

Date: September 15, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Hillcrest Complex - Design Approval

RECOMMENDATION

THAT the Board approve the Development Permit Design for the Hillcrest Complex as illustrated in Appendix I of this report.

POLICY

The Board approves park and building designs.

On January 16, 2006, the Board approved the rezoning proposal for Hillcrest/Nat Bailey Stadium. This proposal illustrated two buildings. On February 7, 2006, the consultant team reported with an updated design plan for the proposed facility to the Board's Planning Committee with a single building solution for the Pool and Curling Venue, the latter to be converted to a Community Centre, Community Rink, Library and Curling Club post 2010.

BACKGROUND

Since the Planning Committee presentation, the design has evolved through a number of iterations. Evolving Olympic requirements and emerging cost concerns have been the principal drivers of design changes. Unification into a single building represents both functional and fiscal advantages. While some space reductions have taken place in administration, circulation and some multipurpose space, the principal recreation functions – gymnasium, ice rink, curling sheets and pool – have been retained at their intended size. Stakeholders have been kept informed of the design evolution.

DISCUSSION

The proposed design is illustrated in Appendix I, and the consultants will be at the meeting to present the proposals fully. The most significant change from the rezoning proposal is to merge two buildings into a single facility, combining the Olympic Curling Venue with the Percy Norman Pool. Post 2010, the conversion of the 6000 seat Curling Venue into:

- Community Centre;
- Ice Rink;
- Library;
- Curling Club; and
- District office;

will create a single integrated recreation complex. This integration offers advantages from many perspectives including: customer service, staff deployment, energy efficiency, and operating costs, as well as design and construction costs.

The siting of the facility meets to the maximum extent possible the interests of neighbours, facility users, field users, and Nat Bailey Stadium and Millennium users. The parking layout provides for 820 stalls, of which 390 are overflow spaces, required under the existing zoning, and access to all parking lots is now off Midlothian except for game and event days at Nat Bailey Stadium. For major events at the Stadium, it is anticipated that some access/egress off Ontario Street is to be permitted. The final conclusion on this matter will be arrived at as part of the Transportation Demand and Management Study which is to be concluded in 2007.

The proposed design (see Appendix I) is essentially a two storey building with a large curved roof with a maximum height of 50ft. The curved roof helps to reduce the scale at the edges of the building and soften the impacts of the heights and mass of the building within the park.

The built form respects the identity of the two major components, pool and community centre. The form combines two arrival plazas into a single shared entry. The entry concourse is roughly in the alignment of the existing Clancy Loranger Way. This concourse offers views and access to the pool, ice rink, community centre curling and library. Each of these components is articulated through building form, material, selection and punctuation of entrancing. Service integration is emphasized through a number of internal cross views, which permit users of one component to catch glimpses of activity in the other functions.

The new Percy Norman Aquatic Centre offers a large leisure pool with a variety of features and play equipment, an 8 lane 50m tank divisible into three sections, a whirlpool, steam room, and sauna, and a fitness centre on the second floor. Just outside the indoor pool is an approximately 4,000 sq. ft. outdoor pool, offering a play and fun experience for children.

The community ice rink is accessed directly off the central concourse. The community centre multi-purpose rooms, aerobics studio, youth room and gymnasium are on the second floor, as are the district and centre offices.

The library has an exterior entrance but may also be accessed off the central concourse, through the community lounge. The pre-school has a separate direct access from the outside.

The curling club has eight curling sheets and is accessible off the central concourse. Portions of the curling club restaurant and snack bar will be open to the public both as a service and as a revenue opportunity for the curling club.

The costs of the new complex have been reassessed and the estimated project cost for the pool is now \$29.9 million, and for the Olympic Venue and conversion \$49.15 million. A companion report to Council recommends ways to realize the funding of this project.

PUBLIC PROCESS

The single building concept was introduced to the community in February, 2006, and it was well received. Various stakeholders have been kept apprised of the design evolution and much of the input received was useful in creating the design.

This particular version of the single building design will be presented to the entire community at the Open House scheduled for October 4, 2006. This Open House will initiate the development permit review process, which is being undertaken by the City of Vancouver and offers further opportunities for public input.

SUMMARY

The development permit design for the Hillcrest/Percy Norman complex represents a significant step in the evolution of this design, including many changes reflecting community, Olympic and other inputs.

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