

Date: September 23, 2009



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Trout Lake Community Centre

RECOMMENDATION

A. THAT the Board approves the concept design for the new Trout Lake Community Centre Development Permit Application, as detailed in this report.

POLICY

The Board reviews and approves the design concepts for all major projects.

BACKGROUND

On March 12, 2007, Vancouver Park Board, as part of the Trout Lake Ice Rink development plans, approved the schematic design for a new Trout Lake Community Centre.

On March 23, 2009 the Board approved the current building location of the new Trout Lake Community Centre, as recommended by Park Board staff and the Association.

The Planning and Environment Committee of the Board reviewed the design on September 10, 2009. The design as presented in this report is substantially the same.

In September 2009 a Second Open House was held, the project presented in more detail including plans and renderings. Approximately 100 people attended and the public response was very positive.

DISCUSSION

Context

The recently completed Trout Lake Ice Rink, as sheltered in the bank along Victoria Drive, forms the starting point for the new Community Centre, linking the Ice Rink skaters lounge with main Community Centre lobby. As with the rink the community center is recessed into the Victoria Drive embankment.

Design

The proposed new community centre continues the themes that were developed in the siting and design of the new arena. The old Cedar Cottage township grid is respected, allowing the site lines to the park from Victoria and 19th to be framed through the double storey height of the lobby gallery. This forecourt area has been raised to provide a more useable green space and to permit level grade access to the upper floor of the Community Centre from Victoria Drive. The new grades offer a framed view overlooking the park between the arena and the new community centre. A second primary entrance for the building is from the parking lot to the north of the building. This entrance is at the main, lower level of the community centre, which connects directly through to the arena.

The two storey atrium space is the organizing “spine” for the new community centre. It interconnects the two levels. The main floor accesses all the major program areas within the facility.

The plans include multipurpose activity rooms, craft/pottery rooms, preschool, gym, fitness centre, multipurpose performing arts/dance, youth room.

There is a strong relationship between the building and the park achieved by organizing all multipurpose rooms, performance and art spaces on the ground level with direct access to the park and lake. This will allow all of the programs to “spill out” to the plaza. It will offer better interaction between the building users and the park users.

Sustainable elements that will improve user comfort and bring long term maintenance and operational savings to the centre include the following: day-lighting and natural ventilation to all major program areas, re-use of the waste heat from the arena refrigeration system to heat the community centre and to preheat domestic hot water, dampening of thermal gradients in the building by excavating into the natural grades of the site and by using the concrete mass of the building to reduce temperature fluctuations. The building is targeted for LEED Gold certified status.

The plans as developed and presented require a full shut down of the existing community centre during the course of construction (approximately 18 months). Addressing the disruption of community centre while maintaining priority services is ongoing and VPB recreation staff is working with Grandview Association to determine specific options for re-location of priority programs.

The design allows for 34000 square feet, including expansion space of 2000 square feet to be costed under a separate price. This will enable the Park Board to make a final decision on the scope of the contract, based on accurate tender cost and the fiscal environment at the time of a construction contract award, beginning of 2010.

Funding and costs

Funding for the new Trout Lake Community Center is included in the 2009-11 Capital Plan. Recently the City of Vancouver/ Board of Parks and Recreation also applied for a Building Canada Infrastructure Stimulus Fund grant.

Schedule

Development Permit Application, October 2009

Building Permit Application, January 2010

Construction tender, January 2010

Construction start March 2010, with the final completion in fall 2011.

SUMMARY

The project as designed has the approval of the Building Committee, Grandview Community Association and Park Board staff, and has been presented to the community and received positive response.

Staff recommends that the Board approve the project for Development Permit application.

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:DD

Appendix



Perspective - looking north from 19th and Victoria



Section - looking south

Appendix 1

