



Marpole Community Centre Renewal Update

REPORT REFERENCE

Regular Park Board Meeting
Monday, January 28, 2019



To provide the Board with a summary of the Marpole Community Centre Renewal process, upcoming Oak Park schematic master planning and engagement, and expected building design and construction schedule.

Presentation Outline

- Park Board & Community Centres
- Park Board Motions to Date
- Study Process
- Background
- Phase 1 Engagement
- Preliminary Program Definition
- Next Steps



- Park Board, through a Joint Operating Agreement, **maintains and operates community centres** with the participation of Community Centre Associations (CCAs).
- Park Board operates the **pools, rinks, and fitness centres** associated with community centres.
- The CCAs provide **responsive and relevant programming** for their local communities.
- Some community centres are **co-located with other facilities**, such as libraries, and many have integrated childcare facilities.

- 2016 Motion: "THAT the Vancouver Park Board move forward with consultation and planning for the renewal of the Marpole-Oakridge Community Centre on the existing site located at Oak Street & 59th Avenue at Oak Park."
- 2018 Motion: "THAT the Vancouver Park Board approve the location for a new full-sized outdoor pool in South Vancouver co-located at Marpole Community Centre in Oak Park."
- July 2018: Park Board approved the Park Board components of the proposed 2019-2022 Capital Plan:
 - Included funding for new Marpole Community Centre at **\$38.6M for 40,000+/- GSF** and funding for an outdoor pool at **\$15M**
 - 2019-2022 Capital Plan was approved by Council in July



Needs Assessment Study Process

- Fall 2017: A **Needs Assessment Study** for a new Marpole Community Centre began
- Consultant team led by Carscadden Stokes McDonald (architecture) and Lees + Associates (engagement)
- **Recreation programming needs** have been identified, based on current building function, service levels, best practices, recreation context, relevant policy, community engagement, and expected growth
- A **preliminary program definition** has been developed for the building, which includes high level room program definitions, interrelationships and rough sizes
- Study will inform the **schematic master planning for Oak Park** including **siting the building**, and the **design and construction** of the new Marpole Community Centre

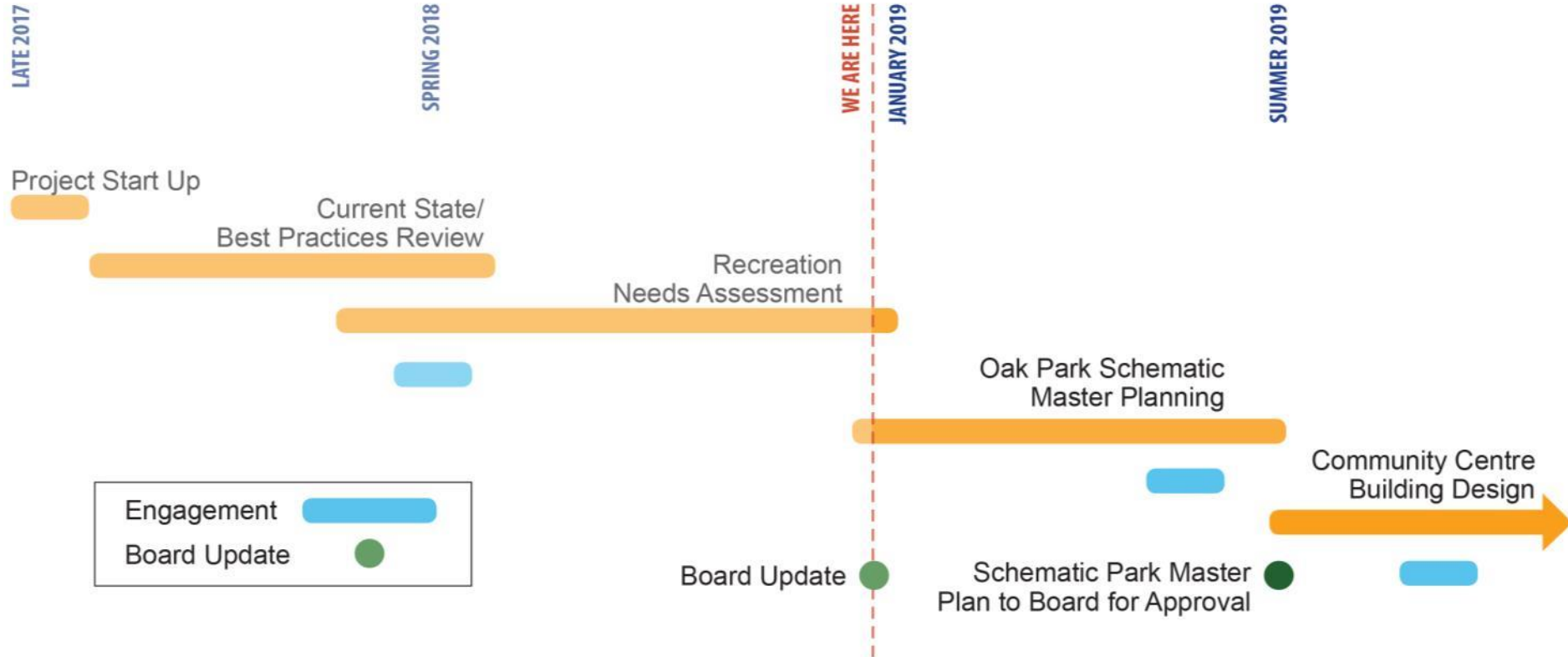
Working Group:

- Park Board Staff
- City staff from Real Estate & Facilities Management, Planning Urban Design & Sustainability, and Arts, Culture & Community Services
- Members of the Marpole/Oakridge Community Centre Association

Advisory Group:

- Representatives of Marpole Business Association, Neighbourhood House, Marpole/Oakridge Family Place, Marpole Residents Coalition and community residents

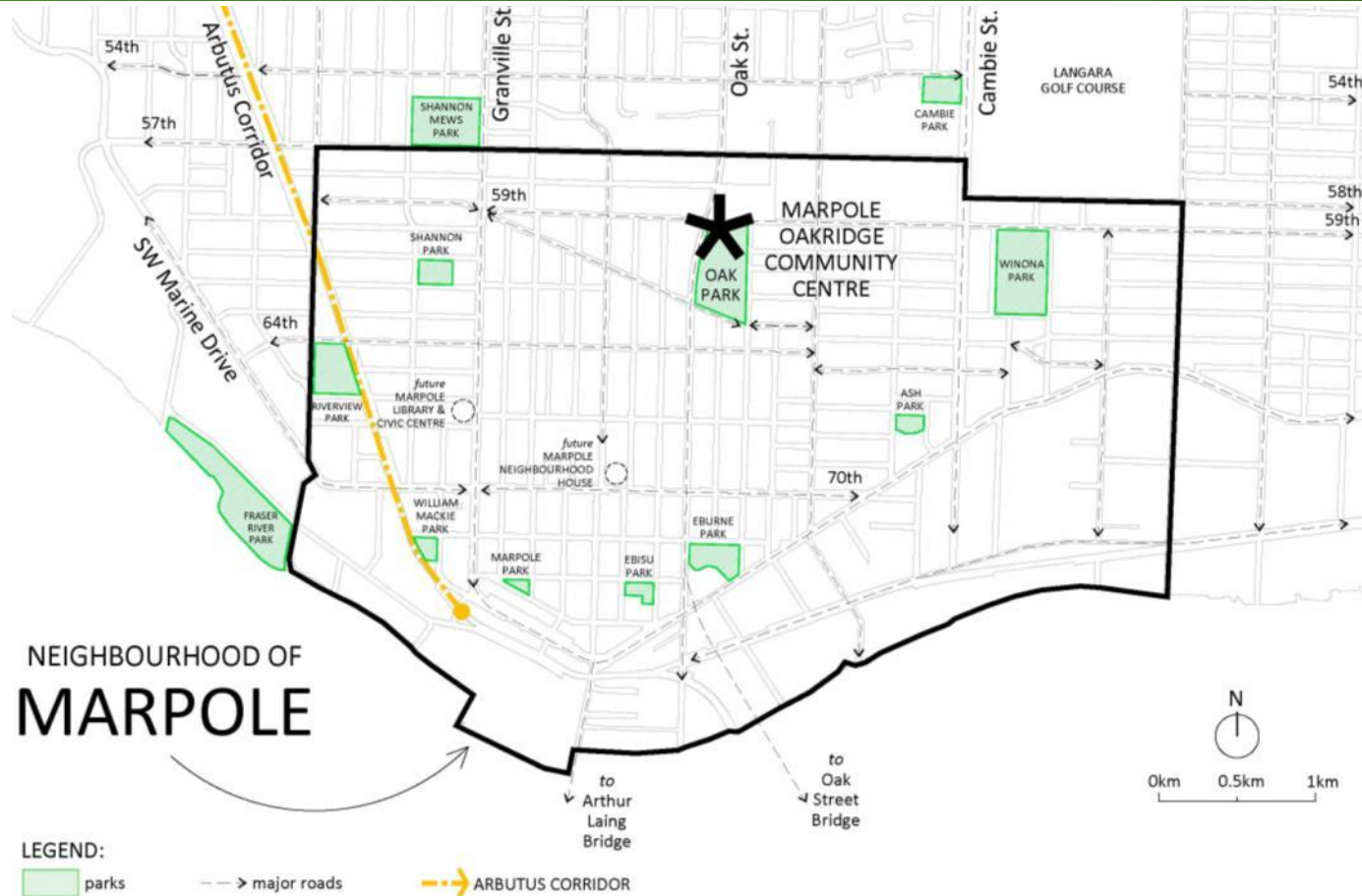
Needs Assessment Study Process





Background

Background: The Marpole Neighbourhood



Background: The History of Marpole

- Inhabited since time immemorial by the Musqueam people;
- Current neighbourhood form began to develop in 1860s;
- Experienced 43% population growth from 1981 to 2011, in line with Vancouver's growth of 41%;
- Now a growing community of long-time residents, newcomers, families and seniors.



Marpole from the air, looking north, 1948

Background: Marpole Demographics



Vancouver overall: 42%



Vancouver overall: 39.9 years of age



Vancouver overall: 53%



Vancouver overall: 56%



Vancouver overall: 19%

(Sources: Statistics Canada, 2016 Census)

Background: Marpole-Oakridge CC Building

- Opened in 1949
- 70 years as Marpole's community hub
- Gross area of 31,800 square feet
- Located at Oak Street & 59th Avenue in Oak Park
- Identified for renewal in Park Board Facilities Renewal Plan (2009) and Marpole Community Plan (2014)



Challenges with current building include:

- Lack of space needed for programs
- Aging, inadequate building systems
- Barriers to universal access
- Outdated kitchen facilities



The current building is at overcapacity supporting a variety of activities including:



- Basketball
- Volleyball
- Soccer skills
- Badminton
- Parent/tot drop-in
- Birthday parties
- Swap Meets
- Haunted House

2017 Usage by the Numbers:

Total registered program visits: 73,100

Total pass visits not linked to programs: 30,200

Drop-in youth (free): 10,400

Total visits: **148,700**

(Source: Vancouver Park Board Inscription Data)

Background: Marpole-Oakridge CC Activities



- Karaoke
- English Conversation Club
- Tea time
- Music lessons
- Drawing
- Low impact activities (tai-chi, yoga)



- Daycare
- School break camps

Background: Marpole-Oakridge CC Activities



OTHER
ROOMS

- Small class workshops
- Individual workouts
- Group workouts, training and classes
- Yoga, pilates, hula fitness
- Music lessons
- Seniors socials
- Youth leadership meetings

(Source: Vancouver Park Board Inscription Data)

“Loose Fit”

- flexible spaces to accommodate future unknown programming requirements and building modifications

Indoor-Outdoor Connection

- Physical, visual and programmatic connections

Inclusive Design

- Accessible and welcoming to diverse abilities, ages and communities

Programming for Busy People

- Spaces for flexibility, short time usage and drop-in use

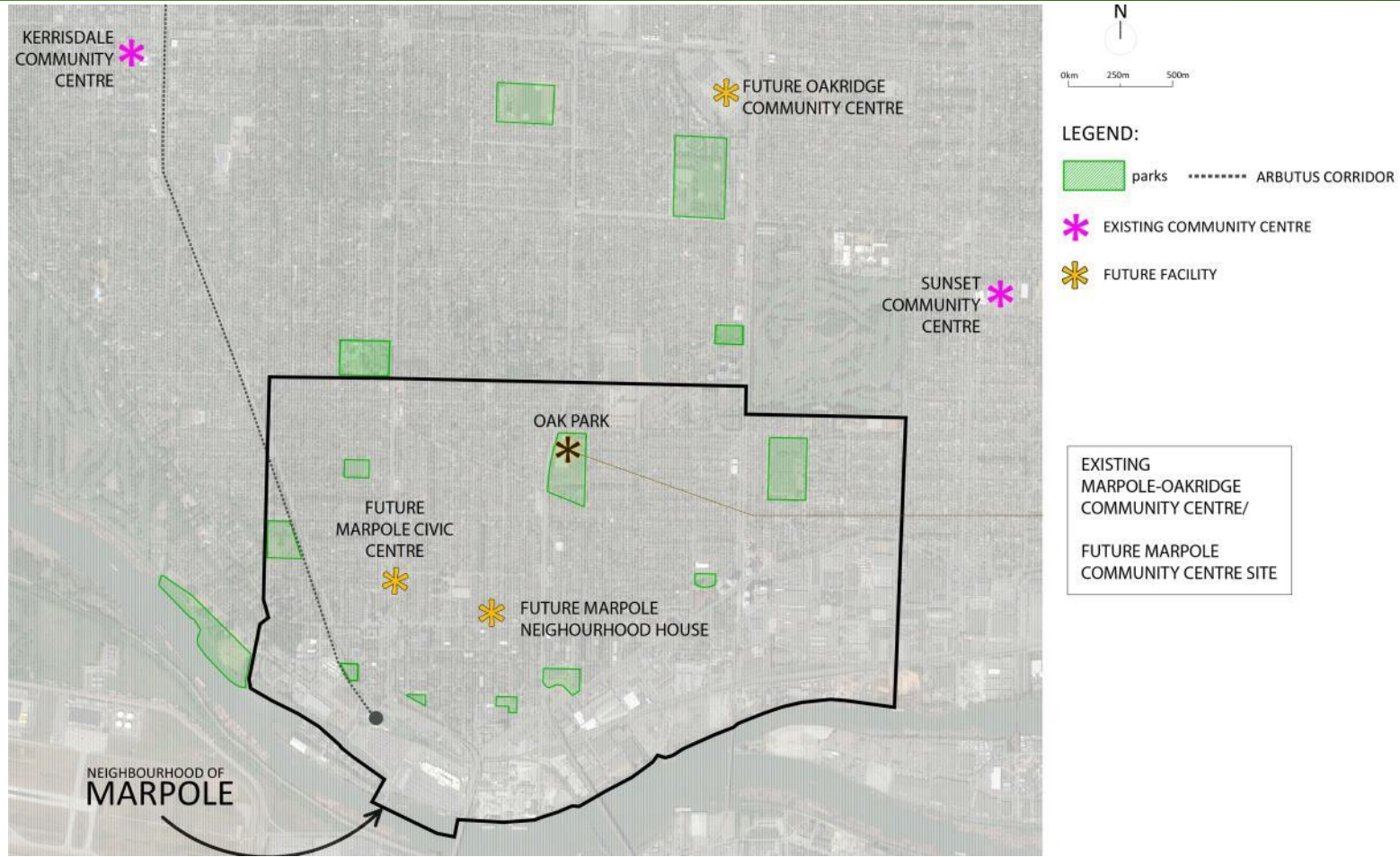


Marpole Population:



(Source: Statistics Canada, 2016 Census; Marpole Plan)

Background: Other Community Centres & Rec. Facilities





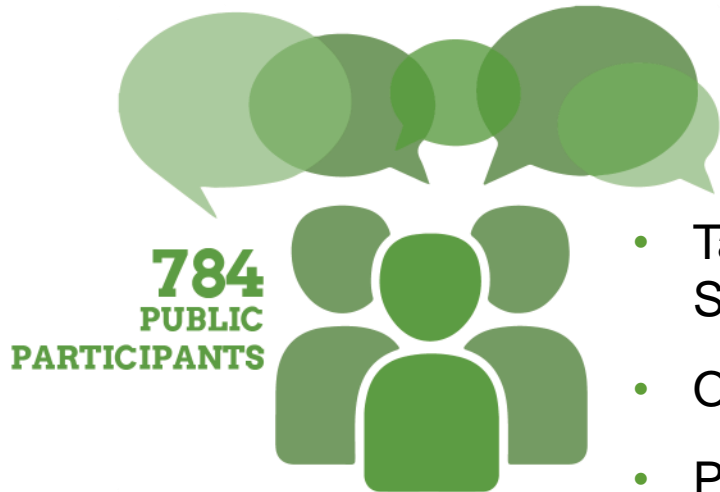
Phase 1 Engagement

Phase 1 Engagement: January / February 2018

- 10,605 postcards sent
- 2,500 MOCC programming brochures distributed
- 4,266+ emails sent to:
 - MOCA (1000)
 - Marpole Res. Coalition (600)
 - Laurier, Churchill & DLG School mailing lists
- Social media, posters



Phase 1 Engagement: January / February 2018



- TalkVancouver Survey (572)
- Open House (132)
- PopUp (80)



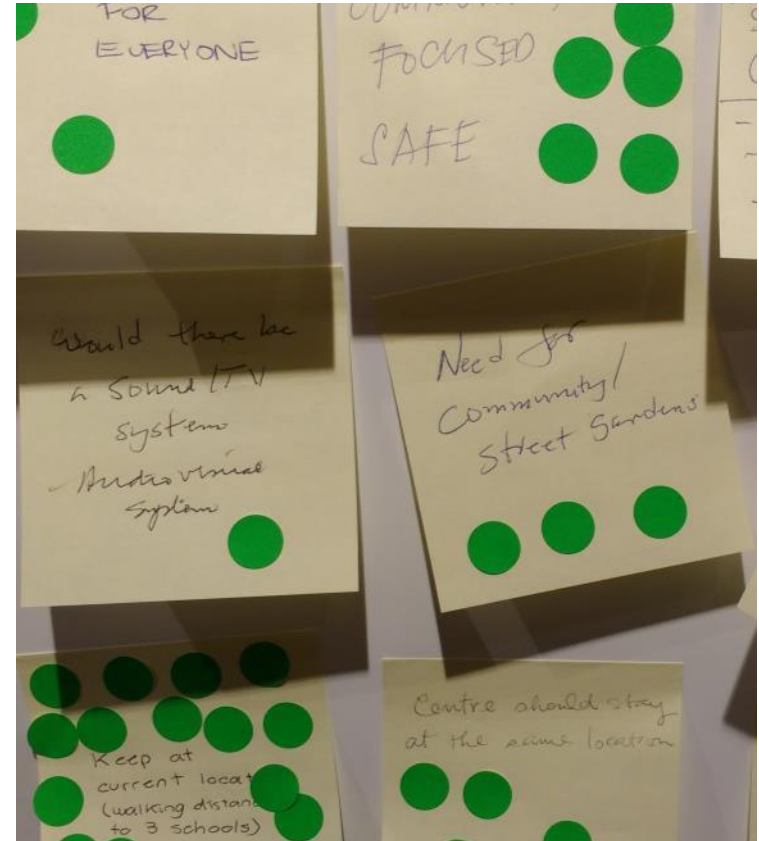
- Marpole-Oakridge Community Association (MOCA) board (9)
- External Advisory Group (6)



- Youth (30)
- Seniors (10)
- ESL learners (6)
- MOCC staff (7)

Six key findings for the new community centre have emerged through engagement:

1. The **most popular recreation activities** are fitness classes, swimming and individual fitness activities.
2. The most commonly cited **barriers to participation** in recreation are challenges getting to and from facilities, and overcrowding.



3. **Indoor amenities** cited as desirable include indoor swimming, standard community centre amenities (fitness centre, gymnasium, multipurpose rooms), and a commercial-grade kitchen.
4. **Outdoor amenities** cited as desirable include play space, walking/jogging paths, and social spaces (plaza/festival space/picnic areas).



5. There are **not enough services** for seniors' health and wellness, youth drop-in and academic support, and childminding.
6. Engagement responses **validated Oak Park as the preferred location** for the new community centre.





Preliminary Program Definition

A **preliminary program definition** identifies:

- Room programs
- Interrelationships between rooms/spaces
- Approximate room sizes and volumes
- Basis for functional program for building



Preliminary Program Definition: Four Key Priorities





Encourage active lifestyles & physical literacy:

- Gym for programming, drop-in events and teams
- Fitness centre
- Stretch and fitness studio
- Connection to nature
- Opportunities for outdoor recreation



Support seniors, youth and families:

- Universal accessibility
- Seniors-focused multipurpose room, services
- Youth and family multipurpose room, drop-in space, academic support
- Child care and out-of-school care



Provide a meeting place and community hub:

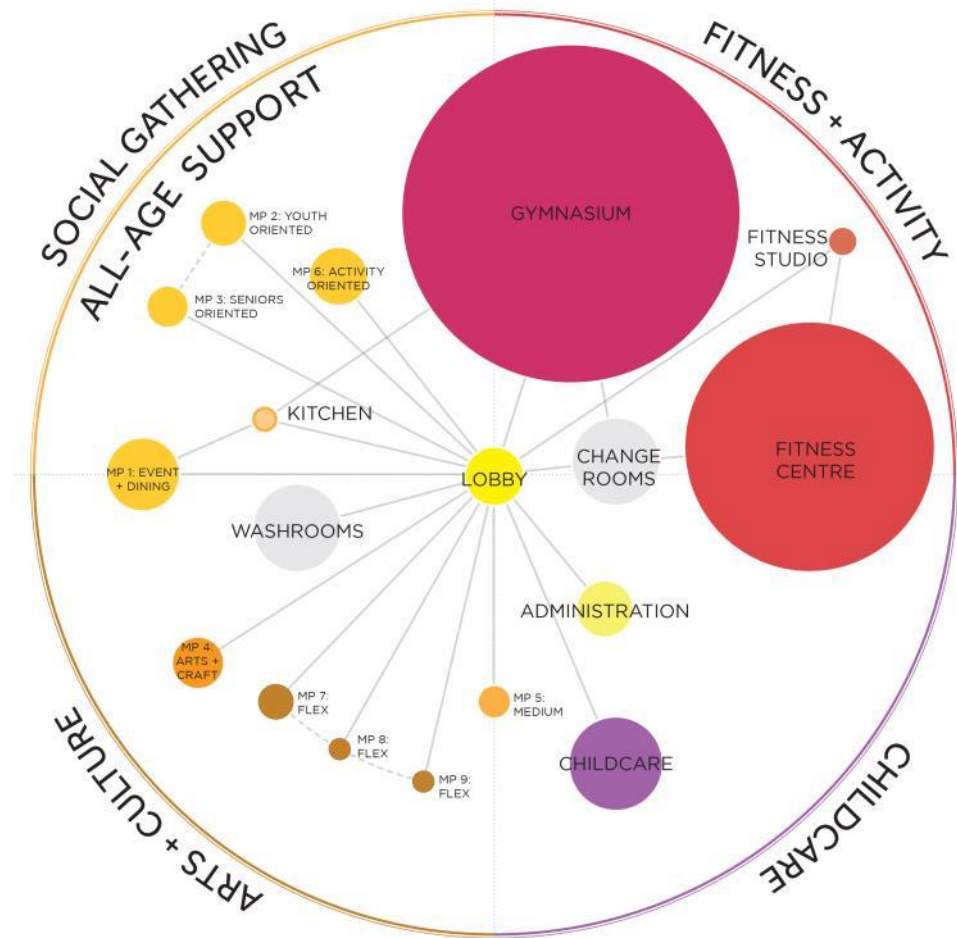
- Large, welcoming lobby
- Kitchen space for events and classes
- Café / gathering space
- Dedicated youth space with access to outdoors



Provide a wide range of arts & culture programming:

- Dedicated arts and crafts space
- Medium multipurpose rooms for classes / meetings
- Small flex rooms for studying, music lessons
- Large multipurpose room for events and performances

Preliminary Program Definition: Proposed Interrelationships



Preliminary Program Definition: Rooms and Size Considerations

ROOM	SIZE ADJUSTMENT FROM EXISTING TO PROPOSED CC
Multipurpose Room 1 Large Event and Dining	Moderate Increase
Multipurpose Room 2 Youth Oriented	Significant Increase
Multipurpose Room 3 Seniors Oriented	Significant Increase
Multipurpose Room 4 Arts & Crafts Oriented	Moderate Increase
Multipurpose Room 5 Medium Flex	New Room
Multipurpose Room 6 Activity Oriented	Moderate Increase
Small Flex Room 7	Same Approximate Size
Small Flex Room 8	Same Approximate Size
Small Flex Room 9	Same Approximate Size

Preliminary Program Definition: Rooms and Size Considerations

ROOM (Cont'd)	SIZE ADJUSTMENT FROM EXISTING TO PROPOSED CC
Gymnasium	Moderate Increase
Fitness Centre	Significant Increase
Fitness/Stretch Studio	Moderate Increase
Licensed Childcare	Significant Increase
Kitchen	Moderate increase
Lobby	Significant Increase
Administration	Significant Increase
Washroom/Changerooms	Moderate Increase

Preliminary Program Definition: Approximate Building Size



	Existing (MOCC)	Proposed Base Size MCC
Community Centre	29,000	+/- 40,000
Childcare	2,800	10,700
Total	31,800	+/- 50,700

(All Figures in Gross Square Feet)



Next Steps

Next Steps: Oak Park Schematic Master Plan

- **Schematic master plan needed** to site new building, outdoor pool & parking, which will take up a big footprint
- There will be some **tradeoffs with existing park elements** in reconfiguring the park
- **Engagement** needed for master planning building, pool and parking location
- **Continuity** of Community Centre service will be ensured



Next Steps: Community Centre Renewal Schedule

