

Date: March 12, 1999

SUBJECT: ROUNDHOUSE TURNTABLE PLAZA COMPLETION

RECOMMENDATION

THAT the Board complete the development of the Roundhouse turntable plaza as outlined in this report.

BACKGROUND

The approved development permit drawings for the Roundhouse Community Centre showed the turntable aligned with the then future display pavilion for Locomotive 374. One half of the well was to be filled in with a deck, and the other half was to be developed as an amphitheatre. The turntable itself would be repaired, but immobilized.

The developer of the Roundhouse site, Concord Pacific Developments Ltd., provided the Board \$130,000 to carry out the required improvements.

Several members of the Roundhouse Community Arts and Recreation Society, however, favoured an alternative option, which would permit the turntable to continue to be able to turn, with or without the deck and amphitheatre.

At a meeting in September 1997 the Board discussed four options presented by staff, and heard from representatives of Roundhouse Community Arts and Recreation Society. The Board subsequently passed the following motion:

“THAT the Board give the Roundhouse Community Arts and Recreation Society thirty days to report back with an alternate option for the Roundhouse Turntable, not to exceed \$130,000, or the Park Board will proceed with Option 1.”

Option 1 was the original design intention of immobilizing the turntable and building a deck and amphitheatre.

DISCUSSION

Since September of 1997 the Roundhouse Community Arts and Recreation Society has considered several redevelopment options, including possible injection of public art funding into the redevelopment of the turntable.

The notion of including public art funds in the project will not be pursued further as:

- a) there is no clear commitment that funding will materialize.
- b) the extent of funding, as a net contribution to capital construction, would not be great.
- c) the timelines for the project would be vastly extended.

Hence, the intention is to move ahead based on the existing \$130,000 of capital funding provided by the developer.

The notion of a design solution which requires fencing off the turntable well would be an unfortunate waste of parkspace and should be avoided.

The impact of the massive steel girders of the turntable and the well within which they sit should not be lost in any redevelopment.

The resulting design evolution agreed to by the Association President and District Director will see the turntable structure left exposed and rehabilitated with a timber pedestrian walking surface, leaving the rails visible. In this design solution, now recommended to the Board for approval, the turntable well will have an exposed aggregate finish and black metal bleacher seating will be installed on the perimeter of both segments of the well, obviating the need for a perimeter fence. The rim of the well will be defined with a concrete coping edge. A sketch of the proposed design is attached.

This solution will permit a wide variety of programming options and will not permanently limit choices for the turntable display.

CONCLUSION

The lack of plaza completion has become an issue and this design decision will permit a timely resolution of the issue.

Prepared by:
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Attachment

For a copy of the attachments call 257-8480