

# MARPOLE COMMUNITY CENTRE RENEWAL

## Outdoor Pool & Oak Park Schematic Master Plan

Park Board Committee Meeting  
November 4, 2019



# Purpose of Presentation

To provide an update on the Marpole Community Centre Renewal and outdoor pool planning process, and to seek Board approval of the Oak Park Schematic Master Plan.

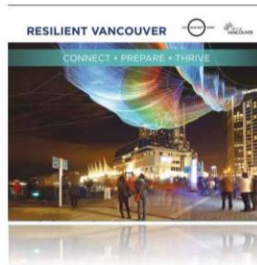
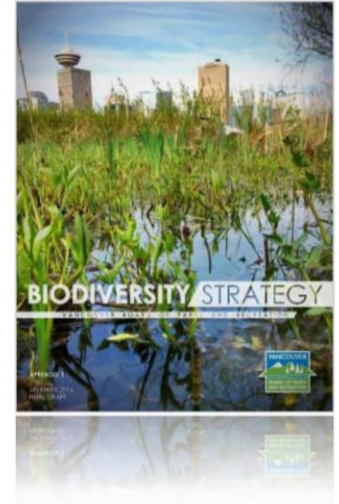
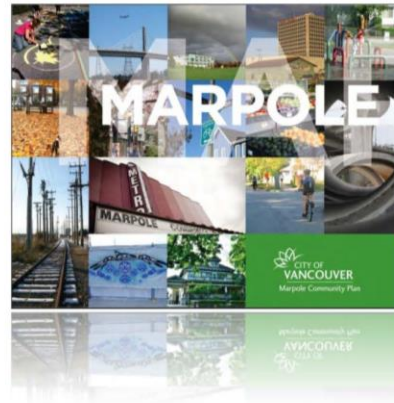


- Previous Decisions & Policies
- Background
- Marpole CC Renewal: Process Summary
  - A. Needs Assessment/Program Definition
  - B. Outdoor Pool
  - C. Schematic Park Master Plan
- Next Steps



- June 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.”
- January 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 2019-2022 Capital Plan (subsequently approved by Council) which included:
  - **\$38.6M** of funding for a new Marpole Community Centre (40,000+/- GSF)
  - **\$15M** of funding for an outdoor pool

# Park Board & City Policies





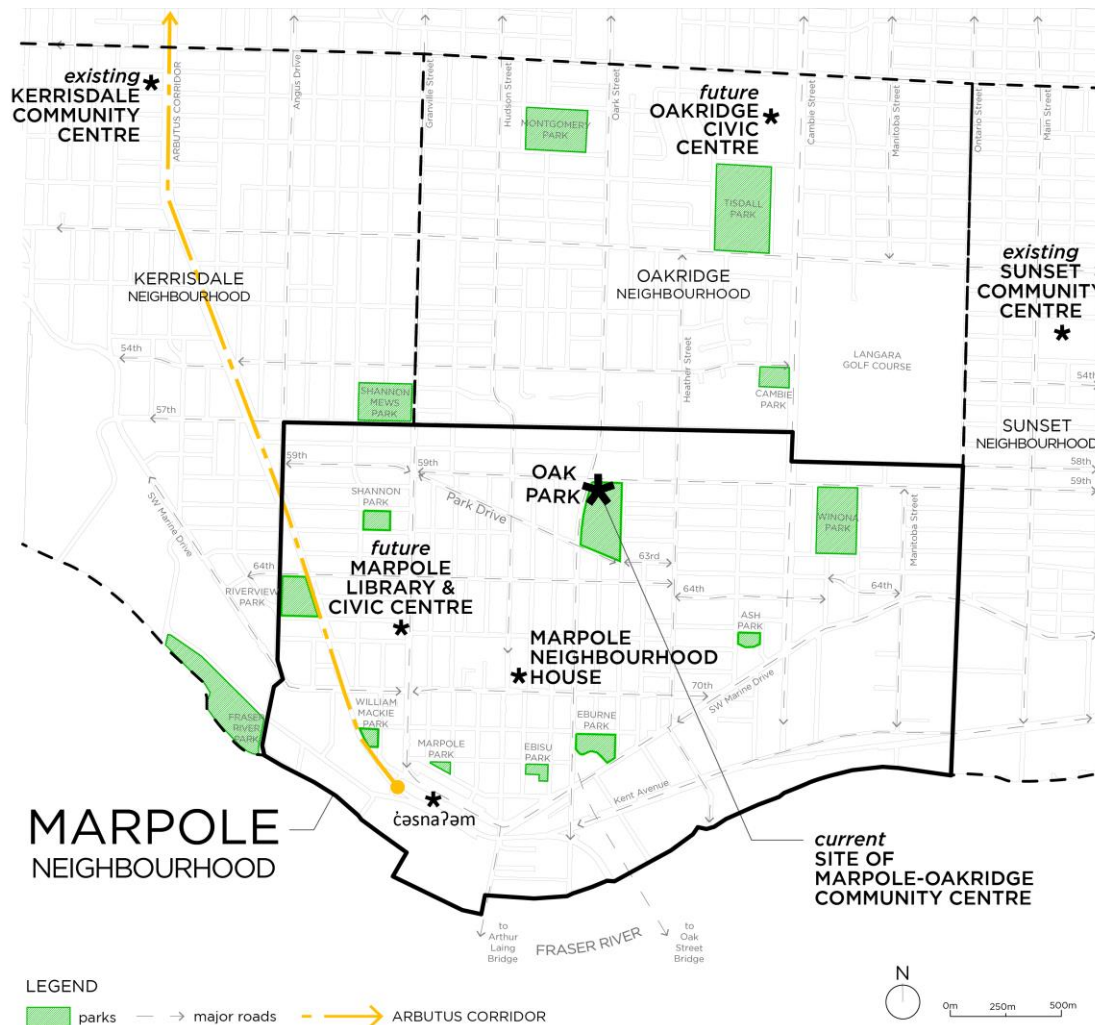
# Background

# Background: The Marpole Neighbourhood

- Inhabited since time immemorial by the Musqueam people;
- Ancestral Musqueam village site, *čəsnaʔəm*, is located within the current Marpole neighbourhood's boundaries
- European settlement led to urbanization and dispossession of Musqueam people from their lands.
- 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-Oakridge Community Centre Building



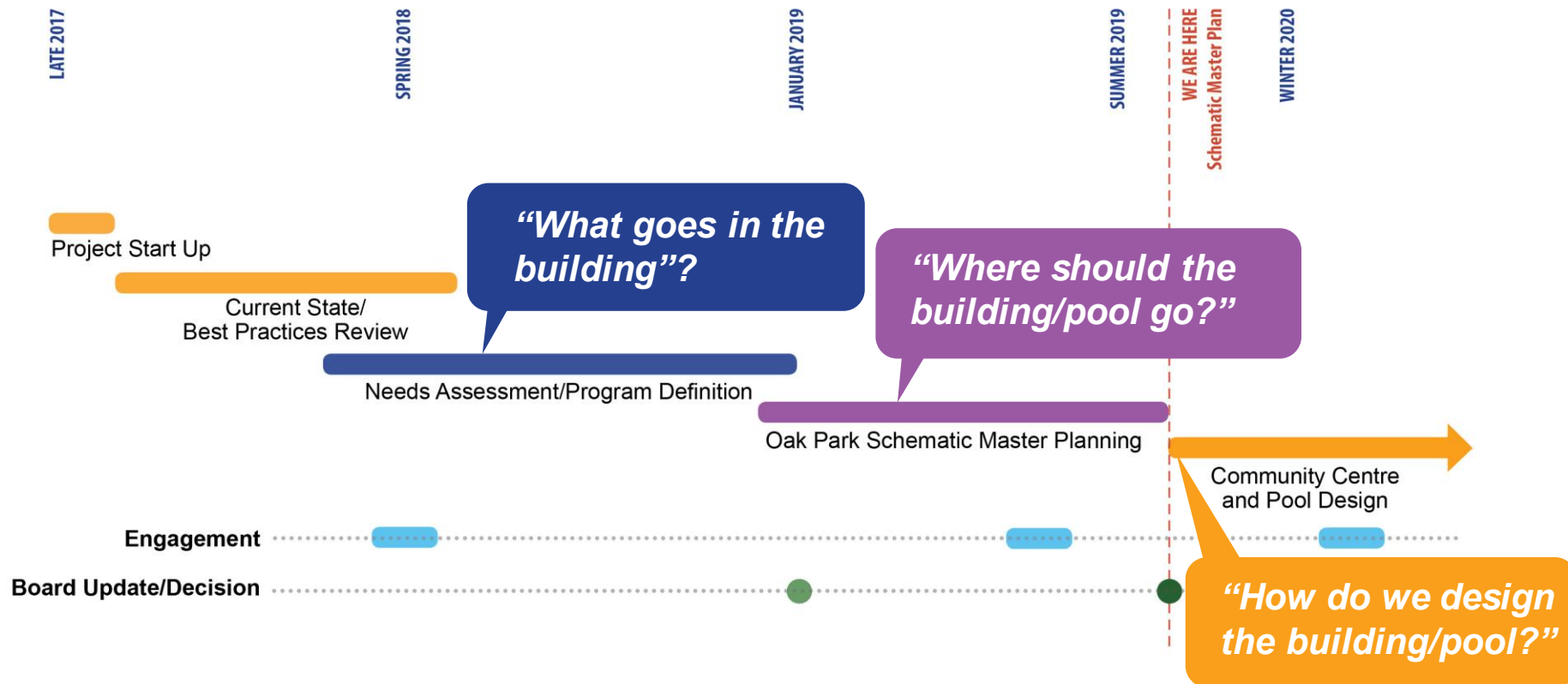
- Opened in 1949
- 70 years as Marpole's community hub
- Gross area of 31,800 square feet
- Located at Oak Street & 59th Avenue in Oak Park
- Identified for renewal in Park Board Facilities Renewal Plan (2009) and Marpole Community Plan (2014)





# Marpole CC Renewal: Process Summary

# Marpole CC Renewal: Process Summary



## **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

## Engagement Phases 1 (2018) and 2 (2019)

Over **1400** conversations started



- TalkVancouver Surveys (1020)
- 2 Open Houses (222)
- 2 Pop-Up Events (110)



- Marpole-Oakridge Community Association (5)
- Sports Groups (4)
- External Advisory group (6)



- Youth (42)
- Seniors (30)
- Chinese language (27)



## A. Needs Assessment/Program Definition

*What goes in the building?*

## A. Needs Assessment/Program Definition

- Fall 2017: A **Needs Assessment Study** for a new Marpole Community Centre began
- **Recreation programming needs** were identified, based on current building function, service levels, best practices, recreation context, relevant policy, community engagement, and expected growth
- Late 2018: A **preliminary program definition** was developed for the building, which includes high level room program definitions, interrelationships and rough sizes

# A. Needs Assessment/Program Definition

## Challenges with current building include:

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



# A. Needs Assessment/Program Definition

**A preliminary program definition** identifies:

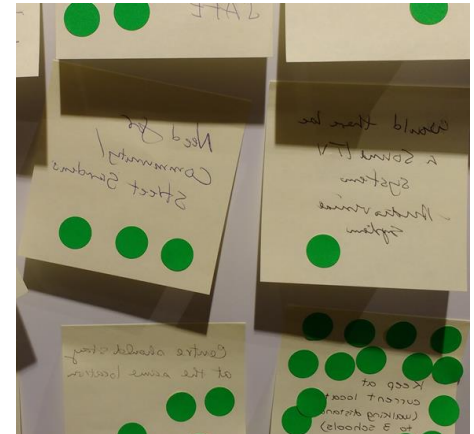
- Room programs
- Interrelationships between rooms/spaces
- Approximate room sizes and volumes
- Basis for functional program for building



# A. Needs Assessment/Program Definition

## Phase 1 Engagement: Key findings

1. **Most popular recreation activities:** fitness classes/activities and swimming
2. **Barriers to participation** in recreation: challenges getting to and from facilities, overcrowding
3. **Desirable indoor amenities:** indoor swimming, fitness centre, gym, multipurpose rooms, and commercial-grade kitchen.
4. **Desirable outdoor amenities:** play space, walking paths, and social spaces (plaza/festival space/picnic areas).
5. **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.

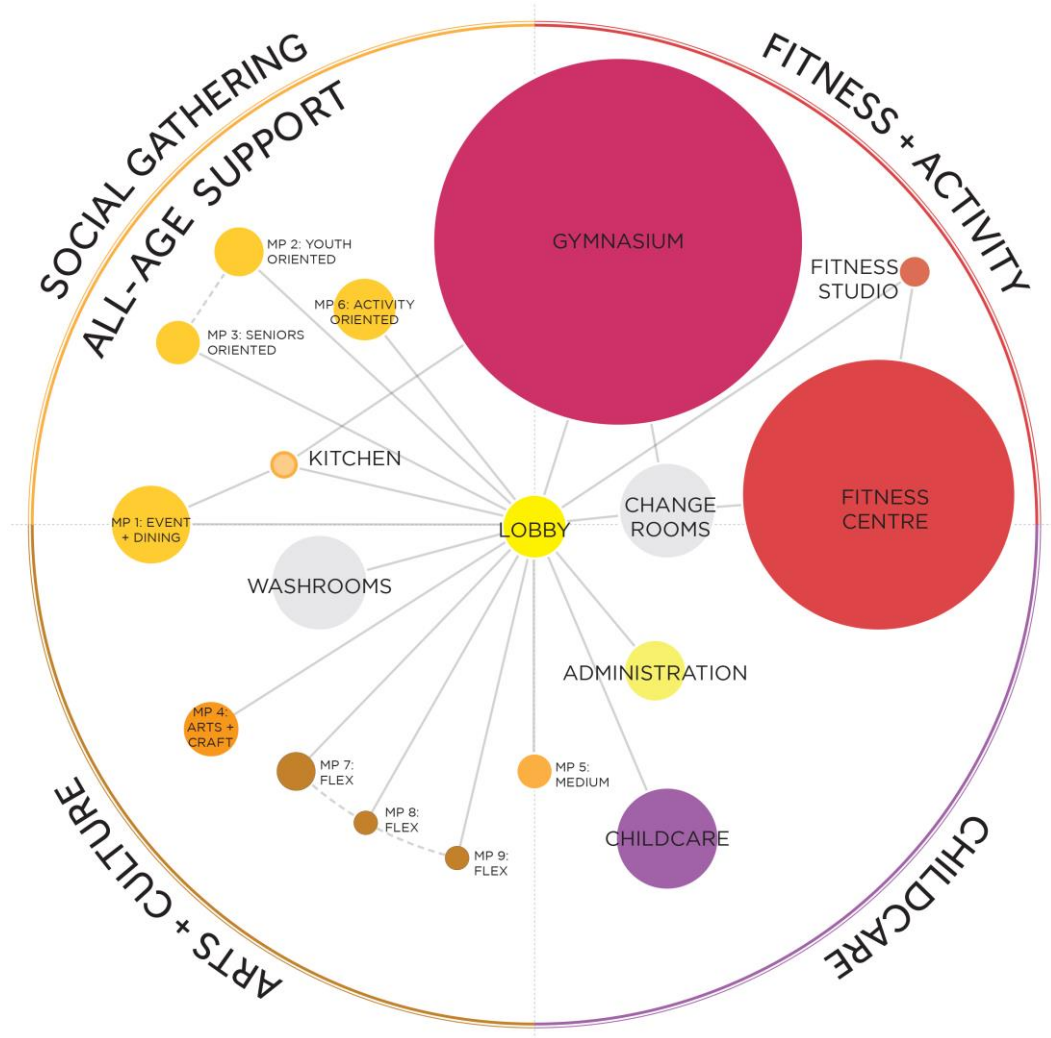


# A. Needs Assessment/Program Definition

## Program Definition: Four Key Priorities

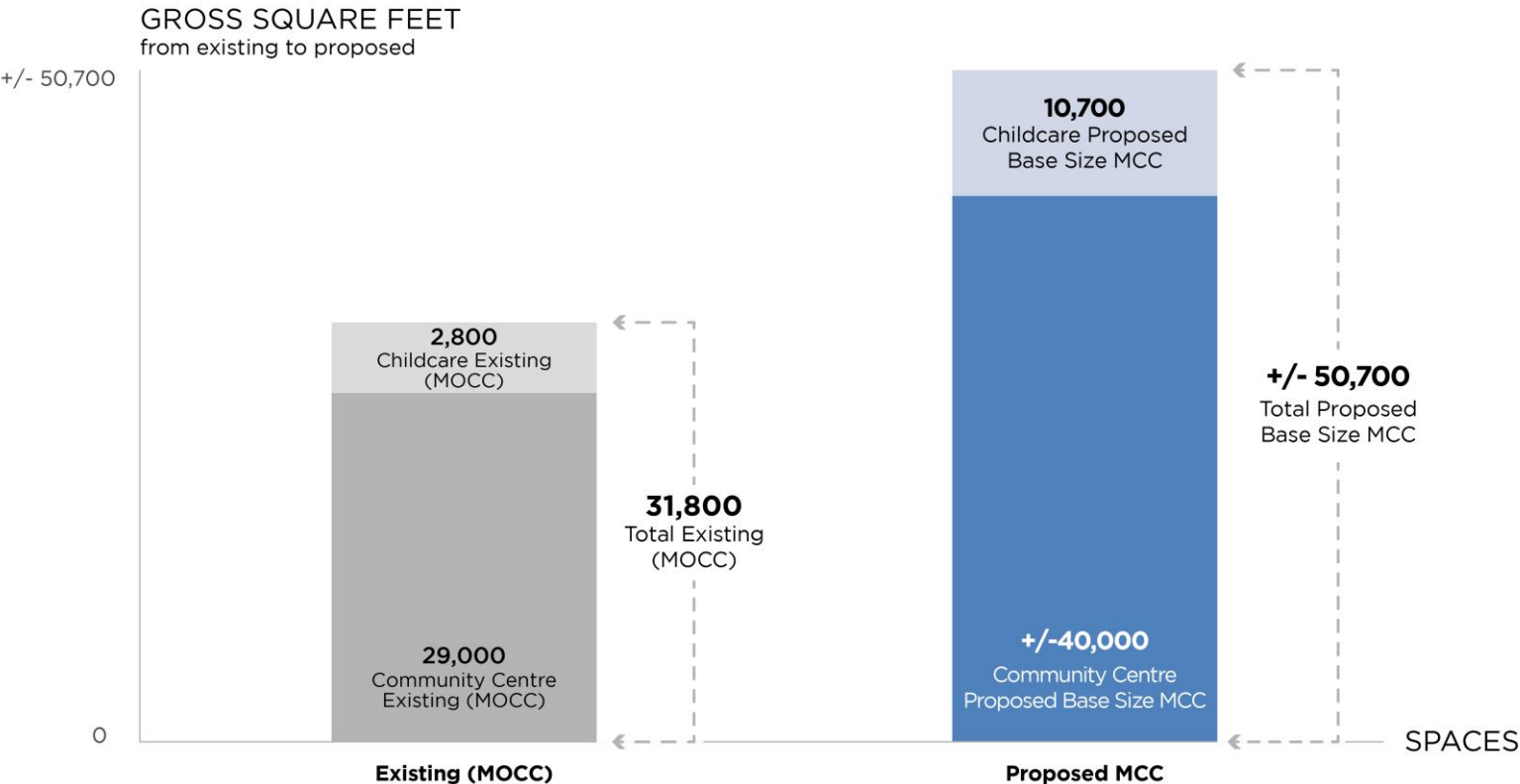


# Program Definition: Proposed Room Interrelationships



# A. Needs Assessment/Program Definition

## Approximate Building Size

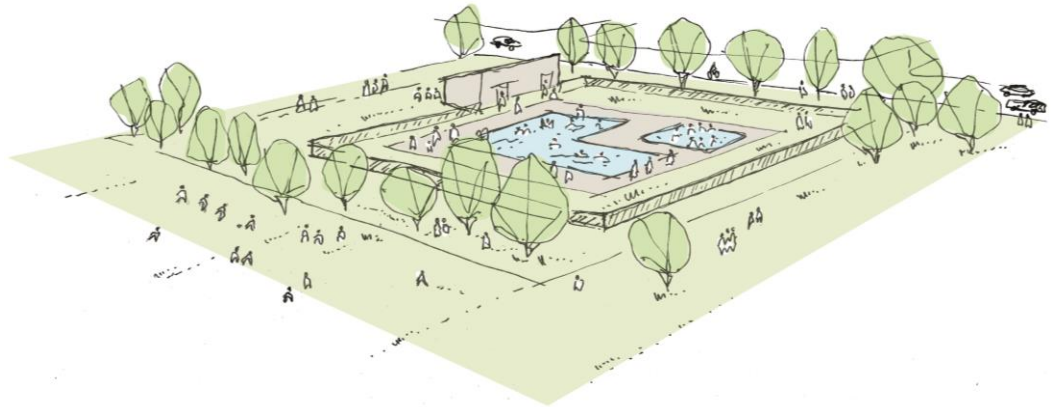




## B. Outdoor Pool

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- January 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."
- Recommendation from VanSplash: "Provide a new co-located outdoor pool in South Vancouver"





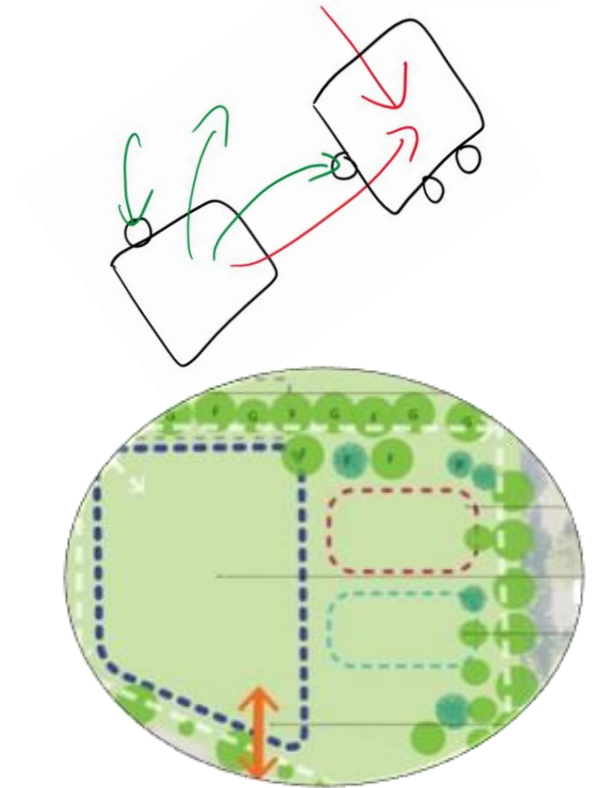
# C. Oak Park Schematic Master Plan

*How do we design the building/pool?*

# C. Schematic Master Plan

## A Schematic Master Plan illustrates:

- park elements at a **diagrammatic level**
- Shows locations of **new and existing elements**
- Enough detail to determine **what features can fit where** (e.g. community centre, outdoor pool)
- a first step towards a **full park master plan**



## C. Schematic Master Plan

- Spring 2019: A **Schematic Master Plan** Study for Oak Park began
- Purpose of this work was to find the best possible location for the new community centre while balancing existing park uses, and also to properly site the outdoor pool to have a strong relationship to the building
- October 2019: A preferred **schematic master plan** was developed for Oak Park

## C. Schematic Master Plan

- Needs Assessment Study informed the schematic master planning for Oak Park including **siting building and outdoor pool**
- **Engagement** was done to understand **tradeoffs with existing park elements**
- **Continuity** of Community Centre service to be ensured



Oak Park: Existing Elements

## C. Schematic Master Plan

- Needs Assessment Study informed the schematic master planning for Oak Park including **siting building and outdoor pool**
- **Engagement** for schematic master plan to understand **tradeoffs with existing park elements**
- **Continuity** of Community Centre service to be ensured



Oak Park: Existing Elements

# C. Schematic Master Plan

## Phase 2 Engagement: Stakeholder Input

1. Preferred existing park activities/features
2. Perceived barriers and challenges to using Oak Park
3. Ideas and priorities for park improvements
4. Preferences on three proposed schematic plan options



# C. Schematic Master Plan

## Phase 2 Engagement: Key Findings

**Key priorities** for Oak Park, the new community centre and pool have emerged through engagement:

1. Retain tree canopy and ecological function
2. Maximize green space for casual uses
3. Minimize disruption to existing facilities
4. Expand playground/splash park, locate near building
5. Maintain lit field and 2 ball diamonds
6. Enhance visibility and access from Oak St.
7. Minimize pollution and exposure from Oak St.



## C. Schematic Master Plan: Key Design Highlights:

What We Heard	What We Did
<b>Safe</b> pedestrian and bike access is important	<ul style="list-style-type: none"><li>- Vehicular and service access from Park Drive</li><li>- Minimize traffic on 59<sup>th</sup> (bike route) and Fremlin St.</li></ul>
<b>Visible, accessible</b> and <b>inviting</b>	<ul style="list-style-type: none"><li>- Locate building at SW corner of Oak Park</li></ul>
More <b>parking</b> , <b>minimize impact</b> to the park	<ul style="list-style-type: none"><li>- Locate parking underground</li><li>- Some surface spots for drop off/accessibility</li></ul>
<b>Retain trees</b> and <b>maximize green space</b> for casual use	<ul style="list-style-type: none"><li>- Preservation of greatest number of established trees</li><li>- NE corner of park dedicated to green space for casual use</li><li>- Incorporate safe, accessible and inviting walking paths and loops within Oak Park</li></ul>
Continue to <b>provide fields and diamonds</b> for local sports groups. Improve gravel field.	<ul style="list-style-type: none"><li>- Upgrade lit gravel field to multi-purpose all weather</li><li>- Remove 1 t-ball diamond, upgrade remaining t-ball</li></ul>

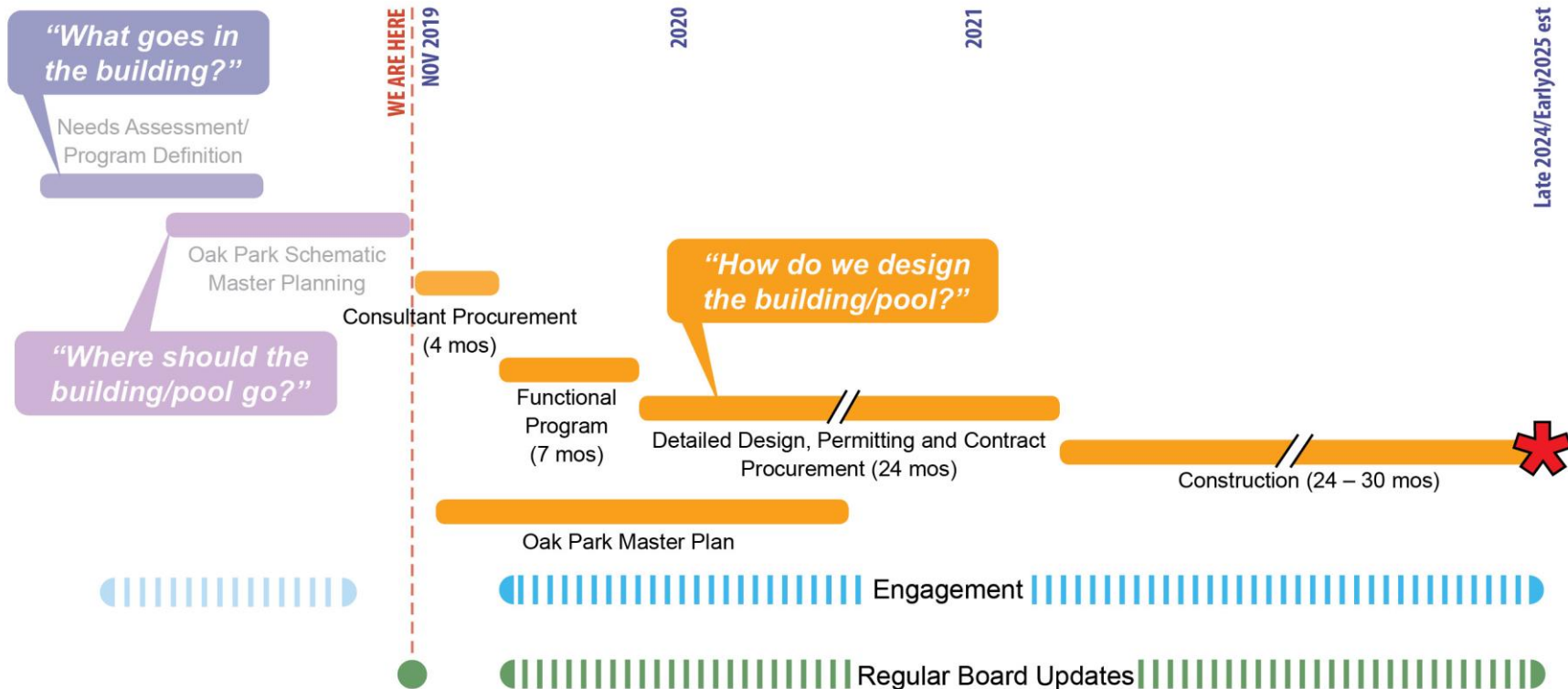
# Preferred Schematic Master Plan





# Next Steps

# Next Steps: Community Centre Renewal Schedule



- A. THAT the Vancouver Park Board approve the proposed Schematic Park Master Plan for Oak Park as shown in Appendix C, which includes the location of the renewed Marpole Community Centre and a new full-sized outdoor pool.
- B. THAT the Vancouver Park Board direct staff to proceed with detailed planning and design of the community centre and outdoor pool, in collaboration with City staff.



