open space to be incorporated into the Harry Jerome Community Centre development lands;
- d) Development of a portion of the lands on the south side of 23rd Street to generate a significant portion of the capital funding required for the construction of the new Harry Jerome Community Centre;

**THAT** Council direct staff to undertake a public engagement process to receive input on two proposed options for the Harry Jerome Community Centre facility, as described in the report, and report back to Council in June 2017;

**THAT** (Funding Appropriation #1727) an amount of \$100,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding continued planning activities for the Harry Jerome Community Centre;

**THAT** should any of the above amount remain unexpended at December 31, 2020, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund;

**THAT** the motion be amended by adding the following paragraph:

**“AND THAT** Council direct staff to schedule a separate meeting for organized user groups to make delegations before Council and present their business cases.”

Amendment motion **CARRIED UNANIMOUSLY**  
Main motion, as amended, **CARRIED UNANIMOUSLY**

June 26, 2017 - “Harry Jerome Community Centre - Site and Program Approval”

**PURSUANT** to the report of the Director, Strategic Initiatives and Services, dated June 21, 2017, entitled “Harry Jerome Community Centre - Site and Program Approval”:



**THAT** the stakeholder groups and members of the public that provided input to this stage of the Harry Jerome Community Centre (HJCC) Council process be thanked and the HJCC Public Engagement Report be received for information;

**THAT** staff be directed to proceed with the schematic design of the new HJCC, subject to the successful rezoning application(s) or other measures necessary to fund the facilities identified in this resolution and the successful negotiation of a Cost Sharing Agreement with the District of North Vancouver for any expanded programming arising from the facilities identified in this resolution, as follows:

1. Location to be North of 23rd Street;
2. Programming to be as per Option E - Comprehensive Community Centre program, plus curling facility and 50 metre pool;
3. Investigate opportunities for leasable space with the intent for leasable space to be constructed and operated on a cost recovery basis;
4. Investigation of roof extension over the skateboard park;
5. Preparation of a HJCC Project Structure with Guiding Principles for design and operation of the HJCC;
6. Investigation of interim financing solutions to fund construction of the HJCC prior to the commencement of construction of the development lands south of 23rd Street;
7. Retention of a consultant team through a Request for Proposal process, including site investigation, transportation study, facility programming, architectural, engineering and costing services;
8. Final HJCC project approval, subject to identified financing, to be finalized in June 2018;

**THAT** the Silver Harbour Seniors' Activity Centre Society be requested to formalize their participation in the HJCC facility and secure authorization from their membership for inclusion of their existing lands in the redevelopment of the land south of 23rd Street;

**THAT** Council direct staff to undertake feasibility studies for the relocation of gymnastics and lawn bowling to the Mickey McDougall sites;

**THAT** the following appropriations be approved from the Civic Amenity Reserve Fund:

Funding Appropriation No. 1736                      \$2,000,000  
Purpose:      HJCC Schematic Design and related works;

Funding Appropriation No. 1737                      \$50,000  
Purpose:      Feasibility Study for the relocation of the North Vancouver  
Lawn Bowling Club to the Mickey McDougall site;

Funding Appropriation No. 1738                      \$150,000  
Purpose:      Cost-shared feasibility study with Flicka Gymnastics for the  
                         re-purposing of the Mickey McDougall gym for the purposes  
                         of Gymnastics;

**THAT** should any of the above appropriated amounts remain unexpended at December 31,2020, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund;

**THAT** the Council resolution approved at the Regular meeting of January 10, 2011, as follows, be rescinded:

“THAT Norseman and Mickey McDougall fields and their current field uses be preserved in the renewal of the Harry Jerome Recreation Centre”;

**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.

**CARRIED**

July 17, 2017

**THAT** pursuant to Section 8.37 of “Council Procedure Bylaw, 2015, No. 8500”, Council reconsider the motion approved at the Regular meeting of June 26, 2017, by deleting the following paragraph from the resolution, as amended:

“**THAT** staff be directed to proceed with the schematic design of the new HJCC, subject to the successful rezoning application(s) or other measures necessary to fund the facilities identified in this resolution and the successful negotiation of a Cost Sharing Agreement with the District of North Vancouver for any expanded programming arising from the facilities identified in this resolution, as follows:”

and replacing it with the following:

“**THAT** staff be directed to proceed with the schematic design of the new HJCC, as follows:”

**CARRIED UNANIMOUSLY**

**AND THAT** Council direct staff to move forward with Option E – Comprehensive Community Centre program, plus curling facility and 50 metre pool, as set out in the remainder of the motion of June 26, 2017.

**CARRIED**

March 12, 2018 - "Harry Jerome Community Recreation Centre Design Update"

**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.

**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**

March 12, 2018 – "Harry Jerome Accessibility"

**WHEREAS** the City of North Vancouver is dedicated to enhancing universal access for all members of the community, regardless of age, background, interests or abilities;

**WHEREAS** community recreation centres are a social, cultural and recreational hub for our community;

**WHEREAS** the new Harry Jerome Community Recreation Centre should be designed and operated in a manner to be welcoming and accessible to all;

**WHEREAS** the Rick Hansen Foundation is internationally recognized as a leader in creating a vision of universally accessible public spaces to ensure everyone is able to participate and live to their full potential;

**AND WHEREAS** the Rick Hansen Foundation provides opportunities to increase accessibility in the built environment, specifically with the establishment of the Rick Hansen Foundation Accessibility Certification program, which rates the level of accessibility of public places and spaces;

**THEREFORE BE IT RESOLVED THAT** the City work with the Rick Hansen Foundation to ensure the new Harry Jerome Community Recreation Centre be accessible to all and meets the Rick Hansen Foundation Accessibility Certified Gold level.

**CARRIED UNANIMOUSLY**

March 12, 2018 – “Harry Jerome Funding”

**WHEREAS** the proposed Harry Jerome Community Recreation Centre project will require an unprecedented level of municipal funding to proceed;

**AND WHEREAS** the City should look to reduce the financial risks associated with that project and to reduce the impacts of density and traffic on the surrounding neighbourhood associated with residential development needed to fund the project;

**THEREFORE BE IT RESOLVED THAT** staff be directed to present options for Council’s consideration on using revenues from potential cannabis retail and gaming enterprises toward the funding of this project;

**AND BE IT FURTHER RESOLVED THAT** staff bring forward housekeeping changes to “Zoning Bylaw, 1995, No. 6700” to facilitate the potential flow of these revenues.

March 12, 2018 – “50 Metre Pool at Harry Jerome”

**WHEREAS** the City and District of North Vancouver have an agreement that either municipality choosing to build a facility in that municipality, to be operated by the jointly funded North Vancouver Recreation and Culture Commission, will assume full responsibility for the capital costs of any such new facility or expansion of an existing recreation facility;

**WHEREAS** the City and District of North Vancouver have an agreement that the net operating costs of operating the recreation facilities in either municipality, operated by the North Vancouver Recreation and Culture Commission, be shared by the City and District of North Vancouver according to a formula based on estimated public usage statistics;

**WHEREAS** the District of North Vancouver has recently built and capital funded a new Delbrook Community Centre and indicated plans for a new recreation facility in Lower Capilano, the operating costs for which would be shared according to the existing recreation facilities' operating cost-sharing agreement;

**AND WHEREAS** in December 2012, Council of the District of North Vancouver indicated an unwillingness to cost-share according to the existing formula the operating costs of a 50 metre pool should the City choose to include this size of public pool in the planned new Harry Jerome Community Recreation Centre located in the City of North Vancouver;

**THEREFORE BE IT RESOLVED THAT** the Chief Administrative Officer and staff be directed to initiate and/or continue discussions with staff at the District of North Vancouver to secure their Council's agreement to cost-share the operating costs for the new Harry Jerome Community Recreation Centre, including a 50 metre pool, consistent with the North Vancouver Recreation and Culture Commission's current operating cost-sharing formula, which applies to existing recreation facilities;

**AND BE IT FURTHER RESOLVED THAT** the North Vancouver Recreation and Culture Commission be advised of this motion.

**CARRIED UNANIMOUSLY**

March 12, 2018 – "Harry Jerome Financing Structure and Risk"

**PURSUANT** to the report of the Director, Finance, dated March 8, 2018, entitled "Harry Jerome Financing Structure and Risk":

**THAT** staff continue with the design of the Harry Jerome Community Recreation Centre and discuss a land lease agreement with Darwin Properties for the purpose of financing the project;

**AND THAT** staff implement or report back on the risk mitigation measures as set out in the report.

**CARRIED**