



Date: April 8, 2004

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: Mount Pleasant Community Centre Redevelopment-  
I Kingsway Schematic Design**

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## RECOMMENDATION

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| <p><b>A. THAT the Board approve the schematic design for the new Mount Pleasant Community Centre to be located at 1 Kingsway as prepared by Busby and Associates Architects, illustrated in Appendix 1.</b></p> <p><b>B. THAT the Board be asked to support the recommendation to Council as per the attached Council report dated April 6, 2004.</b></p> |
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## POLICY

The Board reviews and approves major capital project designs.

## BACKGROUND

The 2000-2002 Park Board Capital Plan allocated \$5.75 million for site acquisition and development for a new Mount Pleasant Community Centre to replace the existing Mount Pleasant Community Centre.

On September 18, 2001, Council approved the purchase of 1 Kingsway for the new Mount Pleasant Community Centre and Library.

The 2003-2005 City Capital Plan allocated an additional \$10.525 million to provide further funding for the Mount Pleasant Community Centre and Library as well as the addition of a new Childcare Development Centre to be located at 1 Kingsway.

The total project budget is \$26.5 million, including a market rental housing component which is funded by the Property Endowment Fund.

On June 24, 2002, The Board received an information report outlining the proposed joint use of the 1 Kingsway project and the results of a feasibility study conducted by Henriquez Partners Architects, completed in February 2002. Components of the design would be as follows:

<i>Community Centre</i>	<i>30,750 sq. ft.</i>
<i>Branch Library</i>	<i>12,000 sq. ft.</i>
<i>Child Development Centre</i>	<i>6,800 sq. ft.</i>
<i>Rental Housing</i>	<i>55,000 sq.ft</i>
<b><i>TOTAL</i></b>	<b><i>104,550 sq. ft.</i></b>

On February 26, 2003 Council approved Busby and Associates Architects as the design consultant for the 1 Kingsway project. On March 10, 2003, the Board received an information report with a Council report titled “1 Kingsway Project- Award of Contract for Consulting Services”.

## **DISCUSSION**

### **Council Report**

The attached Council report, dated April 6, 2004, recommends that the Director of Facility Design and Management be authorized to tender the construction of the Mount Pleasant Civic Centre, 1 Kingsway project, and to report back to Council on budgets and source of funding prior to the award of a construction contract.

### **Schematic Design**

The proposed location for the new Mount Pleasant Community centre at 1 Kingsway is on the south side of the site, housed on two floors. The main entry of the building on Kingsway is shared with the branch library on the main floor and the Child Development Centre located on the third floor of the building. In addition, there is a second entrance on 8<sup>th</sup> Avenue.

The main floor of the community centre will contain a new gymnasium, games room, dance room, arts and crafts room, meeting room, administrative space, and a shared staff room. In addition, a proposed coffee shop will anchor the south west corner of the site and the library will occupy the north end of the site. The lobby area will be shared with the library and will provide a link to the three level parking below. Access to the underground parking lot will be on the lane side of the building. The upper floor will contain the fitness facility, change room facilities, two multipurpose rooms and a meeting room.

The design is illustrated in Appendix 1 and the architect will be present to describe the design in further detail.

Patrons utilizing the community centre will have access to the library multipurpose room and childcare for programming during their respective closure hours. In return, the library and childcare will be able to program activities in the community centre as centre programming permits.

A parking and traffic study by Hamilton and Associates was completed on Feb, 2, 2004 and recommended traffic improvements around the site, and also recommended a total of 193 underground parking stalls be provided, as well as 130 class A and B bicycle stalls to meet the requirements of the civic component. Of the 193 parking stalls recommended in the report, 93 would be designated for civic use and 100 for residential use. Of the 130 bicycle stalls, 12 will be designated for civic use

### **LEED™**

The Architect has produced a checklist for the design of 1 Kingsway that will enable the 1 Kingsway project to meet the certification requirements as a LEED™ silver building. Some of the proposed LEED™ features incorporated into the development are as follows:

- Material and resource conservation by utilizing local construction materials containing recycled content, and /or rapidly renewable material content, and the storage and collection of recyclables including construction waste.
- Water use reduction by utilizing low consumption plumbing fixtures, utilizing water efficient landscaping, and storing rainwater in an underground cistern for site irrigation.
- Energy use reduction by utilizing high efficiency mechanical equipment, employing an earth duct to pre-cool air in the summer and a solar wall to preheat air in the winter, ground source heating and cooling, and energy efficient ballasts and lamps.
- Reducing heat island effect by utilizing of light coloured roofs and green roofs.
- Indoor environmental quality by utilizing low-emitting materials, operable windows, and providing daylight to as much space as possible.
- Encouraging alternate transportation by reducing parking capacity and providing bicycle storage rooms and shower change stalls.

### **Budget**

The current budget setup for the 1 Kingsway project excluding the market housing is as follows:

Community Centre	\$ 8,900,000
Library	\$ 5,050,000
Childcare	\$ 2,350,000
Sustainable Building Pilot Project	\$ 175,000
<b>TOTAL</b>	<b>\$ 16,475,000</b>

Sources of funding for the Community Centre are as follows:

2000-2002 Capital Plan:	\$ 5,750,000
2003-2005 Capital Plan:	\$ 1,150,000
South East False Creek CAC's:	\$ 2,000,000
<b>TOTAL</b>	<b>\$ 8,900,000</b>

The City's Director of Facility Design and Management reports that the civic component is approximately \$3.8 to \$4.6\* million over budget due to construction cost escalation in Vancouver. Factors which have contributed to cost escalation are defined in the attached council report.

The attached council report seeks approval to tender the project. Once tenders have been received, the Director of Facility Design and Management will report back to Council on additional funds required. A companion report to City Council will outline a structure to deal with the cost escalation on this and other projects.

### **Public Process**

There have been two open houses to demonstrate the design of the project. The first open house was on July 23, 2003. Due to the project design having a significantly larger area than the combined program areas and the estimate being well over the prescribed construction budget, the scheme was redesigned after the first open house.

A second open house was held at Kingsgate Mall on March 23, 2004. Rendered boards showing plans, elevations, and a model of a revised scheme which better represented the prescribed program areas were presented by the Architect at the open house. Comments were solicited and a sign up sheet was made available for further comments and names of those who attended. Plans for the proposed addition were well received at the open house with no objections noted.

In addition to the open houses, a round table meeting with local stakeholders was held on June 10, 2003.

The community centre building committee, representing both staff and the Mount Pleasant Community Centre Association, approves the scheme as presented at the March 23, 2004 open house with the following conditions:

- That the community centre area not be reduced in size below 2,857 sq. meters (30,750 sq ft.).
- That community consultation commence on the redevelopment of the existing community centre site.

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\* this includes the DCL payable

## **Time line**

Subject to Board approval of the schematic design and Council approval of the recommendations in the attached Council report, the projected schedule is as follows:

- Urban Design Panel April 28, 2004
- Development Permit Board June 07, 2004
- Tender November 2004
- Construction December 2004 to December 2006

## **SUMMARY**

This project reflects Vancouver's CityPlan vision for developing neighbourhood "centres" that bring together multiple civic services. Principles of sustainability will guide the planning and design of this project to provide a safe and healthy building which makes efficient use of our natural resources and leaves the best legacy for the citizens of Vancouver.

Prepared by:  
Planning and Operations  
Board of Parks & Recreation  
Vancouver, BC  
RR/JM

Attachments: Appendix 1 - Design Drawings for 1 Kingsway Project  
Appendix 2 - Council Report dated April 6, 2004