



COMMUNITY INPUT

WELCOME TO THE HARRY JEROME COMMUNITY INPUT SESSION

The City wants your input on a new Harry Jerome Community Centre. Under consideration are:

- Programming Option A or B
- Siting the new facility north of 23rd St
- Open space uses at the site

Maps, details and survey at cnv.org/HarryJeromeProject

Open House #1
Wednesday, May 3
Harry Jerome
Community Centre
Memorial Gymnasium
Capilano Room
5:30pm – 7:30pm

Open House #2
Wednesday, May 10
City of North Vancouver
City Hall
Atrium
5:30pm – 7:30pm

Special Council Meeting
Monday, May 15
City of North Vancouver
City Hall
Council Chamber
6:00pm

Town Hall Meeting
Tuesday, May 16
Pinnacle Hotel
Ballroom
6:00pm – 8:30pm

Email: harryjeromeproject@cnv.org

WHY ARE WE DOING THIS WORK?

OUR HARRY JEROME COMMUNITY CENTRE NEEDS REPLACEMENT

The Harry Jerome Community Centre is nearing the end of its life. The City is considering constructing a new facility that will provide recreation, fitness and multi-purpose spaces for the community.

PLANNING AHEAD

City Council has included the HJCC as a priority in the City's 2017-2026 Project Plan. This provides part of the required capital funding and allows project planning to begin.

Council has also approved funding from the City's operating budget for the last five years, to help finance the redevelopment project. This contributes over \$2 million annually to the project.

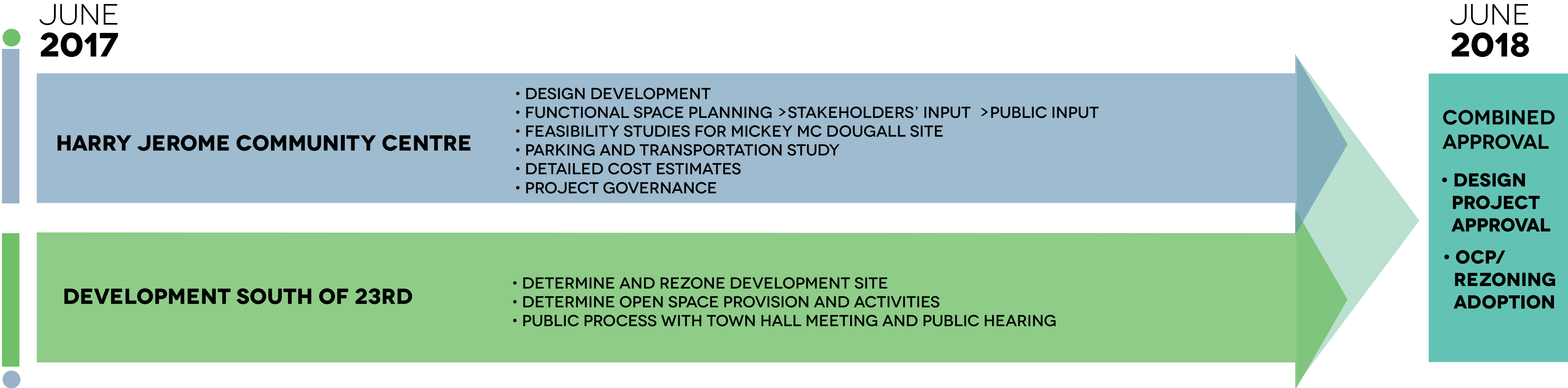
NEEDS ASSESSMENT

A 2007 programming report for North Vancouver indoor recreation needs was updated in 2015 for the HJCC. The 'NVRC Indoor Recreation Facilities Strategy' analyzed the recreation needs and identified specific spaces that would be required.

These programming components include an aquatics centre, two gyms, an arena, various multi-purpose rooms, fitness rooms and spaces for seniors, youth and preschoolers.

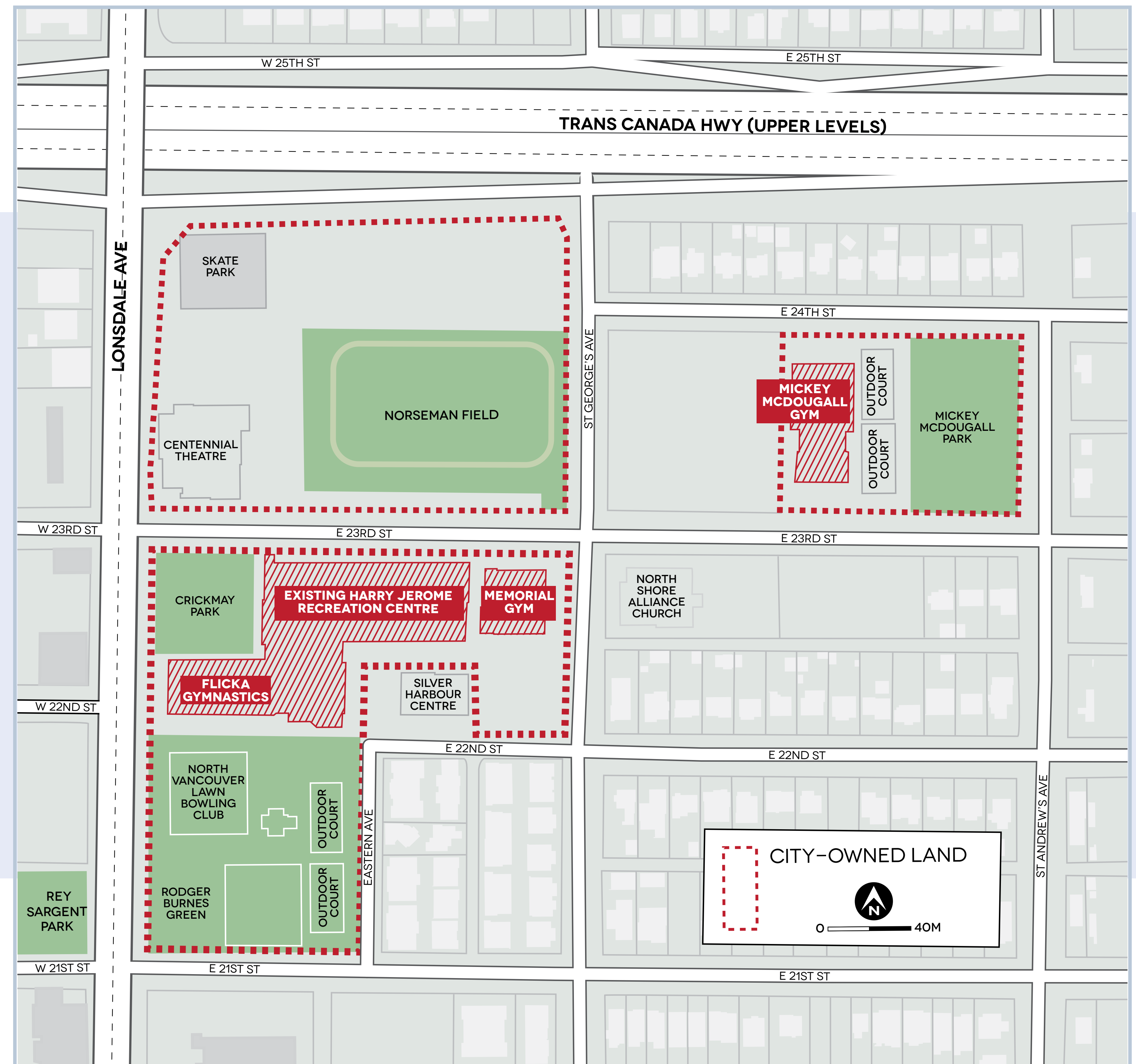


PROCESS



EXISTING COMPLEX

- Located south of 23rd Street and adjacent to a variety of other community recreation and cultural facilities
- Comprised of several buildings at three separate locations, with surface parking across the road



REPLACING THE EXISTING HARRY JEROME COMPLEX



AN AGING BUILDING IN NEED OF REPLACEMENT

- 50 years old and major building components are nearing “end of life”

INADEQUATE SPACE

- Spread over three locations with remote parking and limited universal access
- Buildings can’t accommodate the needed program, are challenging to maintain, operate and are not energy efficient

RENOVATION COSTS

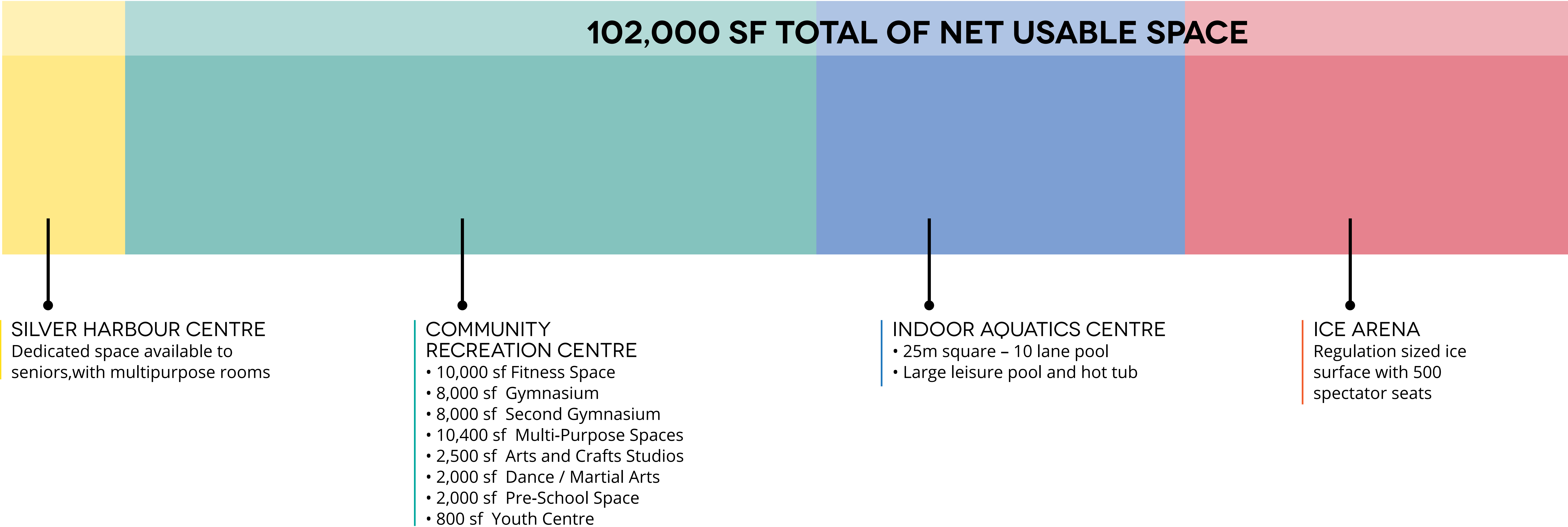
- Cost to renovate for additional 20 years of life is approx. 40% of cost to replace existing facility on new site, lasting 50 years. Renovation is a poor investment

BENEFIT OF NEW CONSTRUCTION VS RENOVATION

- Accommodates recommended program – renovated facility is unable to meet full program needs
- Alternate location allows for existing recreation centre to remain operational during construction
- Renovation would be disruptive and requires full shutdown of programs for extended periods
- Can be constructed to current Green Building standards to reduce environmental footprint

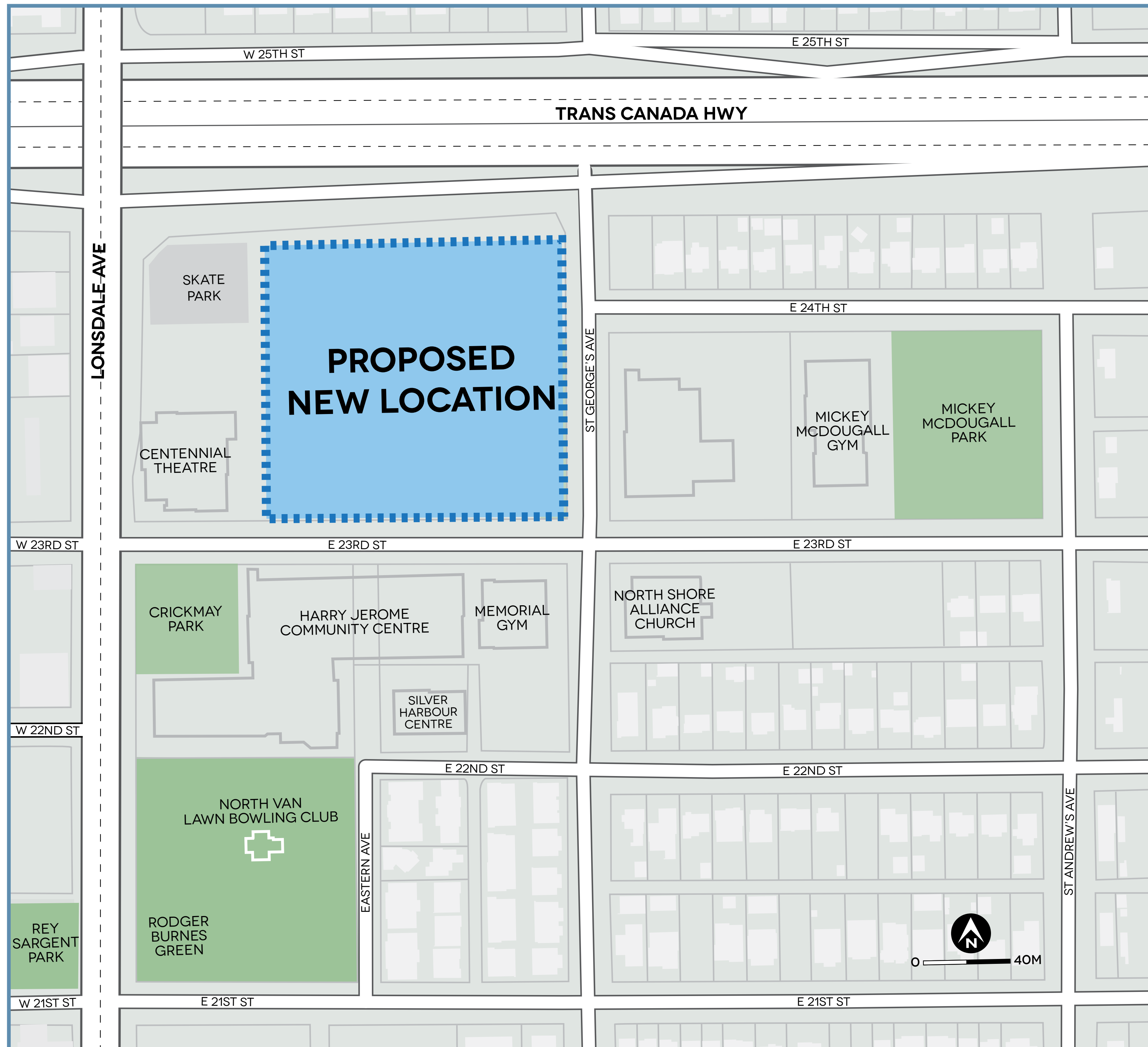
RECOMMENDED COMPONENTS

AS RECOMMENDED BY NVRC INDOOR RECREATION FACILITIES STUDY



NORTH VANCOUVER RECREATION CENTRE 'INDOOR RECREATION STRATEGY' IDENTIFIES TWO OPTIONAL COMPONENTS; A SECOND ARENA AND GYMNASTICS GYM, OPTIONS TO INCLUDE BOTH HAVE BEEN PROPOSED AS PART OF THIS PROCESS.

PROPOSED NEW LOCATION NORTH OF 23RD ST

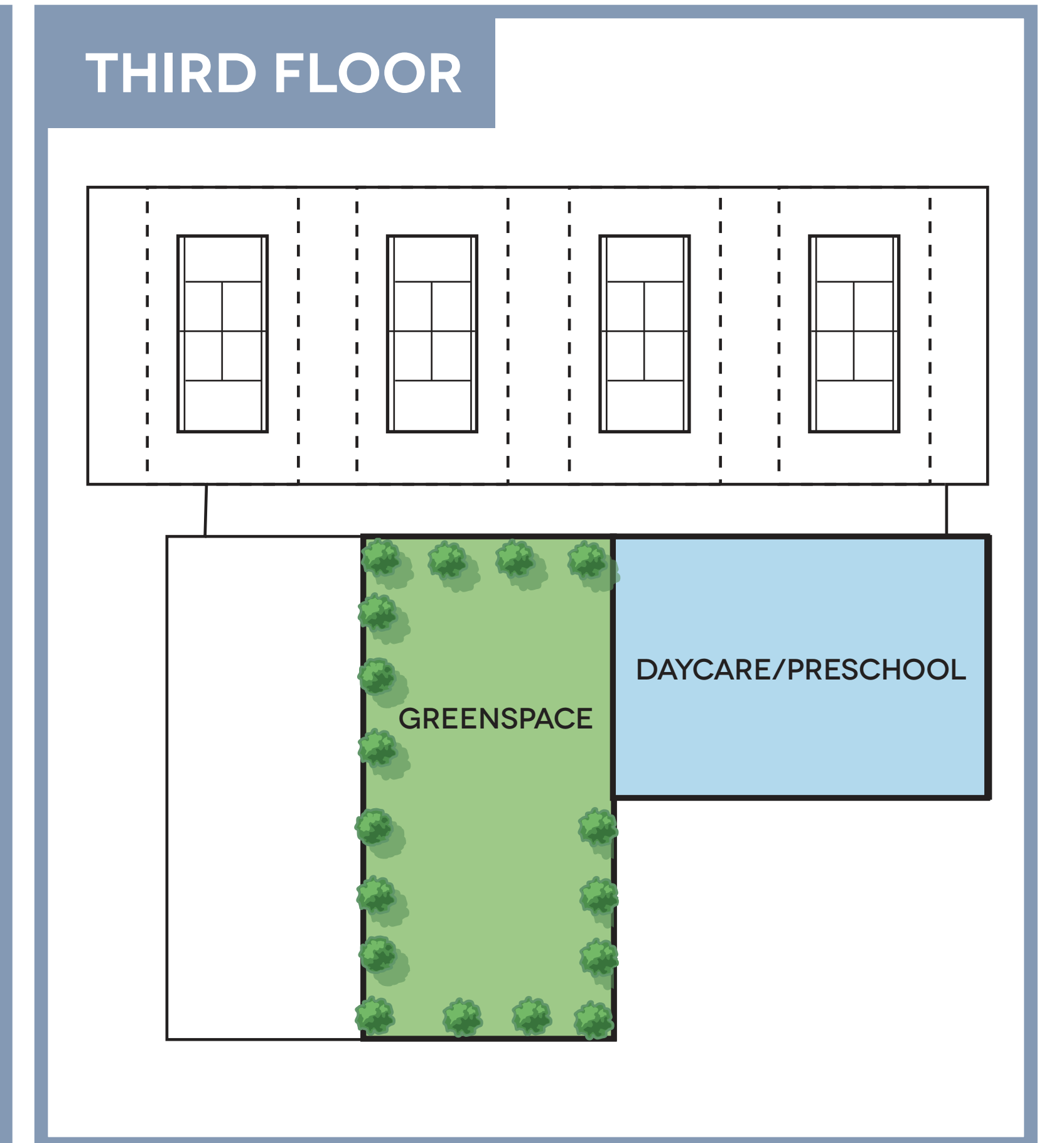
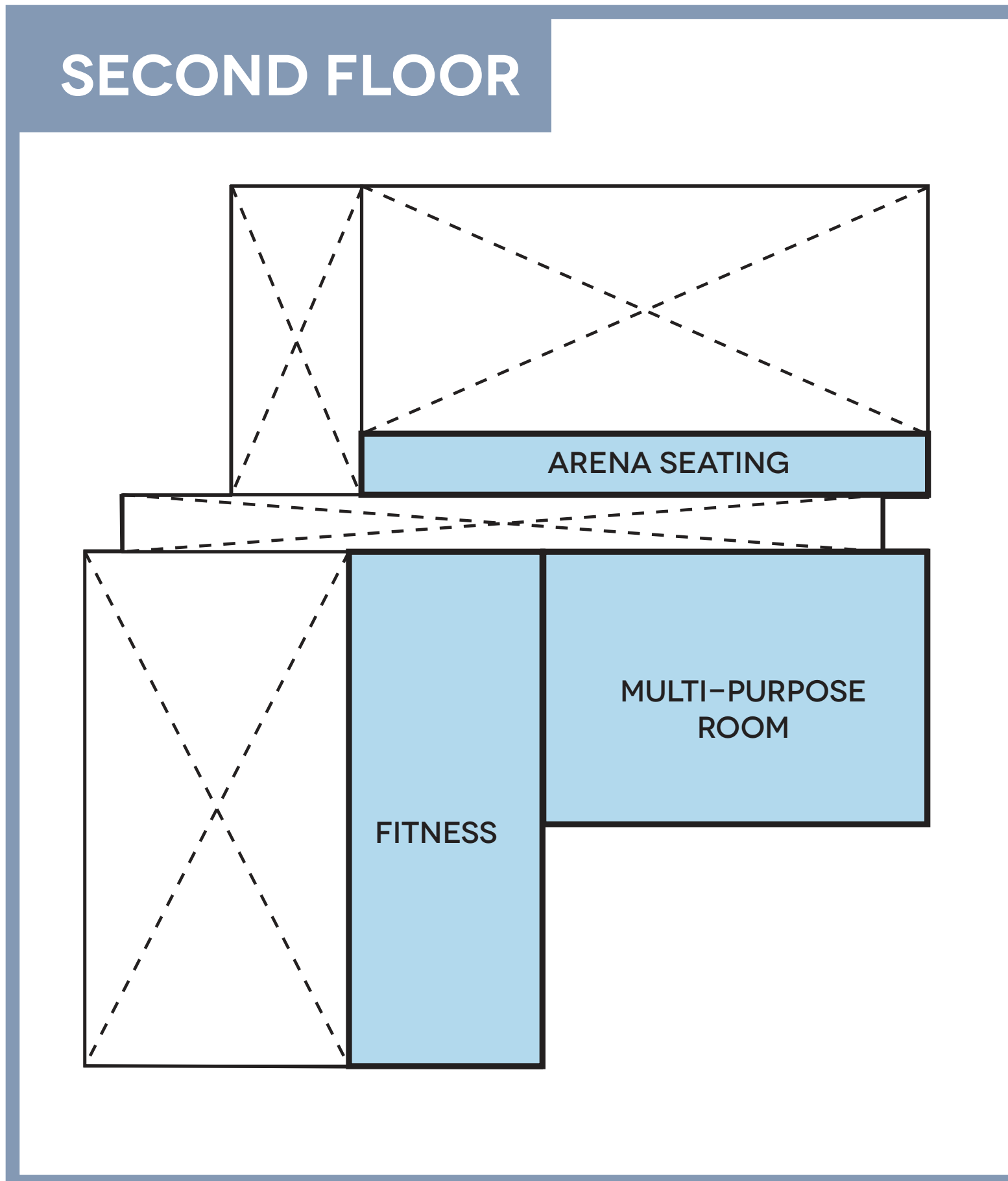
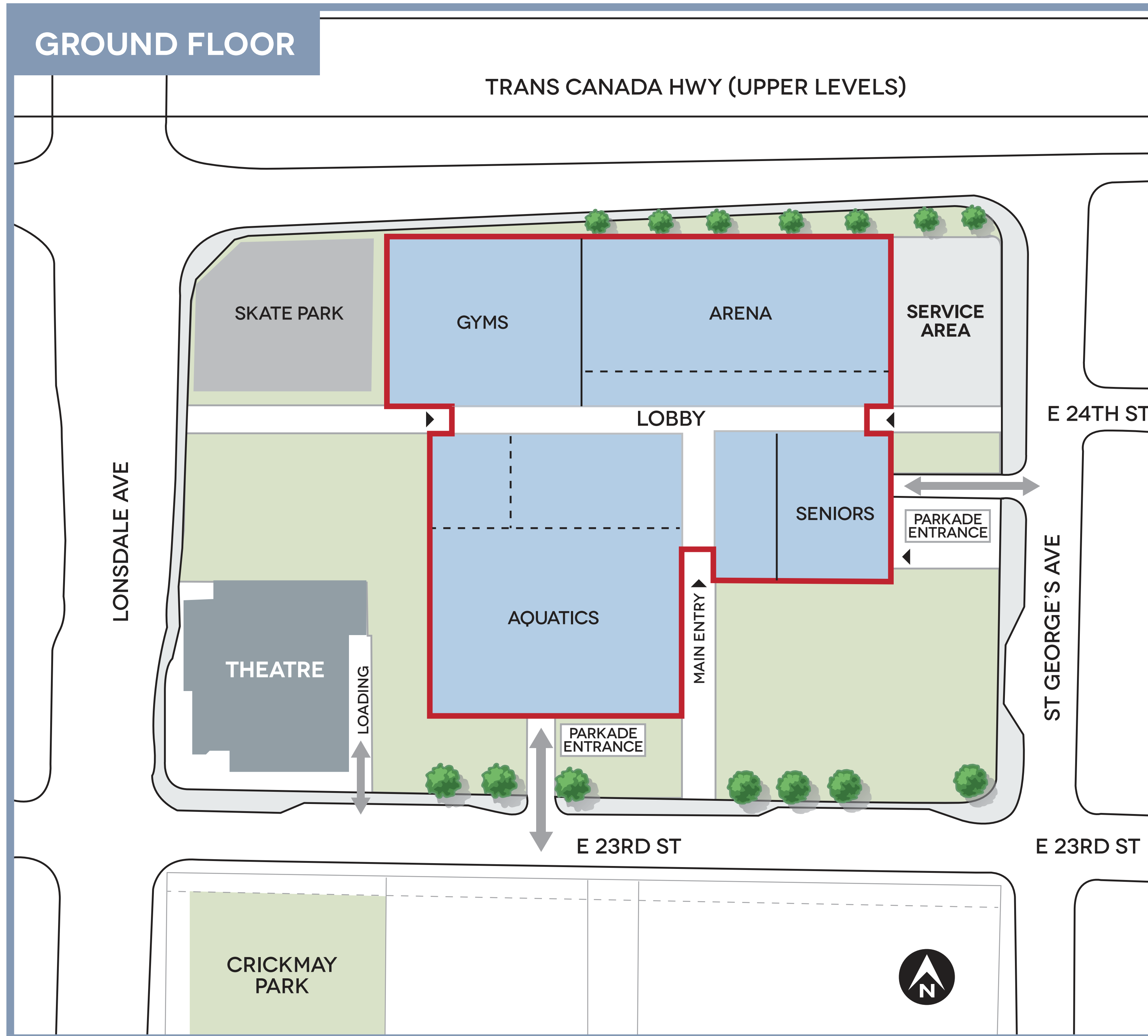


SITE NORTH OF 23RD PROVIDES SEVERAL ADVANTAGES

- Sized to accommodate a range of facility programming on two or three levels
- Allows for underground parking
- Easily accessible from major transportation routes
- Allows recreation centre to remain operational until new one is completed
- Allows for existing facilities north of 23rd Street (theatre and skate park) to remain
- Allows for redevelopment of a portion of lands south of 23rd to help fund new facility

OPTION A – APPROX. \$130M FULL PROGRAM INCLUDING ONE ARENA

GROSS FLOOR AREA: 175,000 SF



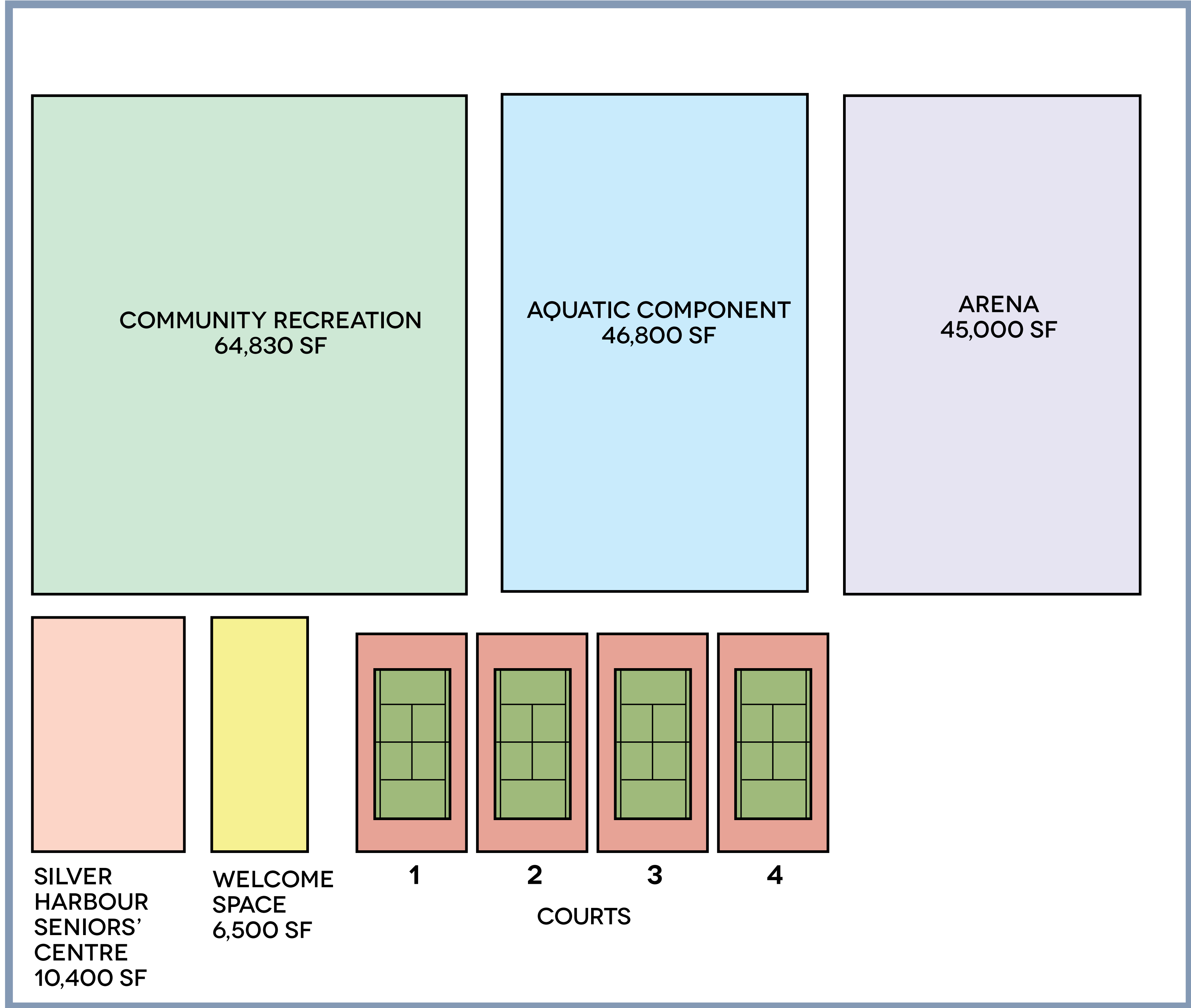
175,000 SF

COMMUNITY RECREATION SPACES	64,830 SF
AQUATICS – 25M/10 LANE AND LEISURE POOL	46,800 SF
ARENA PLUS 500 SPECTATOR SEATS	45,000 SF
SILVER HARBOUR SENIORS' CENTRE	10,400 SF
WELCOME SPACE	6,500 SF
FOUR ROOFTOP COURTS	

Concept Design Only

OPTION A – APPROX. \$130M FULL PROGRAM INCLUDING ONE ARENA

GROSS FLOOR AREA: 175,000 SF



OPTION A: PROS (+) AND CONS (-)

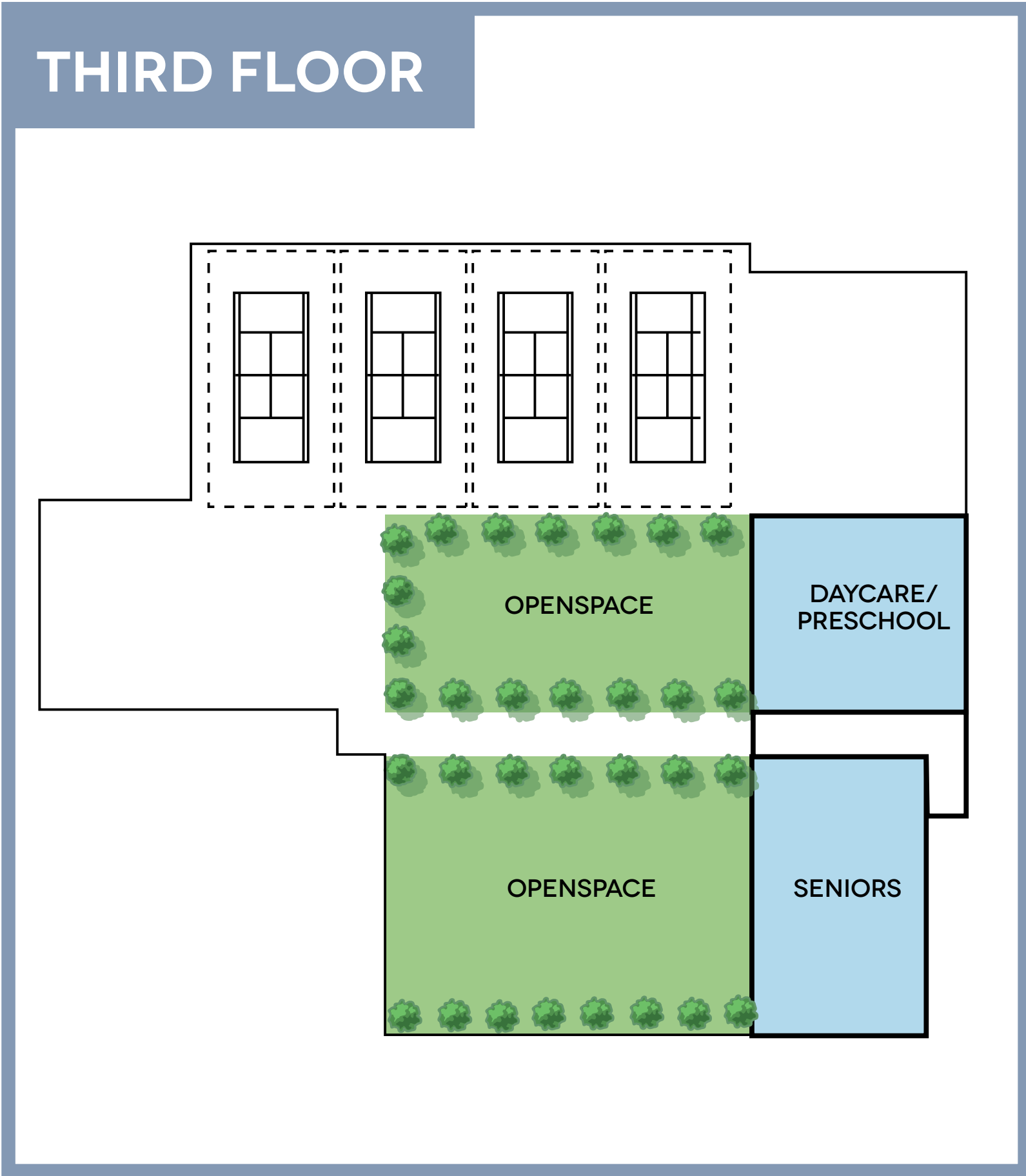
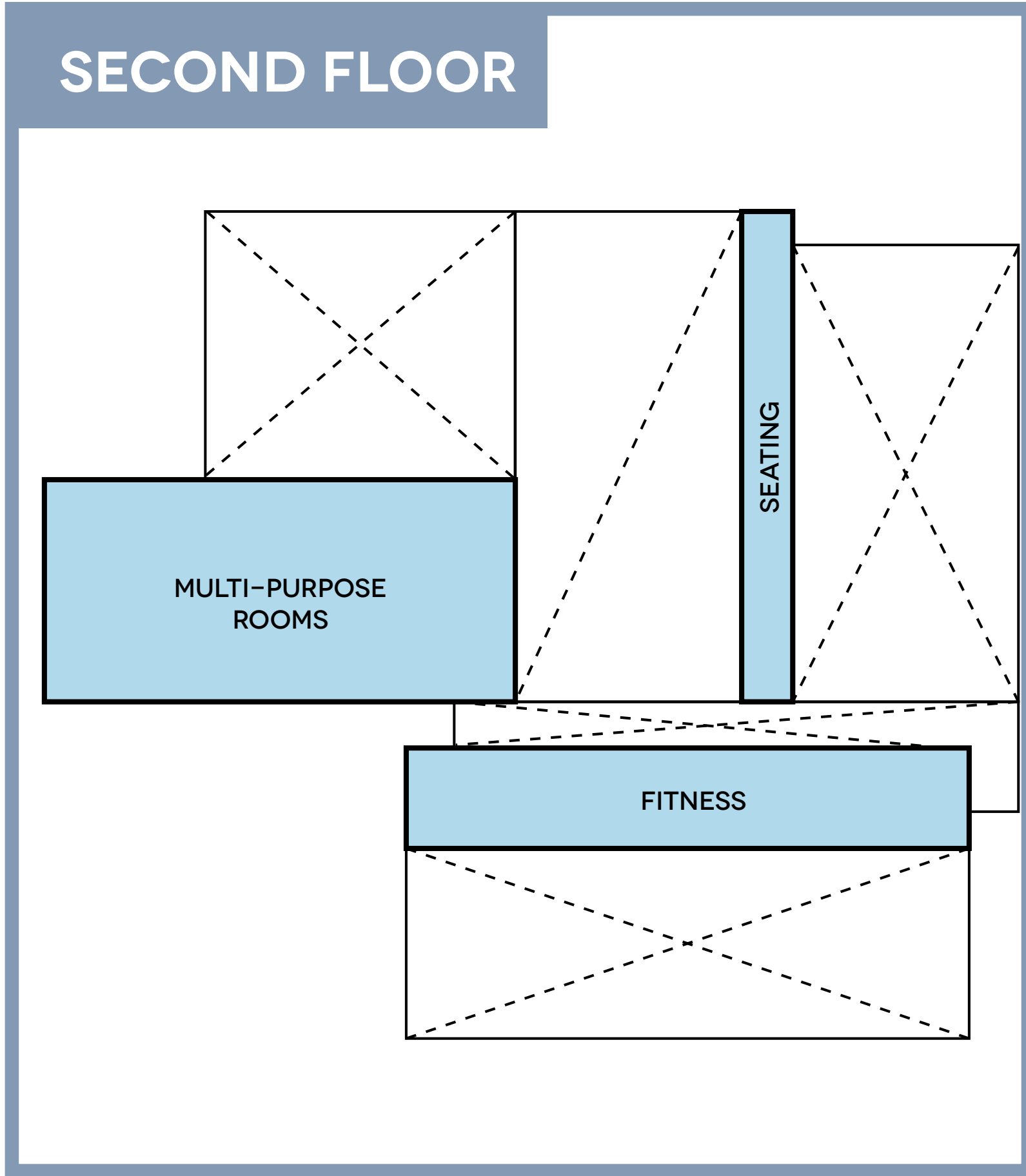
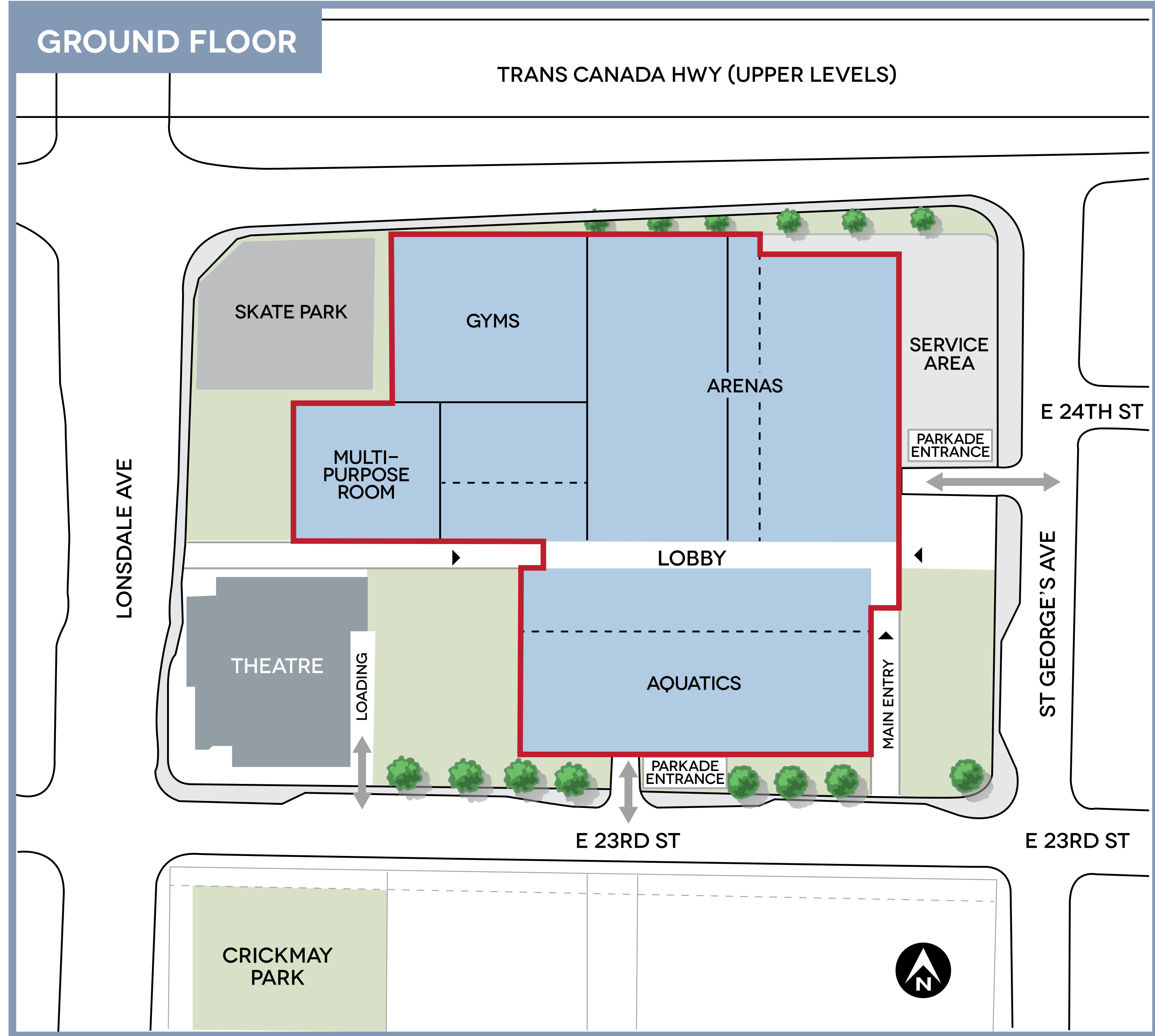
- + Provides program requirements identified in the 'NVRC Indoor Recreation Facilities Strategy'
- + Includes larger fitness, youth centre, arts spaces, aquatics centre, seniors' centre and arena
- + Leaves more open space available for outdoor activities
- Does not address broader recommendation for one additional ice arena in North Vancouver

Concept Design Only

OPTION B - APPROX. \$145M

FULL PROGRAM INCLUDING TWO ARENAS

GROSS FLOOR AREA: 205,000 SF



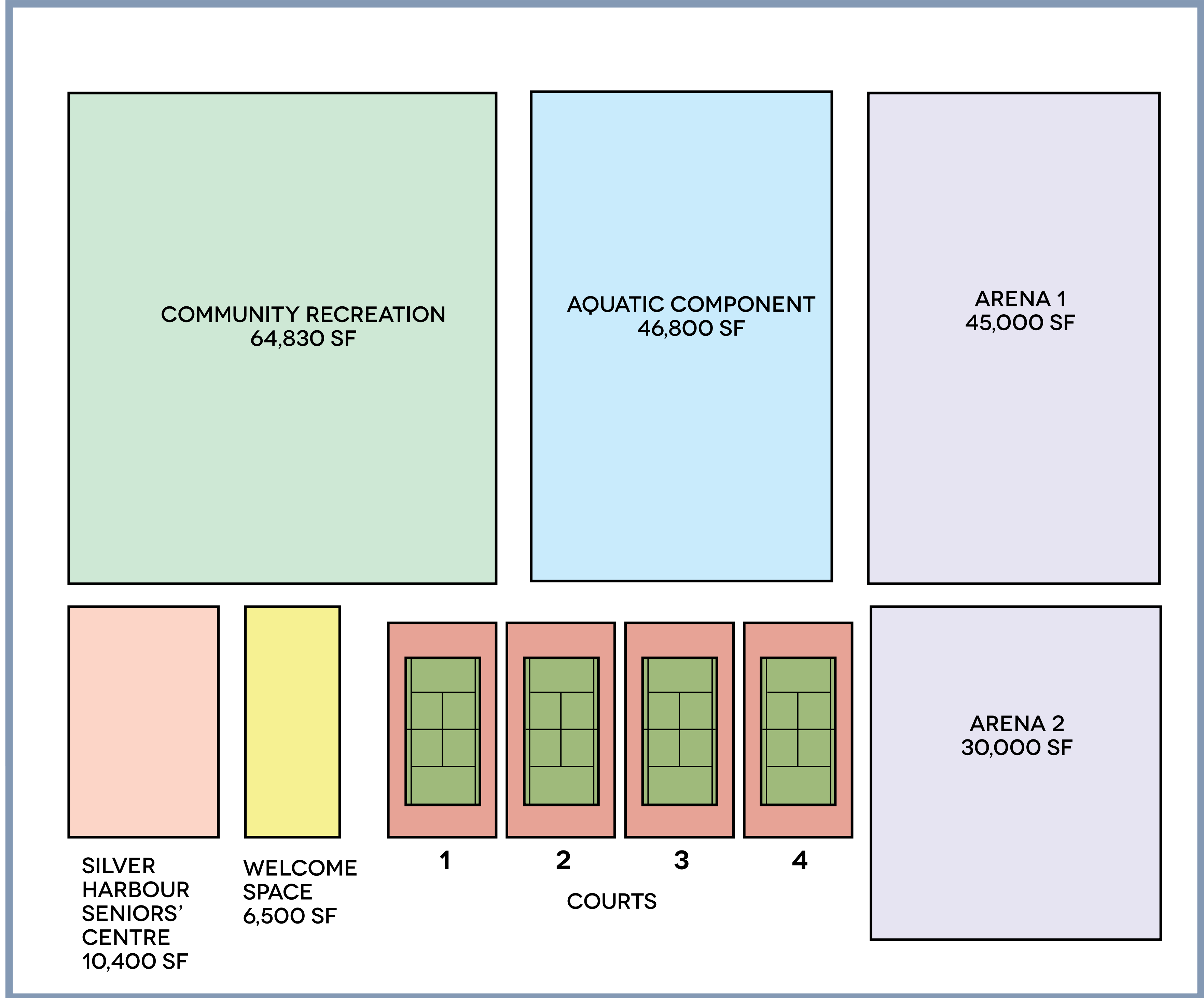
205,000 SF

COMMUNITY RECREATION SPACES	64,830 SF
AQUATICS 25M/10 LANE AND LEISURE POOL	46,800 SF
ARENA 1	45,000 SF
ARENA 2	30,000 SF
SILVER HARBOUR SENIORS' CENTRE	10,400 SF
WELCOME SPACE	6,500 SF
FOUR ROOFTOP COURTS	

Concept Design Only

OPTION B – APPROX. \$145M FULL PROGRAM INCLUDING TWO ARENAS

GROSS FLOOR AREA: 205,000 SF



OPTION B: PROS (+) AND CONS (-)

- + Includes all the program elements from Option A and adds second arena
- + Completes goal for locating sixth sheet of ice in North Vancouver
- Leaves less open space available for outdoor activities

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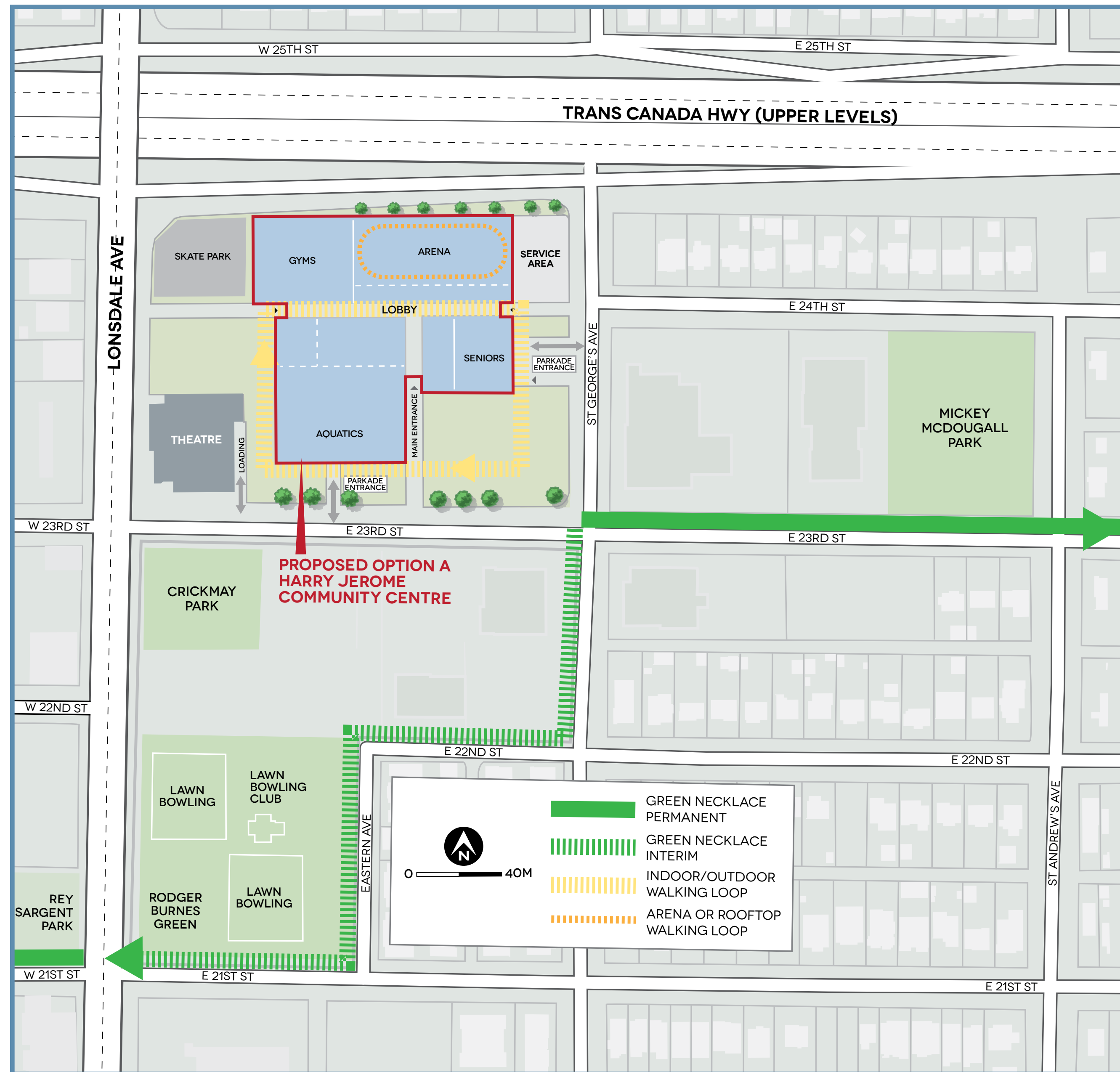
OPTIONS FOR FLICKA GYMNASTICS



- Flicka Gymnastics Club leases space in the current HJCC providing public programs as well as a private gymnastics club
- Flicka's program is independent of HJCC and not included in Option A or B
- Relocating Flicka to Mickey McDougall Gym enables them to remain in the HJCC complex and lease their facility from the City*

**This requires a feasibility study to determine renovation needs and costs.*

OPEN SPACE OPPORTUNITIES



With the new HJCC, there will be opportunities for new open space uses and activities. The amount and design of this space will be determined in the next stages of the HJCC process. Some preliminary ideas include:

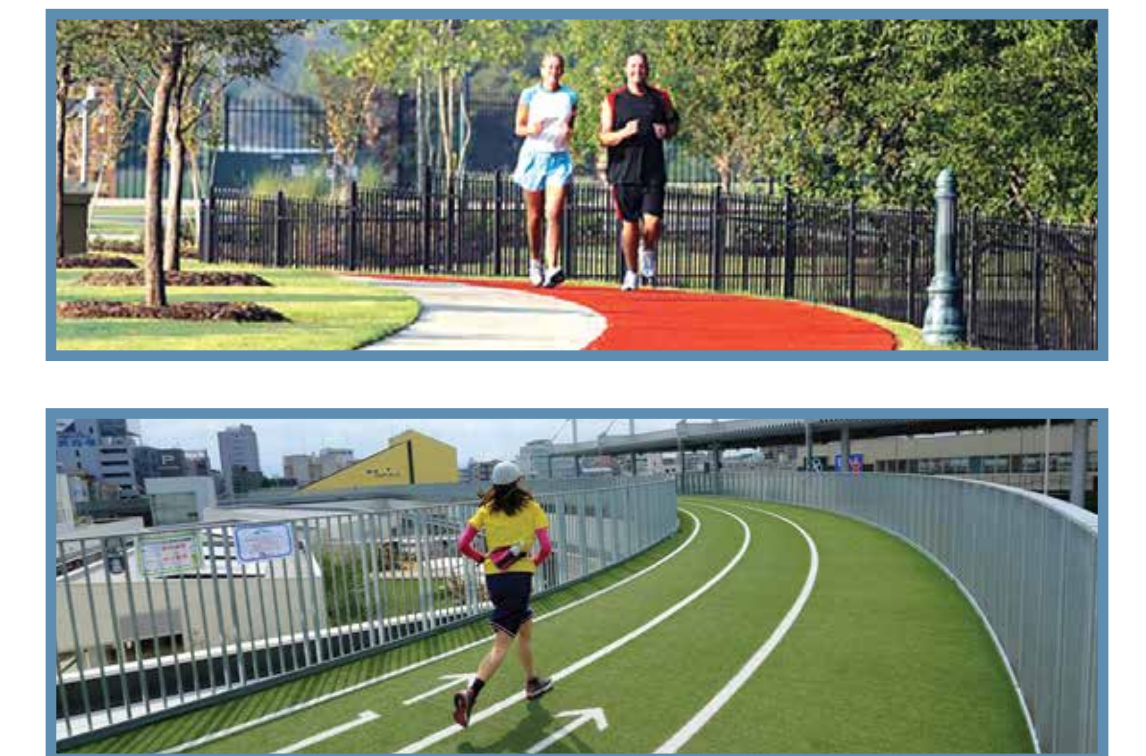
MULTI-SPORTS COURT



MULTI-SPORTS COURT



WALKING AND RUNNING PATH



GATHERING SPACES



SPRAY PARK



PLAYGROUND



At this time, we are seeking your initial ideas of what kind of outdoor open spaces, amenities or activities you would like to see included. This input will be used to help inform the next stage of this process, which will include more consultation.

A lit, synthetic turf field and running circuit are currently being constructed at Mahon Park. The new facility will provide a tournament level playing surface that can support more than 10 times the usage as the existing grass field at Norseman Park.

NEW ARTIFICIAL TURF FIELD AT MAHON PARK



We want to hear your ideas for open space programming. Tell us your preferences by completing the online survey available at: cnv.org/HarryJeromeProjectSurvey

This project will come at significant cost.

HIGH-LEVEL PROJECT COST ESTIMATES

Depending on the option selected, preliminary estimated costs for Option A are \$130M and \$145M for Option B.

REVENUE SOURCES

Several sources of funding have been identified for the project:

- City Reserve Funds from past Tax Revenue: \$13.9M
- Borrowing based on previous tax increases: \$43M
- The balance of the funding will be raised through development of the lands on the south side of 23rd St, and supplemented if necessary through amenity contributions.



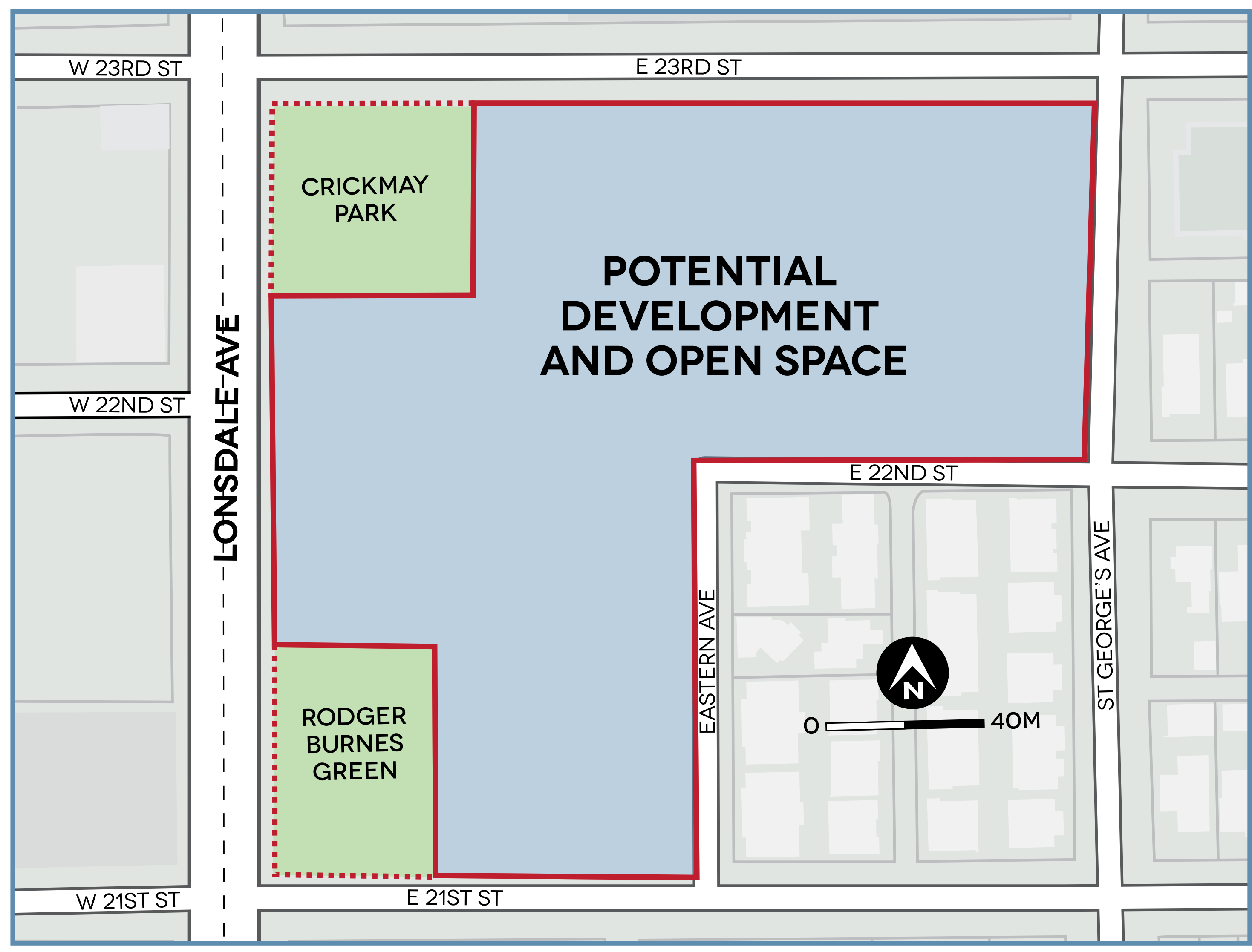
DEVELOPMENT POTENTIAL SOUTH OF 23RD ST

There will be an opportunity to develop a portion of the lands south of 23rd St to help pay for the new community centre. These funds are essential to finance the \$130 to \$145M cost of the new HJCC.

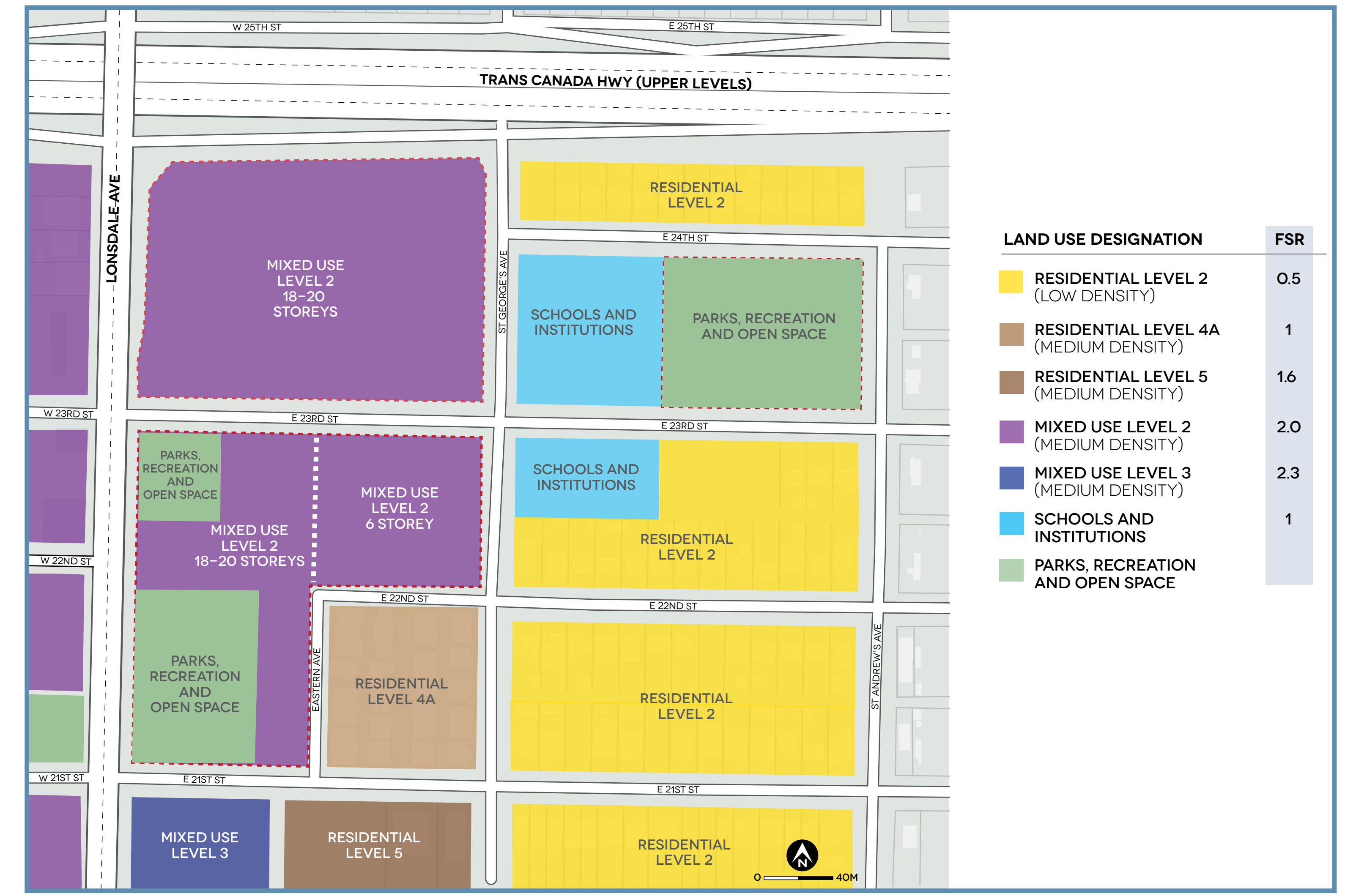
A separate process will address development and open space potential over the next year.

The 2014 OCP designates the land in the area south of 23rd Street as Mixed-Use Level 2 and Parks, Recreation and Open Space.

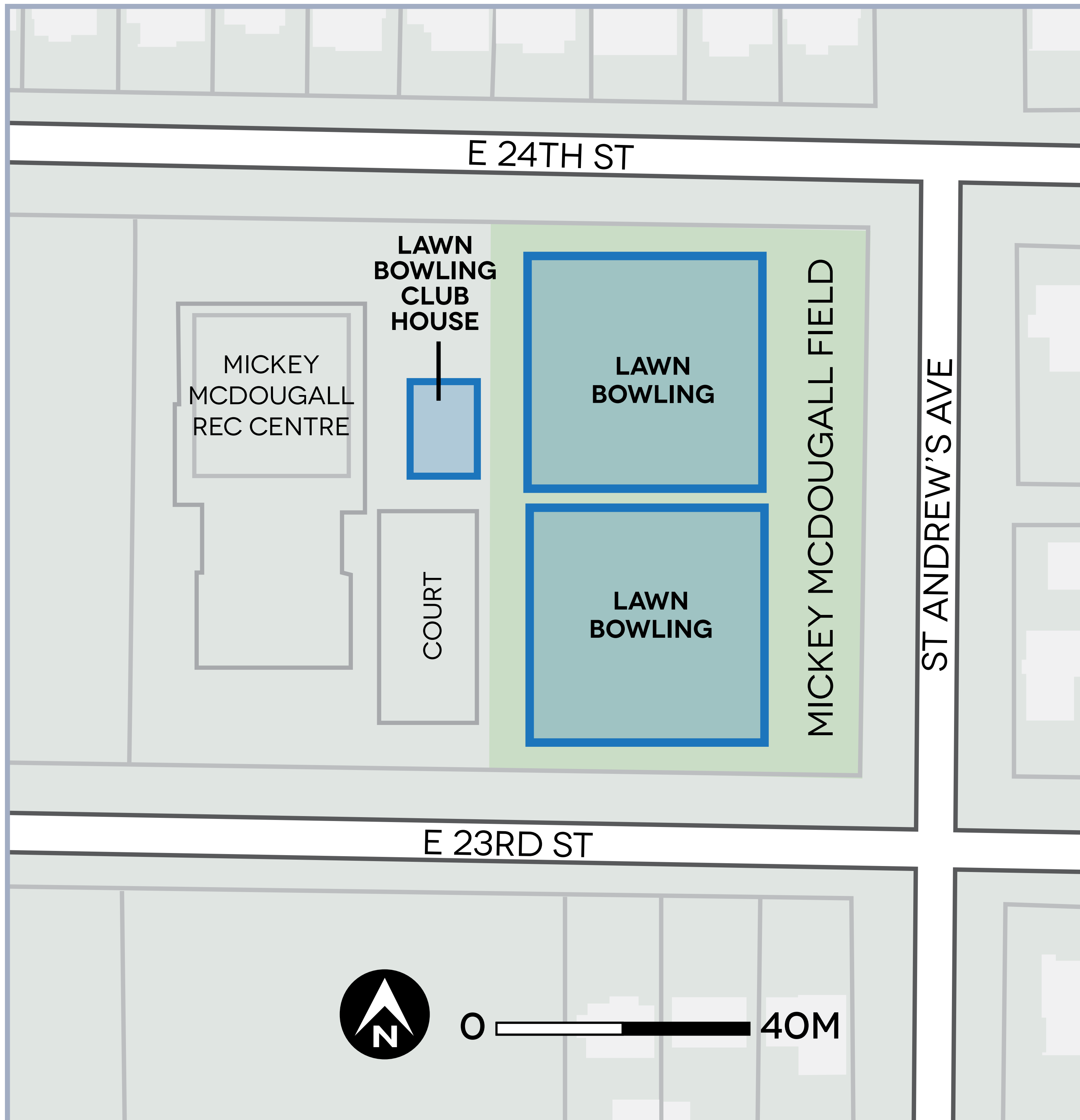
- Allows for buildings from six to 20 storeys
- Has a base density of 2.0 Floor Space Ratio
- Provision for a density bonus of 0.5 Floor Space Ratio for a total of 2.5 Floor Space Ratio



OFFICIAL COMMUNITY PLAN LAND USE DESIGNATION



POTENTIAL RELOCATION OF NORTH VAN LAWN BOWLING CLUB



- Consideration will be given to relocating the North Vancouver Lawn Bowling Club to Mickey McDougall Field.
- This relocation will free up land at the current location to help generate funds through development, to build the new HJCC. Additional revenue is estimated at \$20 to \$30M.
- This decision will be part of a subsequent process addressing development of the lands south of 23rd St.

NEXT STEPS

