

Date: June 14, 2007



**TO: Board Members – Vancouver Park Board**  
**FROM: General Manager – Parks and Recreation**  
**SUBJECT: Southeast False Creek Community Centre: Design Approval**

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## RECOMMENDATION

*THAT the Board approve the design for the new Southeast False Creek Community and Boating Centre, as detailed in this report and illustrated in Appendix A.*

## POLICY

Major development projects are reviewed for approval by the Board.

## BACKGROUND

The Southeast False Creek (SEFC) Official Development Plan (OCD), supported for approval by the Board on January 31, 2005 and approved by Council on February 1, 2005, calls for the development of a 30,000 sq. ft. community and non-motorised boating centre.

On December 12, 2006, Council approved the development of this facility on Parcel 11 of Area 2A, also known as the Olympic Village, also including a 69-space childcare, a 6,000 sq. ft. commercial/restaurant space and one level of underground parking. Council further approved the selection of Walter Francl Architecture Inc. and Nick Milkovich Architects Inc. + Arthur Erickson as the architects, and endorsed the target of LEED Platinum certification for the facility.

The conceptual design of this facility was presented to the Planning Committee on February 20, 2007, prior to the submission of a development permit application.

The facility will be built by Millennium SEFC Developments, the City's development partner in Sub Area 2A. The Southeast False Creek and Olympic Village Project Office, a City of Vancouver agency, will act as the client, with the Park Board taking on day-to-day project management duties on behalf of the Project Office.

## **DISCUSSION**

### **Design**

The proposed facility (see Appendix A) includes a typical community centre program with a full-size gym, games room, arts and crafts room, three multi-purpose rooms, aerobics studio and fitness centre, all over two floors. On the third level is a 69-space childcare and adjacent outdoor play space designed in accordance with City guidelines. The west end of the building facing the village plaza contains a two-storey restaurant. The facility will have one level of underground parking to be shared by all uses, intended to be operated as a public pay parking operation.

The building has been designed as a prominent feature on the waterfront. To the residential neighbours across the street, it presents a low profile with a variety of surface treatments including green walls and lots of glass offering views into the life of the community centre. On the waterfront and adjacent to the seawalls paths for cyclists and pedestrians, the building encloses in a graceful sweep a courtyard for multiple outdoor programming. The design of the building received a positive response and unanimous approval from the Urban Design Panel on April 11, 2007.

### **Boating Centre**

Boating and community centre functions are integrated into one facility. There are spaces intended specifically for boaters: a lecture and a meeting room, office space, wash- and change rooms as well as boat and gear storage. These boating spaces are intended to be programmed through the community centre when not needed for boaters. It is expected that boaters also take advantage of the general spaces like fitness centre and aerobics studio.

The boating activity will be centered on the floating dock (see Appendix B). The conceptual design of the dock has been developed with a group of interested boaters from different organizations. The intention is to provide programs for canoeing/kayaking for beginners and advanced levels, for dragon boating, and for rowing, the latter possibly as a learn-to-row program. As in other Park Board boating facilities, the Park Board will likely seek programming partners for the delivery of these programs once the facility becomes operational in 2010. The dock is not part of the community centre permit process but will require separate applications and permits, in particular from the Burrard Environmental Review Committee (BERC). Scheduling of this permit stream will aim to allow for the boating centre to become operational at the same time as the community centre.

### **Public Process**

The proposed facility was a subject of public open houses at the Vancouver Public Library on April 12 and at the False Creek Community Centre on April 14, 2007. Public interest was vigorous. The library open house attracted a large degree of casual interest

from walkers-by, while the open house at the community centre had more focused attendance from people who had seen the newspaper ads and were interested as local residents or as boaters. In discussions with staff, people expressed their support for the concept of the facility, in particular for the focus on recreational, human-powered boating. There was a balance of people wanting the dock to be larger in order to accommodate more boating activity or wanting it to be smaller in order to decrease water view impacts.

## **Funding**

The proposed facility is being launched into a difficult construction environment given recent cost increases in the industry. Staff and the consultant team are engaged in an ongoing process to corral costs. An initial estimate for this facility in November 2006, not based on a design but on cost comparisons to other facilities then in process, led to a preliminary budget of \$27 million. Since then, an initial order-of-magnitude cost estimate of the actual design as proposed in the current development permit application, including community and boating centre, dock, daycare, restaurant and parking, was completed in early March, at \$32 million. Staff and the consultant team have conducted a value-engineering process to reduce costs, and achieved a 10% reduction. The revised order-of-magnitude cost estimate is projecting a project cost of \$29 million. A more detailed budget will be reported to Council for approval.

Staff and the consultant team will continue to identify ways to reduce costs while preserving the functional viability and sustainable performance of the facility. The design development and construction drawing phases will be accompanied by further cost estimates to manage the challenging construction environment.

The community/boating centre will be financed by the Property Endowment Fund as part of its community amenity contribution on the SEFC development. The childcare component will be paid for by development cost levies from the public and private lands in the SEFC ODP area. Construction of the restaurant/commercial space will be initially financed by the City with a view to recovering this investment through a market lease arrangement. Park Board staff are developing a business case for a restaurant use with the possibility of a public private partnership arrangement similar to other Park Board restaurant facilities.

The gross operating budget for the new community centre, including salaries of programming and maintenance staff, utilities and materials, is estimated to be approximately \$635,000 per year based on 2007 figures. Additional operating maintenance costs are estimated to be in the \$100,000 to \$150,000 per year range. These costs will also be reported to Council and will be subject to a further report to Council prior to the centre opening in 2010.

## **LEED Platinum Certification**

The facility is intended to achieve LEED™ Platinum, the highest rating in the *Leadership in Energy and Environmental Design (LEED™) Green Building Rating System* which is the widely accepted benchmark for the design, construction, and operation of high performance green buildings. City policy mandates that City buildings over 500 sq. m. in size be built to LEED™ standard.

Highlights of the sustainable performance of this facility include harvesting all rainwater for irrigation and toilet flushing, excellent energy performance projected to be 50% less than for a conventional building, using solar power to provide for radiant cooling, and extensive green roofs. Heating for the facility will be provided by the recently approved neighbourhood energy utility utilising sewer heat recovery as the primary heat source.

## **Next steps**

The facility was approved by the Development Permit Board with conditions on June 4, 2007. Construction will start late this year, and be complete in fall 2009. VANOC will use the building during the Exclusive Use Period until spring 2010.

Prepared by:

Planning and Operations  
Vancouver Board of Parks and Recreation  
Vancouver, BC  
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