

June 10, 1999

**SUBJECT: BROCKTON TOTEM POLES VISITOR CENTRE - FINAL APPROVAL**

**RECOMMENDATION**

THAT the Board give final approval for the construction of a Visitor Centre, with an approximate size of 2,260 sq. ft. at the Brockton Totem Pole site in Stanley Park.

**BACKGROUND**

The following resolutions have been passed by the Board on this project:

May 5, 1997 Board Meeting

- A. *THAT the Board approve the concept of a Concession/Visitor Centre at the Brockton Totem Pole site in Stanley Park.*
- B. *THAT an architect be retained to prepare a concept design for the Board's approval.*
- C. *THAT the Board request City Council to provide funding on a loan basis for the proposed Visitor Centre.*
- D. *THAT staff hold discussions with the lessee of the Prospect Point Café and report back on a marketing strategy for the new concession.*
- E. *THAT the interpretative and commercial components will acknowledge the history of the local First Nations and their involvement; and their counsel will be sought on the development of these elements.*
- F. *THAT staff be directed to look into the possibility of holding a competition for architects to come up with various concepts and designs for the Visitor Centre.*

February 2, 1998 Board Meeting

*THAT the Board approve a marketing strategy attached to the staff report dated January 28, 1998, on the type of merchandise to be sold at the Brockton Totem Poles Concession / Visitor Centre.*

At this meeting Mr. George Frankel, operator of the Prospect Point Café, stated that he appreciated the opportunity to work with staff to come up with a compromise over the selection of merchandise to be sold at the Centre.

April 20, 1998 Board Meeting

- A. *THAT the Board award a contract for the supply of full architectural services for the*

*design and construction of a Visitor Centre at the Stanley Park Totem Pole area to Lubor Trubka Associates Architects for an amount not to exceed \$65,000, including disbursements, not including GST.*

- B. THAT no legal rights shall arise hereby and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.**

At this meeting the Board enquired whether park visitors could participate in the planning process. The Director of Planning advised that staff would be communicating with tour bus companies, regular users of Stanley Park and residents of the West End.

## **DISCUSSION**

This report will update the Board on the progress of this project, the public consultation process and a time line for construction.

## **Funding**

The budget for the project is estimated at \$800,000 and broken down as follows:

Building Construction	\$427,000
Consultant's Fees	84,500
Fixtures, furniture & equipment	70,500
Landscaping	87,000
Interpretative display incl. fee	100,000
Permits, misc., contingency	31,000
<b>Total:</b>	<b>\$800,000</b>

The funding will be allocated from the following sources:

Loan from the City's Capital Financing Fund*	\$500,000
Existing Food Services Capital	185,000
Kodak Sponsorship	115,000
<b>Total:</b>	<b>\$800,000</b>

\*Approved by City Council on June 26, 1997, to be repaid by operating revenues from the

Visitor Centre.

## **Public Consultation**

An information Open House was held at the site of the proposed new Centre on Saturday, May 15th and Sunday, May 16th. Through newspaper advertisements and invitations to our Stanley Park stakeholders the public and our partners were invited to view the plans, including a model and renderings.

Despite poor weather on one of the days approximately 175 people visited the Open House and the comments received were generally very positive. A sample are as follows:

- Washrooms badly needed. (Many comments)
- The “Viewpoint path” is a great idea.
- Adding trees is positive.
- Helps the tourist industry.
- Strong concept and nicely integrated on the site.
- Renovations badly needed.

Some of the suggestions that have been passed on to the architect are as follows:

- Install bicycle racks at strategic locations.
- Site has poor surface drainage.
- A public telephone is required.

Some of the negative comments were;

- Too much commercialism in the park.
- The design is too modern for Stanley Park.
- Do not cut down trees.

In the plan it was outlined that one maple tree (16 inch diameter) has to be removed. There will be, however, approximately 50 new trees (2-3 inch diameter) added to the area.

The plans and model were also displayed at the West End Community Centre from May 17th to May 26th. Whereas there was little comment about the design of the Centre and surrounding area eight people wrote comments opposed and five in favor of the general concept of a Visitor Centre at this location.

## **Discussions with the local First Nations.**

The local First Nations have been aware of the Board' s intent to build a Visitor Centre at this location for many years. Our architect, Lubor Trubka met with representatives of the Burrard, Musqueam and Squamish Nations in March. He showed them the design concept drawings of the Visitor Centre and landscaping improvements. Mr. Trubka asked the three representatives to

work together to assist the Board with the programming of the interpretative component.

Staff will also be retaining a consultant to assist on the merchandising, display and start-up of the gift shop operation. We will follow up with the First Nations with regard to the type of merchandise that they can contribute to the gift shop and where possible will offer a selection of handicrafts that can be purchased from the three Bands.

**Timeline for Project completion.**

The following is an estimated schedule for project completion:

June, 1999	Final Board Approval
October, 1999	Start of Construction
April, 2000	Completion of Construction
May, 2000	Occupancy

**SUMMARY**

The Brockton Totem Poles Visitor Centre project has over the past two years met all the conditions set out by the Board. The recent Open House was well advertised in the media and brought a significant amount of interest from both tourists and local residents. The general feedback was overwhelmingly positive.

The project requires the Board' s final go-ahead so that detailed plans can be drawn up with construction commencing in the Fall and opening scheduled for the 2000 summer season.

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