



Date: December 19, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Millennium Sports Facility - Design Approval

RECOMMENDATION

THAT the Board approve the design of Phase 1 of the Millennium Sports Facility

POLICY

The Board approves the design and construction of facilities in parks.

BACKGROUND

The Pacific Indoor Bowls Club (PIBC) occupied for about 60 years a facility at Grimmett Park. The Board encouraged PIBC to find new quarters, as it desired to return all of Grimmett Park to green space.

The Phoenix Gymnastics Club (PGC) was also in discussion with the Board over a number of years, requesting support for its program of providing gymnastics programs for primarily young people between the ages of 18 months and 10 years, but also for youth and adults.

In January 1999 the Board agreed in principle to the club's building a facility at Hillcrest/Nat Bailey Stadium Park, subject to public consultation. After consultation with the public and stakeholders, the Phoenix Gymnastics Club and the Pacific Indoor Lawn Bowls Club agreed to develop a joint proposal. The clubs intend to built the facility with donated and borrowed funds.

In February of 2000 the Board approved a Memorandum of Understanding with the Millennium Sport Facility Society (the Society), which was created to represent PGC and the PIBC.

The terms of the MOU deal with:

- 25 year lease term
- compatibility of building quality and appearance with current Park Board standards
- approval of design and construction procedures
- extent of Park Board/City financial security to lenders

- maintenance responsibility
- provisions for naming the facility

The Riley/Hillcrest Master Plan, approved by the Board in September 2000, located the facility at the south-west corner of Nat Bailey Stadium Park, at the intersection of Clancy Loranger Way and Midlothian Drive. Presently this is an undeveloped area of the park west of the stadium.

The Society has continued raising the funds required for the project, and engaged the services of an architect, Walter Francel Architect Inc., to work with the Society and its construction/project manager, Scott Management Ltd. Through their consultants the Society has developed outline specifications, design drawings, and a project budget.

On June 24, 2002 the Society received notification that it had been awarded a \$1.7 million grant from the Canada-British Columbia Infrastructure Program. With the announcement, the Society accelerated its design development activity, as it had reached over 85% of its funding target. The Society applied for a Development Permit on August 8, 2002, and on September 8, 2002 requested approval in principle from the Board of its design plans for Phase I of the Millennium Sports Facility.

At its meeting of December 16, 2002, the Board received for information a report presenting the history of the project, progress to that date, including a presentation of the proposed design by the Millennium Sports Society.

DISCUSSION

This report will:

- C bring the Board up to date on progress toward fulfilling the requirements of the MOU
- C recommend approval of the proposed design of Phase 1 of the Millennium Sport Facility.

MOU Requirements Update:

Lease

Based on the initial framework for the lease identified in the MOU, staff have met with the Millennium staff to discuss broad terms to be included in the document for the construction phase and the ongoing operation and maintenance of the facility. Staff have initiated the preparation of a draft lease with the Law Department, anticipating a first draft early in the new year. A further report requesting approval of the lease will be brought back to the Board in the Spring of 2003.

Funding

The MOU requires the Millennium Sport Facility Society to secure all funds to the satisfaction of the General Manager, prior to the commencement of construction. Recent information from the Society indicates their progress on funding this project is very close to its goal. Costs and contributions are as follows:

Overall estimated cost for the project		\$4,065,000
Contributions	Phoenix	\$ 724,000
	PIBC	\$ 704,000
	Infrastructure Grant	\$1,700,000
	Millennium Fund-raising	<u>\$ 385,700</u>
	Total contributions	\$3,513,700
	Balance Required	\$ 551,300

Fund-raising is ongoing and the Society is working hard to seek the support of a corporate sponsor for the building naming, as addressed in the MOU.

Construction Standards

As directed by the MOU, staff have reviewed the outline specifications and budget for the project, as well as the development permit application drawings. Staff continue to review the applicant's specifications and budget allocations, with the objective of ensuring that the proposed facility is built to a level of detail and quality appropriate for a Park Board building. Landscaping and other site development details are to be provided.

Parking

The Society's Development Permit application includes an allocation of 40 parking spaces, 11 of which are new, and 29 of which would be jointly used with Nat Bailey Stadium. Staff have confirmed with National Sports Organization Inc.(Vancouver Canadians) that the use of these spaces will be available beginning in 2003.

Floor Area

The MOU specifies that the floor area of Phase 1 must not exceed 40,000 square feet. The proposed facility exceeds that area by 2,595 square feet. Since the permitted site coverage is not exceeded, staff support the additional space on the assumption that the Society has sufficient funds to build it, and that it will be made available for public use.

Proposed Facility Design

The Society's 14 design drawings were received by City Planning on August 8, 2002, and by the Park Board on August 19, 2002. The drawings were:

- Reviewed by City Planning Department as part of the normal Development Permit application process.
- Reviewed by the Urban Design Panel, which reviews major applications and makes recommendation to the Director of Planning.
- Displayed at a public open house at Riley Park Community Centre on September 18, 2002.
- Reviewed by Board staff.

The City's Planning Department erected a Development Permit information sign on the site, advising the public of the proposed development, and circulated letters of notification to neighbours.

The Urban Design Panel unanimously supported the application, and conveyed a number of suggestions for minor design changes to the Society's architect.

The public open house had 14 attendees sign the register. Formal comments registered were all supportive.

Both City Planning staff and Board staff had concerns with the design as proposed, and collaborated in developing a list of requirements to be presented to the Society.

After having been advised of concerns by staff, the Society reviewed and amended its Development Permit application drawings, and resubmitted them to the City and the Board. On September 30, 2002 the Board received six revised drawings, dated August 2002.

On November 6, 2002 City Planning forwarded a set of revised Development Permit application drawings to the Park Board, which were received on November 8, 2002. This set of 14 drawings, some of which are dated November 2002, and some August 2002, and one July 2002, are the drawings of record for the purposes of the application. The design is intended to indicate only the location, dimensions, exterior materials, landscaping and other information as required for the Development Permit. Staff must still review and approve the working drawings.

Recommendation for Design Approval

The revised drawings have addressed the issues raised by staff. The Board now has the opportunity to approve the proposed Phase 1 design, which was presented to the Board at its December 16, 2002 meeting.

The revised design drawings show the outline of a possible future Phase 2 addition of 4900 sq. ft.

to the lawn bowls level. Staff recommend that the Board review the merits of such an addition at such time as the Millennium Society applies for permission to construct it.

SUMMARY

The proposed design of the Millennium Sport Facility and the status of outstanding commitments in the MOU are described in this report.

Staff recommend the Board approve the design of Phase 1 of the Millennium Sports Facility.

Further reports will be submitted to the Board prior to construction start, to deal with any outstanding MOU issues.

Prepared by:

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/vs