



Date: March 31, 1999

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation

SUBJECT: KENSINGTON COMMUNITY CENTRE ADDITION

RECOMMENDATION

THAT the Board approve the schematic design (Scheme B) for the addition to Kensington Community Centre as prepared by David Rodgers Architect Inc. and as illustrated in Appendix I.

BACKGROUND

On October 29, 1998, the building committee for the Kensington Community Centre project, comprising Kensington Association members and staff, unanimously recommended the appointment of David Rodgers Architect Inc. to design an addition to the Community Centre. The Board approved the selection of the architect and a contract was drawn up on November 16, 1998.

DISCUSSION

Feasibility Study

During the early stages of the design, the architect reviewed the feasibility of several expansion options with the building committee. The schematic design selected by the building committee was chosen from three alternate schemes produced by the architect. The schemes can be described as follows:

1. Scheme 'A' was a proposed vertical addition to the building in the form of a second floor to be located above the existing building. While this was the favoured scheme, it was deemed too expensive because the existing building would have to be seismically upgraded.
2. Scheme 'B', the selected option, proposes an addition on the west side of the existing building.
3. Scheme 'C' was a proposed addition to the north. This scheme was abandoned early on in the design process for a number of reasons summarized as follows:
 - a) poor soil conditions would have necessitated expensive foundation work which would be beyond the construction budget for the project;
 - b) increased requirements for corridors would have been difficult to control from the existing community centre control desks;
 - c) the requirement to demolish the existing community centre hall would have destroyed an important aspect of the community centre catering to preschool programs and other informal youth programs.

The building committee approved Scheme 'B' based on the following:

- a) The project cost consultant estimates the addition to be within budget.
- b) The proposed addition works well with existing community centre circulation and reception.
- c) The proposed addition restricts after hours public access to the roof top of the existing community centre, which historically has been a high maintenance area due to vandalism in the form of graffiti and drug use.
- d) Soil conditions at the proposed addition location are favourable, which would be not the case if the addition were to occur north or northeast of the existing building, where costly piling would most likely be required;
- e) None of the existing structures has to be demolished to make way for the addition, so other programs will not be affected.
- f) The proposed addition allows for future expansion onto the roof of the existing building.

Schematic Design

The Scheme 'B' addition is located at the intersection of the two main corridors serving the community centre. The main floor of the addition contains a new control counter, seating/waiting area, mechanical rooms, and an elevator. The upper floor contains three multipurpose rooms ranging in size from 75 sq. meters to 93 sq. meters (800 sq. ft. to 1000 sq. ft), a kitchen, an Association office, and washrooms. Two of the multipurpose rooms can be combined for larger events for a total of 168 sq. meters (1,800 sq. ft.) Scheme 'B' would add an additional 575 sq. meters of floor area to the community centre for a total new floor area of 3470 sq. meters.

A presentation will be made to the Board.

Budget

The Board has approved funding of **\$ 700,000** to be applied toward the community centre addition for its share of the total project cost. The Association contribution is **\$438,167** including a Provincial Infrastructure Works grant of **\$ 304,296** bringing the total project budget to **\$ 1,200,000**. The amount allocated for construction is **\$900,000**.

The selected scheme as designed is estimated by the Board's cost consultant to be within the **\$900,000** construction budget established by the building committee.

Open House

On February 27, 1999, a pamphlet drop to approximately 400 residences surrounding the community centre announced an open house at Kensington Community Centre on March 10, 1999. In addition, an advertisement was placed in the Vancouver Echo on February 24, 1999. Rendered boards prepared by the architect were presented at the open house showing the plans and elevations of the selected scheme. Comments were solicited and a sign in sheet was made available for further comments and names of those who attended. Several resident neighbours on East 37th Ave. objected to the addition, primarily on the basis that the addition would partially block their views.

On March 22, 1999, staff along with the architect took photographs of the location of the scheme 'B'

addition as outlined by stakes located by survey. Several of the photographs were taken from inside the homes or the porches of East 37th Ave. neighbours who had presented their objections at the open house. Staff has reviewed the photographs in detail and have found that although some views are minimally affected, only a very small percentage of any resident's view is impacted. The houses at the east end of the East 37th block, directly across from the community centre, are more affected because they are lower in elevation than the houses on the west end of the block.

The proposed addition falls within all zoning requirements, and its height has been reduced so as to minimize its impact on neighbours. It should be noted that the proposed building addition height of 4.2 meters (14 feet) above average grade at the addition's south facade is less than any of the heights of the nearby residences, and is well within the 9.2 meters (30 feet) permitted height for RS-1.

SUMMARY

The building committee, comprised of both staff members and Kensington Association members, strongly favours scheme 'B' despite the comments of several neighbours. This report recommends approval of the scheme 'B' as presented at the open house. Construction is expected to start by September 1999, and be complete by March 2000. Funding from the Provincial Infrastructure grant is to be committed by March 2000.

Prepared by:

Planning and Development
Board of Parks & Recreation
Vancouver, BC
JM/ab