



City of Richmond

Report to Committee

To: General Purposes Committee
From: Jim V. Young, P. Eng.
Senior Manager, Project Development

Date: January 9, 2015
File: 06-2052-55-01/Vol 01

Mike Redpath
Senior Manager, Parks

Re: Minoru Complex Public Realm Concept Design

Staff Recommendation

That the Minoru Complex Public Realm Concept Design, as outlined in the staff report titled, "Minoru Complex Public Realm Concept Design," dated January 9, 2015, from the Senior Manager, Project Development and Senior Manager, Parks, be endorsed.

Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On November 12, 2013, Council made the following resolution:

The following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City's 2014 budget process for Council consideration and described in the staff report titled, "Major Capital Facilities Program Phase 1," dated May 31, 2013 from the Director, Engineering:

- a. A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park (as shown in Attachments 2 & 3) and described in the staff report titled, "Minoru Older Adults and Aquatic Centre Site Selection," dated October 30, 2013 from the General Manager, Community Services and the General Manager, Engineering & Public Works.*

Council subsequently approved the following items related to the project:

- a. Capital budget (December 9, 2013);
- b. Award of Architectural and Engineering Services (March 10, 2014);
- c. Public Engagement Plan – including establishment of stakeholder and Building Advisory Committees (March 10, 2014);
- d. Guiding principles and program and space allocation (July 28, 2014); and
- e. Minoru Complex Floor Plan and Preliminary Form/Character (October 10, 2014).

Work has been ongoing in terms of all elements of the project since Council's approvals were received.

The purpose of this report is to present Council with the public realm concept design, related to the Minoru Complex for Council's approval. Council's endorsement of the public realm concept design will allow staff to proceed with the completion of a detailed design, followed shortly thereafter with construction of the public realm features.

Analysis

On October 27, 2014, Council approved the Minoru Complex Floor Plan and Preliminary Form/Character designs, with the understanding that the public realm component would be presented at a later date. The project team has since been working through a process including research on best practises, review of the current environment, consultation with subject matter experts and public engagement to develop a design concept for the Minoru Complex public realm.

Minoru Park Public Realm - Open Space Design Principles

The following seven design principles were established to guide the design of the Minoru Park Public Realm:

1. Support the role of Minoru Park as a signature park.
2. Establish a unique identity for Minoru Park through the use of a consistent and repeated design language.
3. Respect and build upon the park's history.
4. Promote health and wellness for the community using the Minoru Complex and the park through encouraging activity and social interaction.
5. Improve the site's ecological function with increased vegetation and low-impact approaches to storm water management.
6. Provide flexible spaces that can be adapted to a wide variety of users and community programming.
7. Create strong visual and physical links to the facilities, park, and adjacent neighbourhoods with new and improved pedestrian and multi-use pathways.

These principles provided reference points against which different design ideas were investigated, assessed and developed.

Minoru Complex Public Realm Concept Design

The Minoru Complex Public Realm Concept Design is comprised of several inter-related components that operate across different scales and collectively provide a plan for the redevelopment of the southern half of Minoru Park:

1. The Master Plan (Attachment 1) applies to the southern half of Minoru Park, from Granville Avenue in the south to the newly constructed sports fields in the north and from Minoru Boulevard in the east to Gilbert Road in the west. It proposes a series of improvements to the southern part of Minoru Park that will define an overall organising theme that can knit the various elements in that part of Minoru Park together into a more coherent whole, and improve circulation and connections throughout the park.
2. The Site Plan – Current scope for Minoru Complex Project (Attachments 2) provides direction for the public realm immediately adjacent to the Minoru Complex that ensures the approach to and from the new Minoru Complex is universally accessible and clearly legible, maximizes the relationship between indoor and outdoor spaces, and integrates the new Minoru Complex seamlessly into the larger park. The Site Plan emphasises the following four main areas: Entry Plaza, Community Plaza, Upper Terrace, West Plaza.
3. The Parking Plan and Access Enhancements (Attachment 3) reconfigures and optimizes the site's existing parking to increase parking and improve vehicle circulation. City Staff have worked closely with the project consultants to ensure the proposed design approach provides adequate parking, circulation, and access for the future patrons. The detailed Traffic Consultant Report prepared by Bunt & Associates is included in Attachment 4.

Access Enhancements are proposed to improve how people arrive and depart from the park. Finally, the Public Realm Plan includes a proposal for on-street parking on Granville Street as additional parking to buffer peak parking demands during major events which can be implemented as part of future projects as it is not part of the current project scope.

Public Engagement Process and Results

As outlined in the public engagement plan for the Minoru Complex, there are strategic points in the design process when both stakeholder and public input is warranted. As such, in order to receive input on the Public Realm concept design, the engagement process included the following:

- Meetings with nine stakeholder groups:
 - Aquatics Services Board
 - Minoru Senior's Society
 - Richmond Centre for Disability
 - Richmond Chinese Community Association
 - Richmond Community Associations
 - Richmond Fitness and Wellness Association
 - Richmond Olympic Oval
 - Richmond Sports Council
 - Vancouver Coastal Health
- A meeting with the Minoru Major Facility Stakeholder Advisory Committee and Major Facility Building/Project Technical Advisory Committee ("the Committees");
- Online engagement using, "Let's Talk Richmond" and www.richmond.ca, provided an update on the design process, presented the proposed public realm plans, and asked for input through an online survey;
- Meetings with specific staff teams to identify needs and wants of current facility users;
- Meetings with the City's contracted construction manager to assess the impacts to schedule and budget based on parking and Public Realm choices.

A full report on the engagement process for this stage of the project is included with this report as Attachment 5. Overall the response to the public realm plans by the nine stakeholder groups and the general public was positive; people are excited about the outdoor spaces and the connectivity between the facility and the outdoors. Several areas stood out as being very important to the public which have been addressed in the public realm planning process:

- The importance of a safe and accessible drop off area for both the older adults and aquatic users.
- Adequate, secure bike parking, close to the facility.
- Ongoing management of parking for special events.

As well, there were several topics that emerged through the engagement process that required further exploration, including:

1. Location and distribution of parking for people with disabilities.
2. East side plaza and corridor – what are the priorities for this area?

3. Connectivity of the facility to the wider park, what are the priorities?

Each of these topics was discussed with the Committees and is described in more detail below.

Advisory Committee Input

The Committees discussed key parking and Public Realm design topics at their January 8, 2015, meeting. A description of these topics and the advice provided by the Committee members follows below:

Parking

Through the engagement process staff heard differing preferences regarding the distribution of parking spots for people with disabilities (PWD). The older adults indicated a preference for it being focused close to the Minoru Complex, while the public and Richmond Centre for Disability in particular, indicated that it should be evenly distributed throughout the site.

The current plan is to include 11 to 14 PWD stalls to meet City's Zoning Bylaw requirement of providing a minimum of 2% of PWD stalls, plus a number of extra wide stalls (10 to 15 contemplated at this time) based on comments received from the Advisory Committees. The effectiveness of this strategy can be monitored over a period of approximately 1 year and adjustments can be made through line removal/re-painting if necessary. The Committees discussed the pros and cons of distributed verses concentrated parking and agreed that PWD spots should be distributed throughout the site, with a slightly higher proportion located close to the entrance to the Minoru Complex.

The Committees also noted that consideration should be given to managing parking through varying size of parking stalls, time limitations, and utilization of spaces near curbs and green spaces. The Committees supported the concept of parking along Granville Avenue, noting that it will be particularly helpful at peak times and during special events. Additional comments were shared regarding the possible congestion due to the tight left turn required at the Minoru entrance as well as ensuring adequate space for buses to pick up and drop off from the site. These items will be considered further in detailed design.

East Side Plaza and Corridor Priorities

The east side plaza and corridor connecting to the north plaza could serve multiple purposes, including entry, spectating, and special events. There is potential for these uses to create conflict among users. The Committees discussed the priority for this space as well as options for managing multiple uses. The group agreed that the space should be maintained as an entry plaza and if it's to be used for events that they be sized such that clear and safe entry and egress from the complex always be maintained.

Priorities for Connectivity to the Wider Park

The public realm design includes connection of the Minoru Complex site to the wider park in all directions. However, the project budget does not provide for the implementation of these connections. In order to assist staff in prioritizing capital budget submissions for the implementation of the various connections the Committees were asked to consider which areas should be a priority. Through the consultation phase it was apparent that users plan to move between the Library/Cultural Centre and the Minoru Complex on a very frequent basis. As a result, while recognizing the importance of all connections, the Committees identified the implementation of the pathway between the Complex and the Library/Cultural Centre as the first priority for implementation.

Committee members also provided suggestions regarding both parking and special event management, such as the usage of portable signage and the importance of waste management. The provision of adequate, secure and dry bike storage was also noted as key to promoting cycling to the site. These items will be considered through the detailed design stages.

Advisory Design Panel Comments

The Advisory Design Panel provided comments on Public Realm and Form/Character design at their January 21, 2015, meeting. There were a number of questions throughout the meeting that were answered by members of the design team. A summary of the comments provided by the Panel members follows below.

Building related comments received were generally very positive and complimentary noting a beautiful structure with well-presented scale, massing and hierarchy with highly complementary landscape/plaza design. Measures proposed by the design team to achieve LEED Gold energy/sustainability goals were also well received. Specific comments by the Panel for the design team to explore further were as follows.

- Review further the opportunity to share energy with the existing Minoru Arena (this was previously reviewed and found not to be practical).
- Consider additional architectural treatment at the Mechanical Room and west side of the building area in general.
- Look at mid-height overhang as a possibility for better rain protection.
- Protection from flooding of below grade areas of the Mechanical Room.
- Review further the possibility that the Older Adults Centre may obscure the main entrance.
- Consider additional glazing opportunities for increased natural light between adjacent curved roof structures.
- Provide elevator access to all floors (this is already in the design).

Public Realm related comments were also generally well received and complimentary. Specific areas for the design team to explore further as identified by the Panel were as follows.

- Explore further the southwest corner plaza and entrance design – it currently appears that there should be an entry there, which may cause confusion when the public is unable to access.
- The importance of the pedestrian connection between the Minoru/Brighthouse station and from Minoru Boulevard in general was emphasized.
- Emphasis was placed on adequate pick-up/drop-off space and proximity to the entrance for disabled people and the need for adequate parking in general.
- Extend landscape/treatment themes out over the parking areas.

The design team will consider the Panel comments and incorporate into the design where possible.

Next Steps

Council approval of the Minoru Complex Public Realm Concept Design as outlined in the report will permit staff to proceed with the preparation of detailed design drawings. The final outcome will be a fully coordinated set of documents for pricing and preparation of a comprehensive set of drawings for construction.

Future capital budget submissions for areas that do not fall under the current project's budgeted scope will be submitted to Council for consideration to complete the Minoru Complex Public Realm Concept Design as detailed in Attachment 5 - Appendix B.

Completion of detailed design drawings and commencement of construction tendering is scheduled for the Minoru Complex in early 2015 with the open space and Public Realm construction to occur near the end of the project. A project schedule has been included as Attachment 6.

Financial Impact

None.

Conclusion

The Minoru Complex Public Realm Concept Design is based on seven key design principles and will create a safe, inviting, and interesting environment that enhances the experience of visitors to the new Minoru Complex and to users of Minoru Park in general. Approval of the design concept by Council will allow staff to move forward with detailed design of the Public Realm in tandem with that of the facility.



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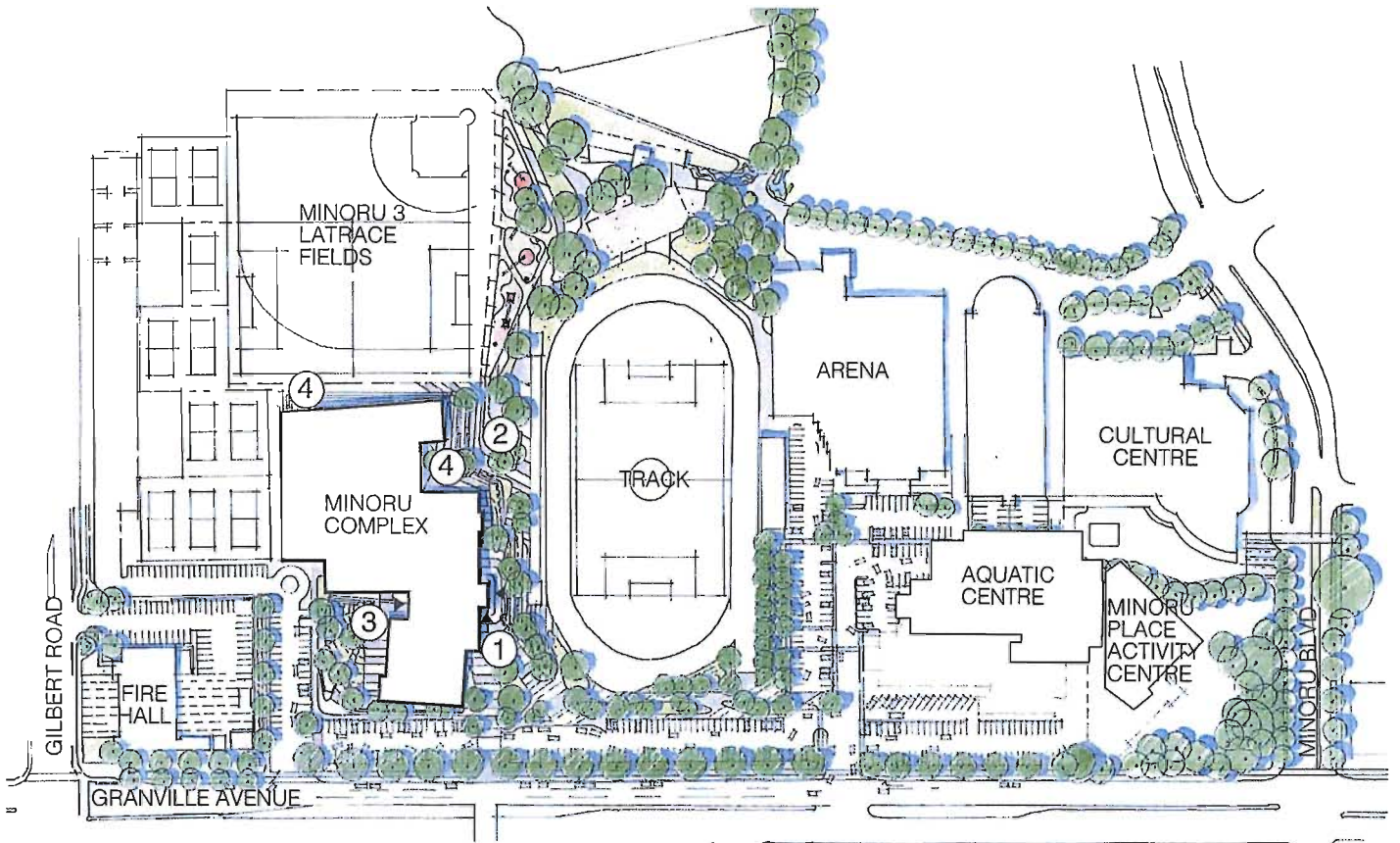
Mike Redpath
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- Att. 1: Master Plan
- 2: Site Plan
- 3: Parking Plan and Access Enhancements
- 4: Traffic Consultant Report
- 5: Public Engagement Report
- 6: Project Schedule

Master Plan:

1. **North of the Minoru Complex** – this area will be reconfigured using the ‘river channel and island’ patterns that are inspiring the form and character of the Public Realm adjacent to the new Minoru Complex. New barrier free pathways will provide strong connections between the Minoru Complex, the sports fields, and the northern parts of Minoru Park. New landscape areas will provide park users with locations to relax and watch the various activities. Also, a new children’s play environment is proposed for this area.
2. **East of the Minoru Complex** – the existing parking lot will be reconfigured to allow for a walkway that connects the new Minoru Complex with the Cultural Centre and City Hall. The walkway will pass to the south and east of the Minoru Oval, and then directly east to the Cultural Centre. The walkway will have trees, benches and lights to ensure it provides a convivial experience and is accessible by people of all abilities and ages.
3. **South of the Minoru Complex** – a north-south walkway will connect the front doors of the Minoru Complex with Granville Avenue where a new signalised pedestrian cross-walk will be introduced. This light will provide a direct link into Minoru Park and the Complex for those arriving via transit, on bike or walking from adjacent neighbourhoods.
4. **West of the Minoru Complex** – a new barrier-free walkway along the north edge of Fire Hall No. 1 will connect the sidewalk along Gilbert Road with the Minoru Complex. The parking and vehicle circulation in this area will be improved as well.

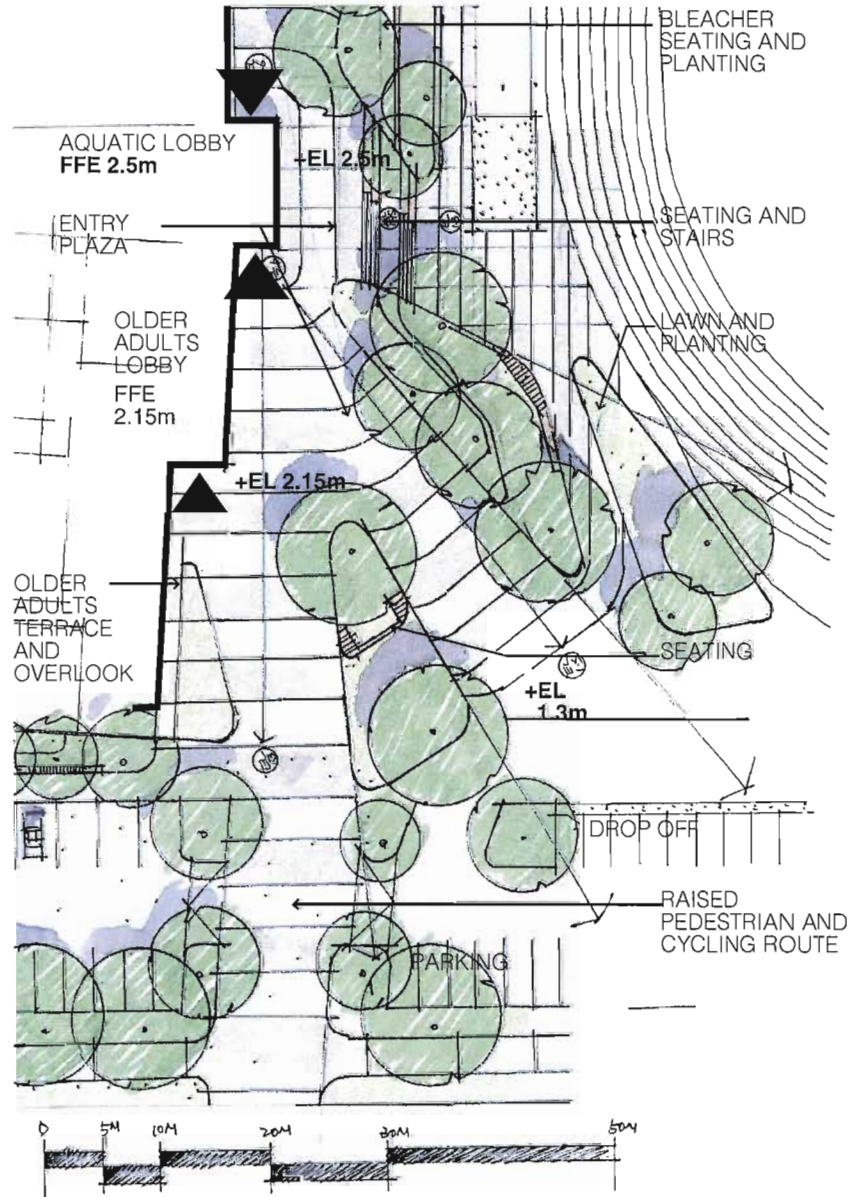
1.0 Master Plan



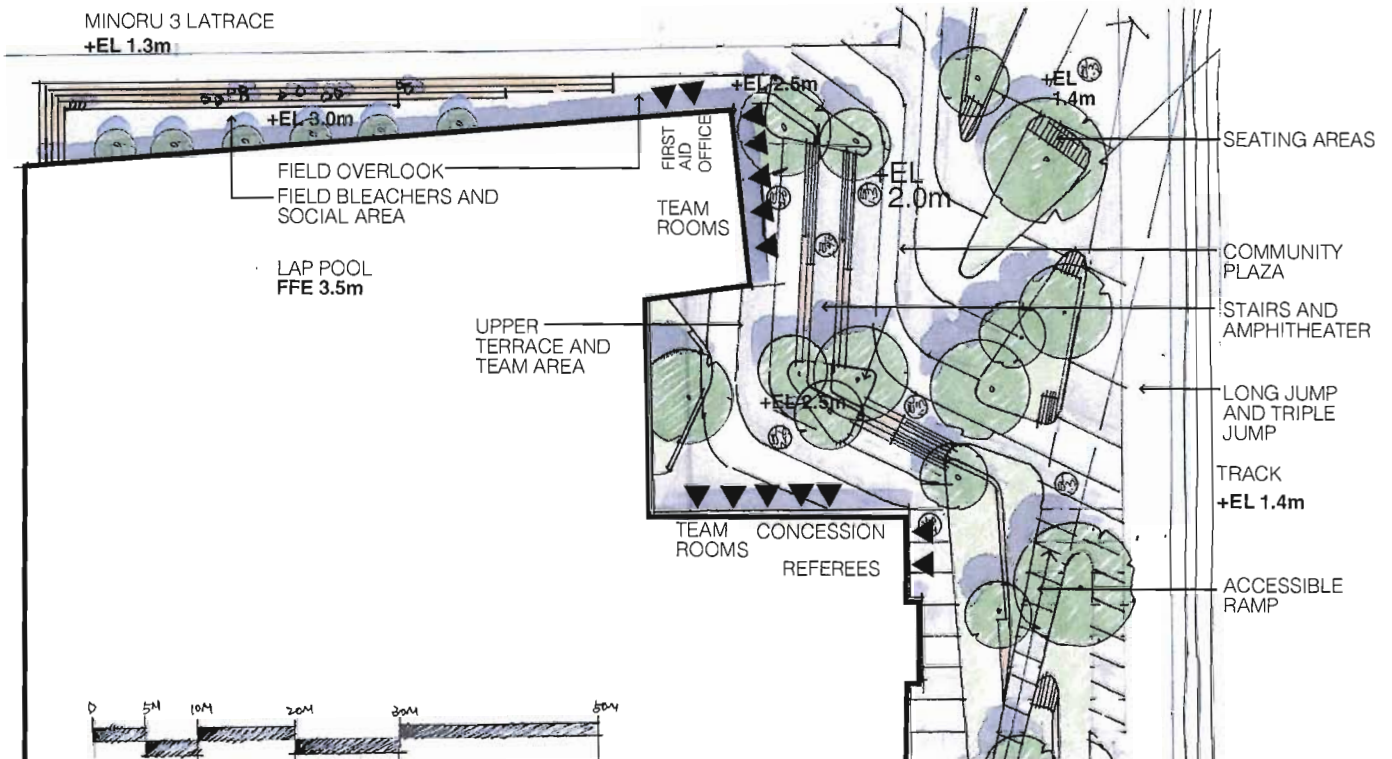
Site Plan:

1. **Entry Plaza** - envisioned as a lively and flexible space that “sets the stage” for the state-of-the-art facility, the Entry Plaza provides a clear pathway from the parking lot and new walkways connecting the Cultural Centre and Granville Avenue. Raised planters are planned to provide edges for people to gather. And the plaza design concept is planned to accommodate community-oriented programming such as festivals, performances and farmer’s markets.
2. **Community Plaza** - located at the northeast corner of the Complex this plaza is expected to be an active space where sports teams gather outside of the team rooms before and after games, where the community can grab a snack at the concession and eat outside, and where people can socialize while watching sports events taking place at the Minoru Oval or Minoru 3/Latrace multisport field. There is also an amphitheater that can accommodate smaller community gatherings, performances, and festivals. Planters strategically placed throughout the plaza provide seating for individuals or small groups. The Community Plaza also wraps around the northeast corner of the facility, and as there is approximately a 1.5 metre grade difference between the terrace and Minoru Latrace, stepped seat walls provide spectator seating for the field.
3. **Upper Terrace** - located along the east side of the building, the Upper Terrace connects the Entry Plaza with the Community Plaza. It sits approximately 1.1 metres above the Minoru Oval and includes seat walls and steps that connect the Complex with the Oval, and provide viewing and gathering areas. The Upper Terrace recalls the upper balcony on the former Minoru Pavilion by providing an overlook of the Minoru Oval. The Terrace is expected to become an important social space that enables people to watch activities and sports in the park.
4. **West Plaza** – this plaza is envisioned as a series of smaller spaces that can accommodate activities spilling out from the adjacent Older Adult rooms as well as the Aquatic Centre. The plaza sits approximately 0.8m above the surrounding parking and sidewalks, and along with lush planting and garden plots, provides a tranquil setting for various activities including Tai Chi, yoga, dance, gardening, outdoor dining, and socializing.

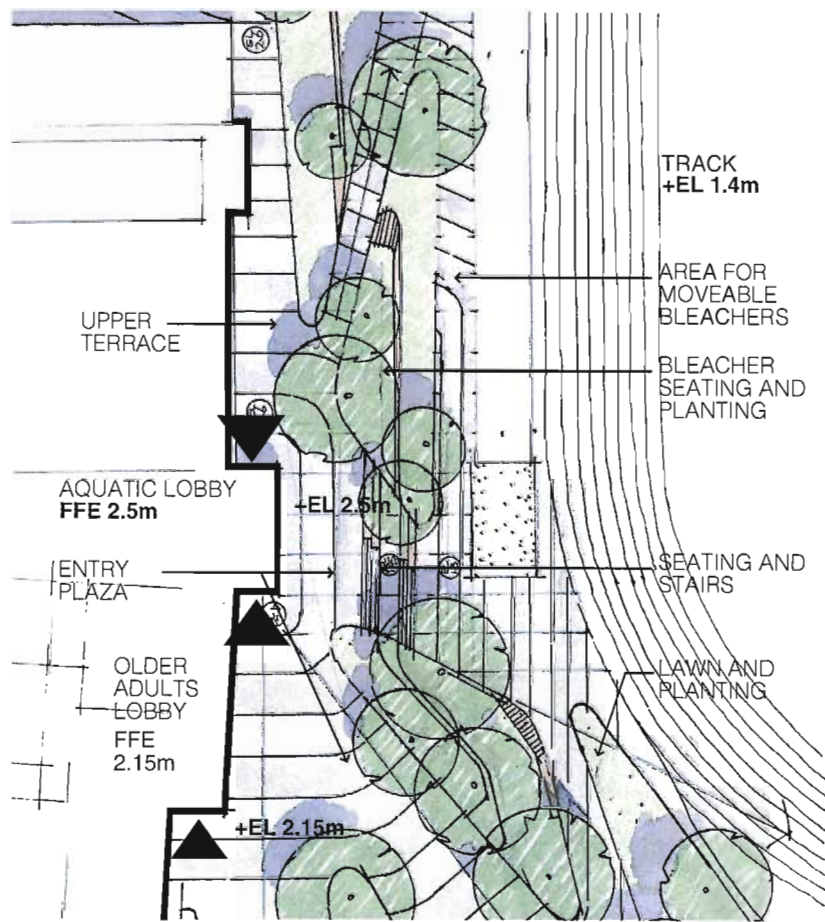
2.0 Entry Plaza



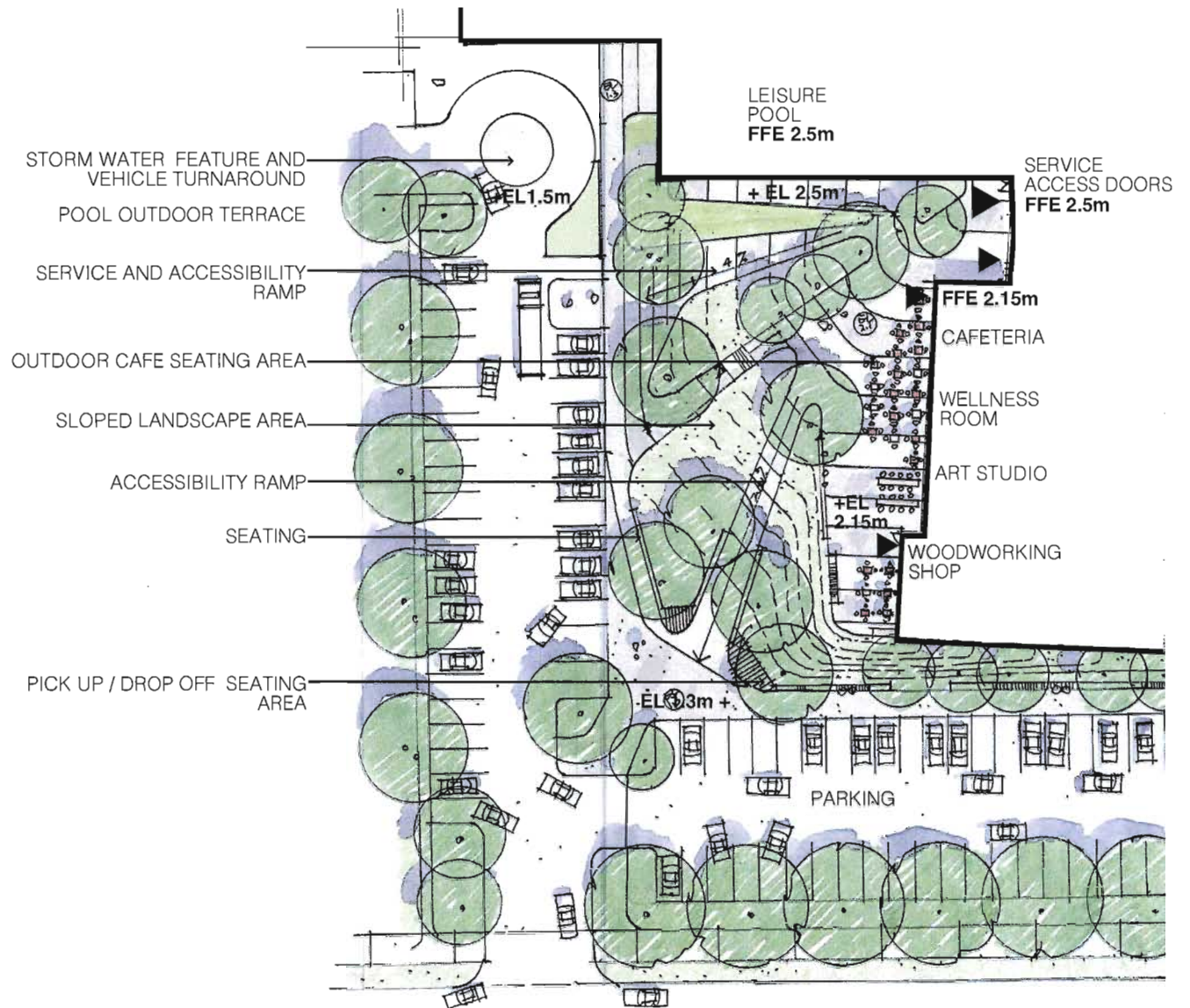
3.0 Community Plaza



4.0 Upper Terrace



5.0 West Plaza



Parking Plan and Access Enhancements:

Parking Plan:

Below provides a summary of the key findings based on the results of the parking and traffic analyses completed to date:

1. The estimated parking supply, after the completion of the fields upgrade, will be 758 stalls for the site in entirety (inclusive of MAC, OAC, fields, tennis courts, ice rink, and library).
2. Typically, the preferred industry practice is to design parking facilities with a design capacity that includes an allowance of 15-20% over observed utilization, referred to as “buffer”, which is intended to account for inefficiencies due to vehicular circulation prior to finding available stalls.
3. With the anticipated size increase of MAC and OAC, as well as their potential combined uses, it is anticipated that the site (in entirety) will require 825 stalls as the design capacity, which includes an additional 15% parking as buffer over observed utilization. This represents a requirement of an additional 67 stalls as compared to existing parking supply of 758 stalls.
4. As part of the Schematic Design, reconfiguration/optimization of the parking area including adding parking surrounding the existing MAC/OAC building was performed. This results in an approximate net increase of 20-25 parking stalls (represents approximately 8-9% as the buffer over the observed utilization) to the existing 758 stalls that can be provided in the short-term, following Minoru Complex construction.
5. In the longer-term, additional parking (e.g. 45 stalls to meet the remaining of 15% buffer as design capacity if necessary) could be provided at the existing MAC/OAC site when it is redeveloped in the future. With the optional on-street parking along the north side of Granville Avenue, an additional 40 stalls could be provided in the interim to achieve close to the design capacity.

Access Enhancements:

The following four (4) enhancements are necessary to improve access to Minoru Park to meet the requirements of the new Minoru Complex and the existing facilities:

1. Primary vehicular access will be through the existing access on Granville Avenue which is planned to be enhanced by adding one new left-turn exit lane (resulting in a total of three exit lanes and one entrance lane) which is expected to minimize on-site vehicle queuing and improve access and circulation. In addition, the existing pedestrian signal (actuated by pedestrians only) is planned to be upgraded to a full traffic signal (that can be actuated by both vehicles and pedestrians).

2. Creating a new vehicular access that permits right-in and right-out movements only at the west end of the proposed site parking area on Granville Avenue and closing the existing right-turn only access currently located at the proposed MAC and OAC main building entrance.
3. Installation of a new pedestrian signal on Granville Avenue near the proposed Minoru Complex entrance to MAC and OAC to create an additional safe pedestrian crossing location along Granville Avenue.
4. A pedestrian crosswalk would be provided at the existing access on Gilbert Road while maintaining existing turning movements. In future, the access could be further enhanced with a full traffic signal if warranted.

Granville On-Street Parking:

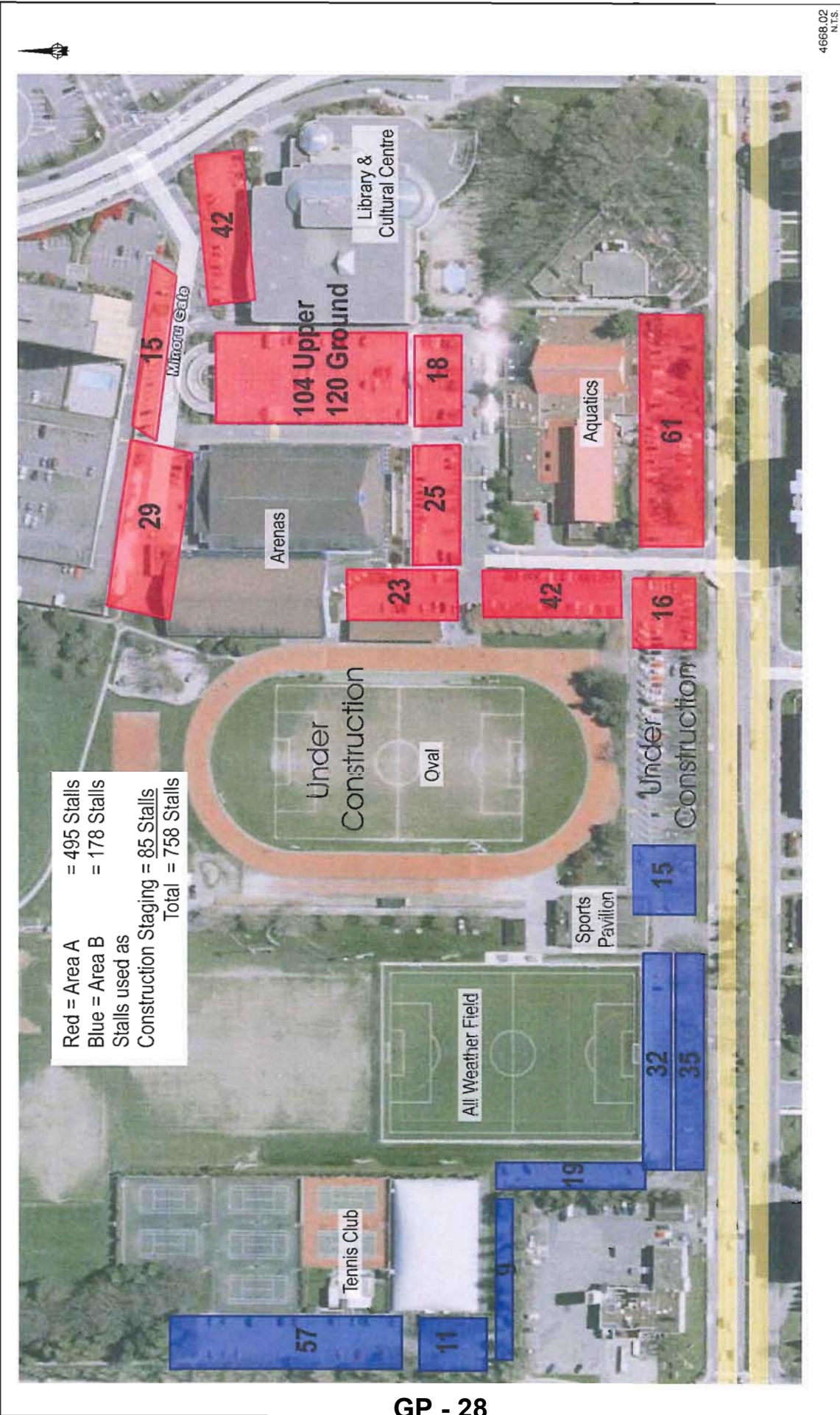
On-street parking is proposed along the north side of Granville Avenue, between the eastern edge of Firehall No. 1 and Minoru Boulevard, within the existing on-street bike lane. Specifically, the existing westbound on-street bike lane is proposed to be used as an on-street parking lane. An alternate cycling facility is proposed to be provided, as an off-street bike path, behind the existing curb where existing sidewalk is located, or at an alternate location in order to minimize impacts to existing trees. As the existing on-street bike lane would be utilized to accommodate the proposed on-street parking, no major re-construction of existing curbs along Granville Avenue is anticipated. The on-street parking would provide the benefit of buffering between pedestrians to moving traffic, calming moving traffic and creating overflow parking for the site. With this option, it is possible to provide approximately 40 stalls on Granville Avenue fronting the site.

Staff have consulted with Richmond Active Transportation Committee (RATC) on the proposed on-street parking concept along the north side of Granville Avenue and the relocation of existing on-street bike facility. RATC has acknowledged that off-street cycling facilities can generally provide a higher level of safety and comfort for cyclists, it has also suggested several elements to be considered for as part of the design process, such as providing sufficient buffer between parked vehicles and the bike path, minimizing conflicts between pedestrians (from parked vehicles and at bus stops) crossing the bike path, and providing adequate treatments at both ends to transition between on-street and off-street bike facilities.

Staff recognize the validity of the above noted design considerations and will be working collaboratively with RATC to ensure that they are included as part of the upcoming detailed design process. As with other similar cycling facilities in the Lower Mainland, enhanced traffic measures, such as signage and pavement markings, will be identified. Further consultation will be carried out with RATC to ensure the provision of mutually agreeable enhanced traffic measures.

Moffatt Road Access Realignment:

A number of Moffatt Road realignment options with the existing site access (at Minoru Gate) were prepared for analysis. A re-location of the existing Minor Complex site access to be directly north of Moffatt Road will render the site circulation inefficient due to limited queuing/stacking space available for vehicles exiting the Minoru Complex site. A reconfiguration of internal circulation roads were also considered to improve available queuing space. However, this reconfiguration required tight turning turns (radii) for the internal roads, which created potential operational, safety, circulation issues, and decreased available space for parking. With these issues, the realignment was not considered favourable from a technical standpoint. Also of note, the existing Moffatt Road access serving residents south of Granville Avenue will continue to be a right-in, right-out access to preserve existing traffic conditions for the residents and not introducing additional traffic and potential short-cutting of traffic along Moffatt Road, that would likely occur with the realignment concept.

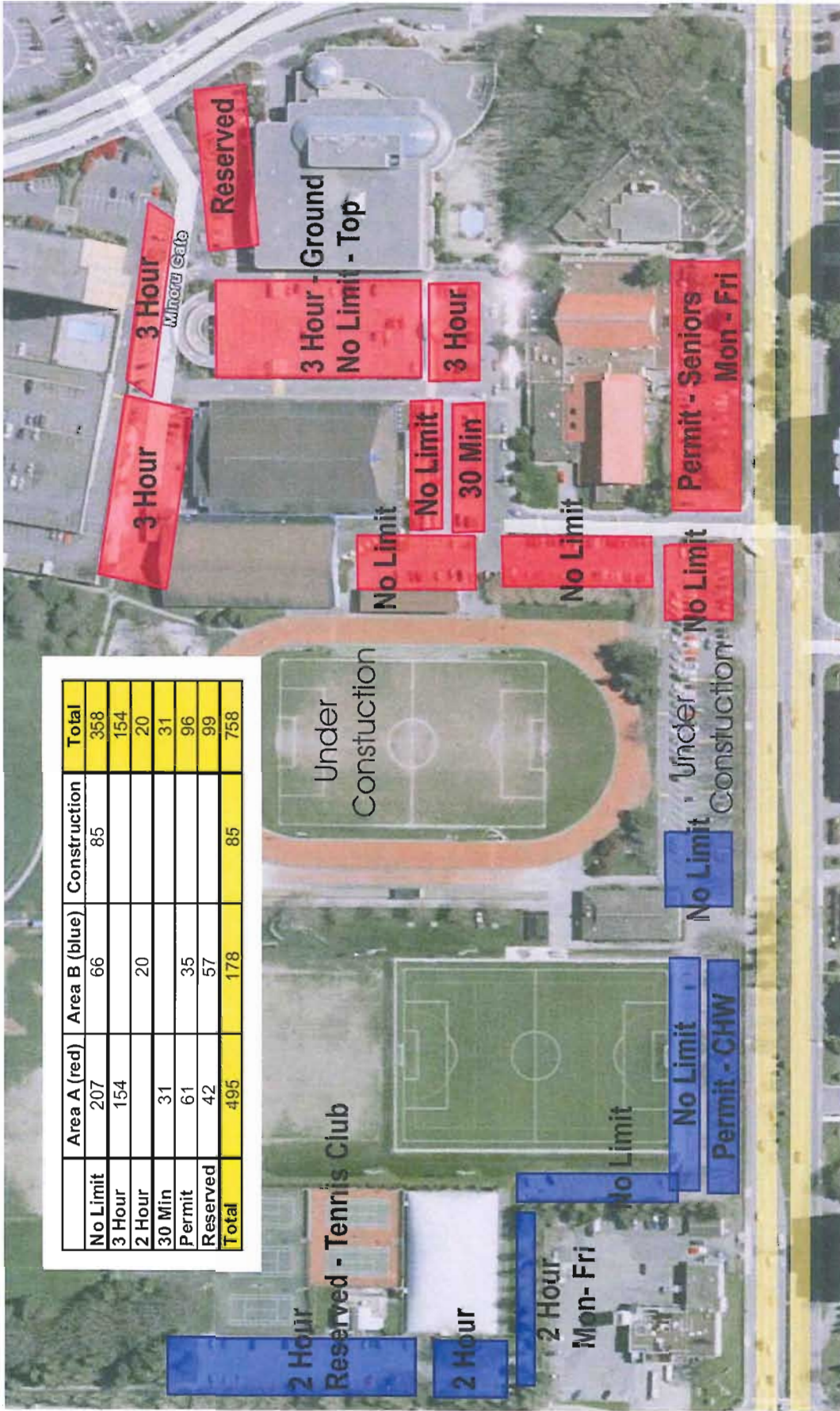


4668.02
N.T.S.

Exhibit
1

Parking Inventory
Richmond City Centre Recreation Facilities - Minoru Park

B | U | N | T |
& ASSOCIATES



	Area A (red)	Area B (blue)	Construction	Total
No Limit	207	66	85	358
3 Hour	154			154
2 Hour		20		20
30 Min	31			31
Permit	61	35		96
Reserved	42	57		99
Total	495	178	85	758

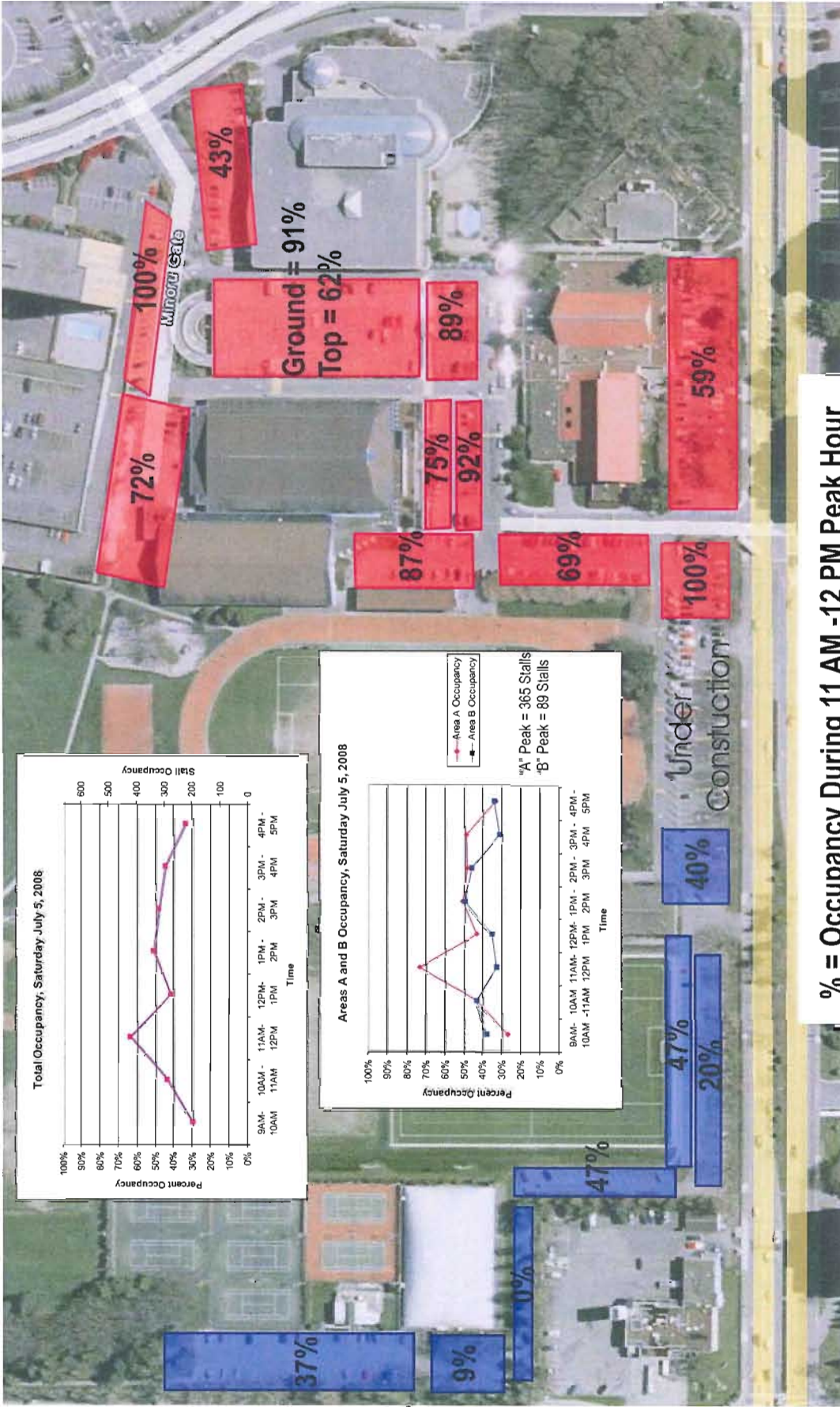
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Exhibit
2

Parking Regulations
Richmond City Centre Recreation Facilities - Minoru Park

B U N T
& ASSOCIATES

GP - 29
(Special)



% = Occupancy During 11 AM - 12 PM Peak Hour

4668.02
N.T.S.



MEMO

DATE: November 17, 2014
PROJECT: 4428-06
NO:
PROJECT: MMF
SUBJECT: Selected Summary of Works During Schematic Design (Traffic Engineering / Transportation Planning)
TO: Martin Younis / Victor Wei, City of Richmond
FROM: Daniel Fung, Bunt & Associates

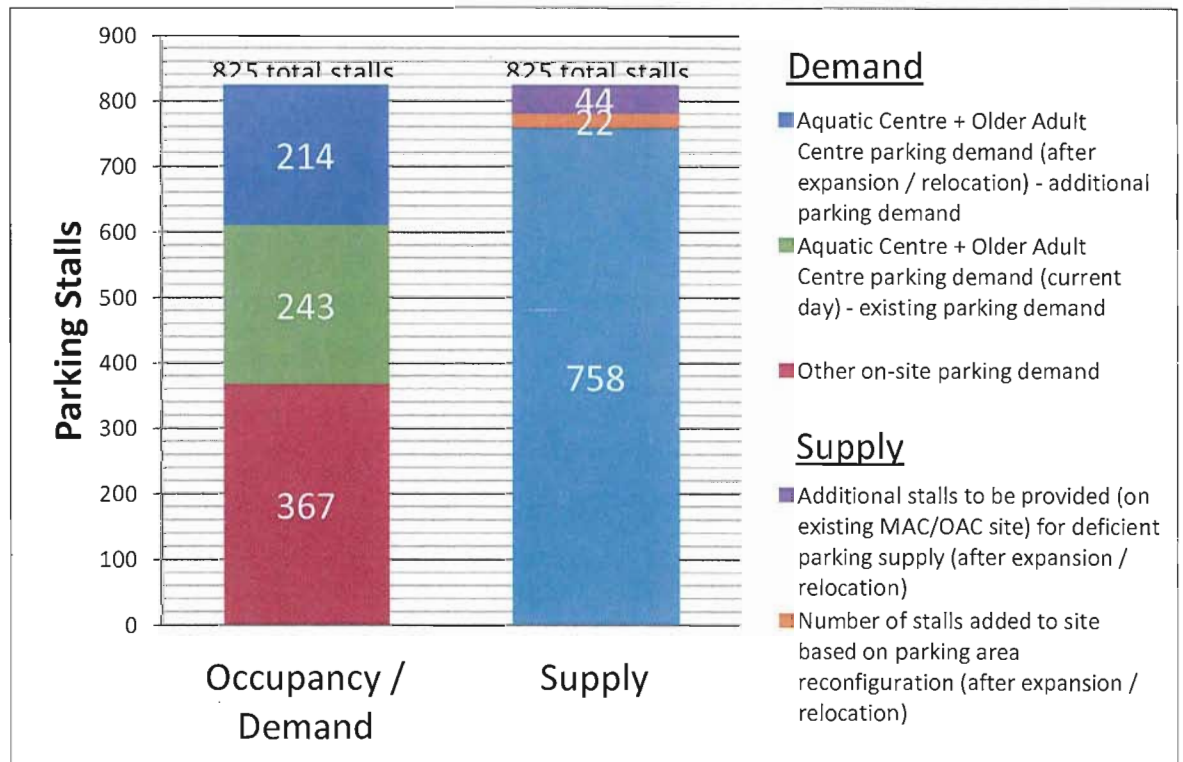
Throughout the Schematic Design stage, the project team has worked closely with City Staff to ensure the proposed MMF design provides adequate parking, circulation, and access for the future patrons. The following traffic engineering / transportation planning tasks / results were part of the on-going works prepared for the Schematic Design phase in efforts to achieve these goals.

1. SITE PARKING OCCUPANCY / DEMAND

The estimated parking supply, after the completion of the fields upgrade, will be 758 stalls for the site in entirety (inclusive of the Minoru Aquatic Centre, Older Adult Centre, fields, tennis courts, ice rink, and library). Bunt & Associates performed parking counts and site user surveys to account for existing parking conditions, to project future parking demands, and to anticipate potential transportation demand management (TDM) measures (measures for decreasing travel / parking demand). With the anticipated size increase of the Minoru Aquatic Centre (MAC) and the Older Adult Centre (OAC), as well as their potential combined uses, it is anticipated that the site (in entirety) will require 825 stalls to 860 stalls (67 stalls to 102 stalls surplus over existing conditions). The range of stalls comes from designing for 15% - 20% extra stalls and also taking into account TDM measures. Designing a parking lot for 15% to 20% extra stalls is considered the general best practice otherwise drivers would have difficulty in finding available stalls should a parking lot be designed to 100% capacity. The following are the anticipated TDM measures that make the site more accessible by non-private vehicle means and are, as such, expected to decrease travel / parking demand: the installation of a pick-up / drop-off area, improvement of site walkability, improvements to bike facilities, improvement to transit accessibility, and expected increase in density of the surrounding area.

For determining the required future parking demand, we have generally used the 15% surplus parking case. As part of the design process, the building location took into account the new field to the north and existing uses to each side, which cannot be moved, as well as existing curb lines / pedestrian pathways. With that, additional stalls required that cannot be accommodated by the reconfiguration of the existing parking lot and drive aisles, are anticipated to be first supplied around the existing MAC / OAC building location by retrofitting existing landscaped area without demolishing the building. Further parking can be added on the existing MAC/OAC site when it is redeveloped. Of note, as part of the Schematic Design, reconfiguration of the parking area including adding parking surrounding the existing MAC/OAC building was performed. This results in an approximate net increase of 20-25 parking stalls to the existing 758 stalls. The following chart summarizes the increase in expected parking demand after the expansion / relocation of the MAC/OAC building.

Exhibit 1. Parking Occupancy Versus Supply (during the site peak period)



It is expected that the projected parking outstanding deficiency is in the order of 45 stalls for 15% extra stalls (and 80 stalls for 20% extra stalls). This includes the net increase of parking stalls brought on by the reconfiguration of the parking stalls within the site. As mentioned above, a

feasible option is to use a portion of the existing MAC / OAC site to provide surface parking after it is demolished / redeveloped.

2. POSSIBLE ON-STREET PARKING

To anticipate for possible parking options along Granville Avenue and Gilbert Road, a number of options and sub-options were prepared. Note that the possible on-street parking options are meant to be a buffer only and are not meant to be part of the recommendation for addressing the parking shortfall.

2.1 On-Street Parking on Granville Avenue Between Gilbert Road and Minoru Boulevard

Note that several options of on-street parking were contemplated and analyzed thoroughly for Granville Avenue and the following option was the preferred option while others were found not to be feasible.

On-street parking is envisaged for the westbound direction lanes (north edge) of Granville Avenue. The existing on-street bike lane will be relocated as off-street bike-path on top of the Granville Avenue northern curb as part of the current boulevard/grass. Bus bulges are designed at various convenient locations along the parking lane and will be installed so transit users have a good area to stand while waiting for a bus. As the bike lane is proposed to be connected as a parking lane, median re-construction along Granville Avenue is not required. While the on-street parking would provide the benefit of buffering between the pedestrians and moving traffic, many existing trees in the north boulevard would need to be removed.

2.2 On-Street Parking on Gilbert Road Located West of the MMF Site

An option for on-street parking was also prepared for the northbound direction lanes (east curb) on Gilbert Road. Due to limited available lane width on the road, the addition of a parking lane width would necessitate the reconstruction of the east curb/boulevard. As this would be a costly undertaking, this option is not further pursued.

3. MOFFATT ROAD ACCESS REALIGNMENT ANALYSIS

A number of Moffatt Road realignment options with the existing site access (at Minoru Gate) were prepared for analysis. A simple re-location of the existing MMF site access to be directly north of Moffatt Road will render the site circulation inefficient due to limited queuing space available for vehicles exiting the MMF site. A reconfiguration of internal circulation roads were also considered to improve available queuing space. However, this reconfiguration required tight turning turns (radii) for the internal roads, which created potential operational, safety, circulation issues, and decreased available space for parking. With these issues, the realignment was not considered favorable from a technical standpoint.

Also of note, the existing Moffatt Road access serving residents south of Granville Avenue will continue to be a right-in, right-out access to preserve existing traffic conditions for the residents.

4. ACCESS IMPROVEMENTS

Upon review of the traffic volumes and circulation pattern, the following new access improvements are recommended:

- The current main site access on Granville Avenue southeast of the track area be fully signalized with the addition of a southbound left turn lane.
- The existing right-out access (onto Granville Avenue) in front of the existing pavilion building be relocated in front of the parking aisle adjacent to the east edge of the firehall. This access should be a right-in, right-out access.
- The Gilbert Road site access will be widened and fully signalized. Its location may be relocated just north of the firehall (southwest corner of MMF site) pending confirmation / discussion with firehall management staff and design team.

5. SUMMARY OF IMPROVEMENTS

As a summary, the following are the anticipated improvements to meet parking demand, improve site access, and improve transit / walk-ability:

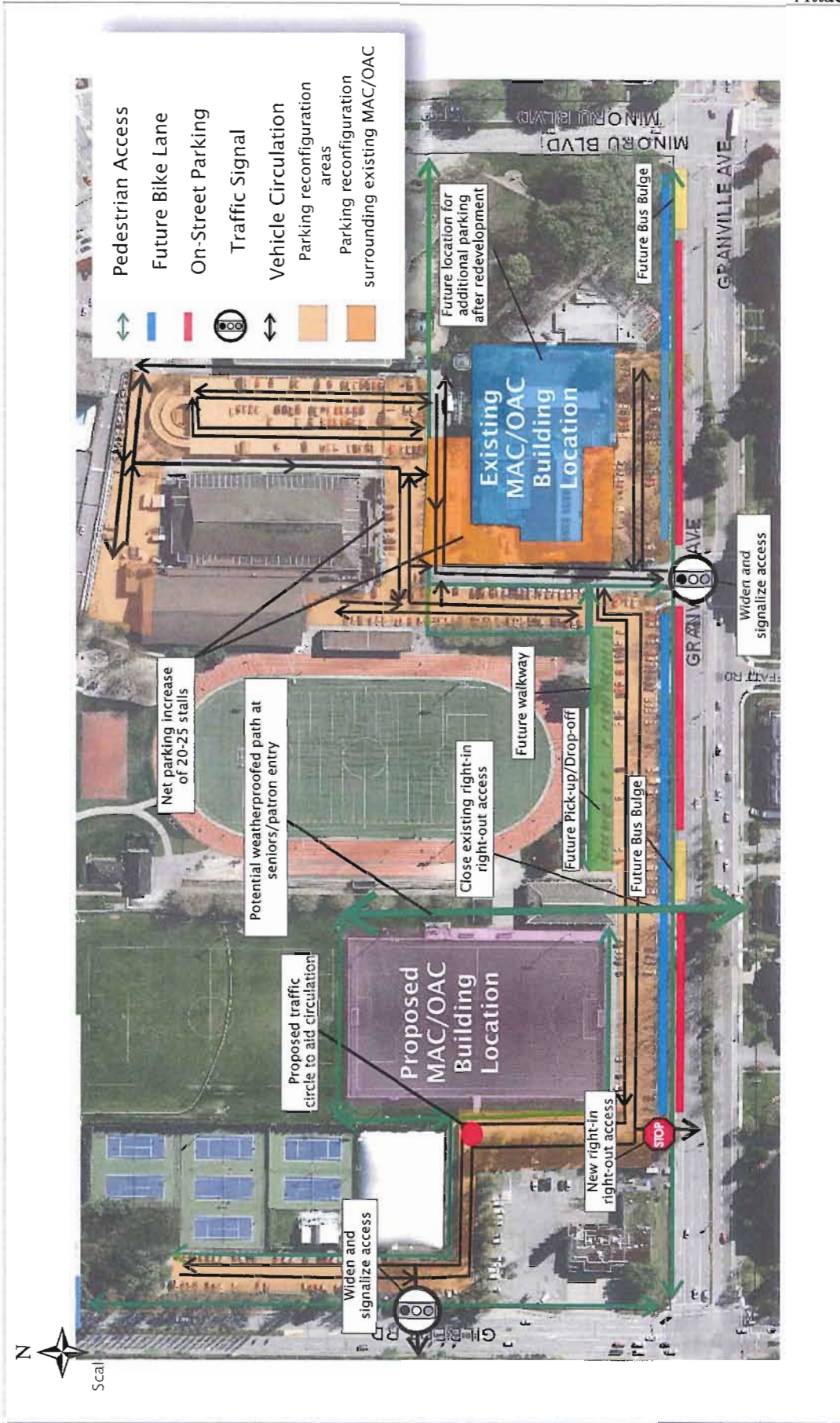
- Reconfigure existing parking locations surrounding site (in entirety) and provide parking surrounding the existing MAC/OAC building for a net increase of 20-25 stalls (approximately 5% extra stalls) in the short term prior to the existing MAC/OAC building redevelopment;
- Provide approximately 45 stalls for 15% extra stalls (to 80 stalls for 20% surplus) at the existing MAC/OAC building when it is re-developed;
- Provide parking on north edge of Granville Avenue fronting the site as a buffer and not to address parking shortfall;
- Improve walking connections with weather protection / bicycle infrastructure on site; and
- Improve accesses by widening and signalizing existing Gilbert Road and Granville Avenue accesses and relocate existing right-out access in front of the pavilion building west and update to a right-in, right-out access.

Exhibit 2 below highlights the improvements.

Exhibit 2 Summary of Proposed Improvements

Minoru & MMF and Firehall
November 2014

4428.06



S:\PROJECTS\Daniel\4428-06 Minoru MMF and Firehall\3.0 Maps & Site Plans\MMF - Circulation

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

Introduction

The Minoru Complex Project Team shared the proposed Minoru Complex Public Realm plans with nine stakeholder and community groups. This was the third opportunity to engage these groups to provide input and receive and share information related to the Minoru Complex. The nine stakeholder groups are:

- Aquatic Services Board
- Community Association/Society Presidents
- Minoru Seniors Society
- Richmond Centre for Disability
- Richmond Chinese Community Society
- Richmond Fitness and Wellness Association
- Richmond Olympic Oval
- Richmond Sports Council
- Vancouver Coastal Health

In addition to sharing the proposed public realm designs with these stakeholder groups, an open house format presentation was posted online at www.LetsTalkRichmond.ca, the City's online engagement platform, and public responses were requested and received through an online survey.

The online material and survey (**Attachment 5 - Appendix A**) are appended to this report and included a series of information boards (**Attachment 5 - Appendix B**) highlighting aspects of the proposed public realm design, including landscaping, wayfinding, pedestrian and vehicular circulation and parking surrounding the new facility. Specifically, the engagement content provided background on the development of the design of the public realm, described the overall site plan, provided details on the three plazas surrounding Minoru Complex and described the traffic and parking plan.

Overall the response to the public realm plans by the nine stakeholder groups and the general public was positive. There was support for the landscape and circulation/parking concepts. Many valuable comments were shared regarding detailed design elements; these comments will be useful as the project team enters the detailed design phase for the project.

Through the engagement process, several themes emerged:

1. Parking – particularly related to availability during peak periods and special events as well as the number, type, and location of stalls for people with disabilities as well as designated older adult spaces.

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

2. Access points – there was much discussion regarding the entry and exits and whether they will be adequate. There is interest in exiting left on Gilbert.
3. Nature of public realm on east side – this space must serve a variety of interests and functions, including site access, pedestrian corridor and viewing space. What is the balance between the various uses and users?
4. Balancing needs and uses of West Plaza – need to consider concerns expressed by older adults that the west plaza does not become an entrance to the facility while recognizing this is an important space for aquatic users as well as older adults.
5. Connectivity to Library and Cultural Centre – ensure that volume of pedestrian traffic is adequately accommodated.

Summary of Stakeholder Engagement Meetings

Following are the significant comments from the nine stakeholder groups:

Community Association/Society Presidents

- Concern regarding the additional traffic signal associated with the proposed pedestrian crosswalk at Granville Avenue (midway between Moffatt and Gilbert Road).

Minoru Seniors Society

- Ensure well planned drop-off and be aware of distance to Older Adult Centre entry.
- Concern about public access to the Older Adult Centre through the south-west landscape area.
- Ensure that the visual and acoustic buffer from Firehall #1 is properly considered.

Richmond Centre for Disability

- Consider raised lettering (braille) on site signage.
- Consider a higher-than-bylaw proportion of disabled parking stalls.
- Colour, pattern and lighting of site features are important.

Richmond Chinese Community Society

- Consider a possible additional access/exit at the north end of the tennis parking.
- Ensure good circulation to Gateway Theatre, and maintain good path circulation throughout the park.
- The planning of the urban realm should reflect the wide variety of cultural backgrounds within the community.
- Consider a full motion intersection at Gilbert Road.

Richmond Fitness and Wellness Association & Aquatic Services Board

- Provide ample and secure bike parking.
- Consider emergency vehicle access to various areas in park.
- Support the outside concession.

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

Richmond Olympic Oval

- Everything seems well thought out.
- The design inspiration is great, and is a little reminiscent of the Oval's, *panta rei*, which is Latin for “all things flow”.

Richmond Sports Council

- General support for the size and height of building and not casting large shadows on the turf fields.
- Concern over the number of trees shown, and impact on views to sport fields. Concern that the views from the veranda would be obstructed by trees.
- Bleachers on north should have an enhanced design. i.e. wood surface.
- Ensure seating capacity of proposed portable bleachers is the same or more than the fixed bleachers that are being removed.
- Consider a left on Gilbert Road to allow faster loop around to Moffatt entrance if necessary.

Vancouver Coastal Health

- Support for efforts to promote active transportation access to the precinct.
- Consider additional linkages to a healthy food environment that are not described in the plans (enhance outdoor spaces for gardening to include accessible community gardens with heightened beds and composting, ensure access to affordable healthy food retail in the concession and cafeteria).
- Include multiple and easily accessible water fountains / water stations throughout the precinct.
- Question the inclusion of sun lounging as an activity to consciously design for, given the strong links between sun tanning and negative health effects such as skin cancer.

Summary of Online Feedback

Public feedback was requested and received through www.LetsTalkRichmond.ca.

A total of 33 surveys were received online. Overall, the responses show:

- Strong support for the proposed public realm plan.
- Desire to provide and maintain a wide variety of activities and spaces within the park.

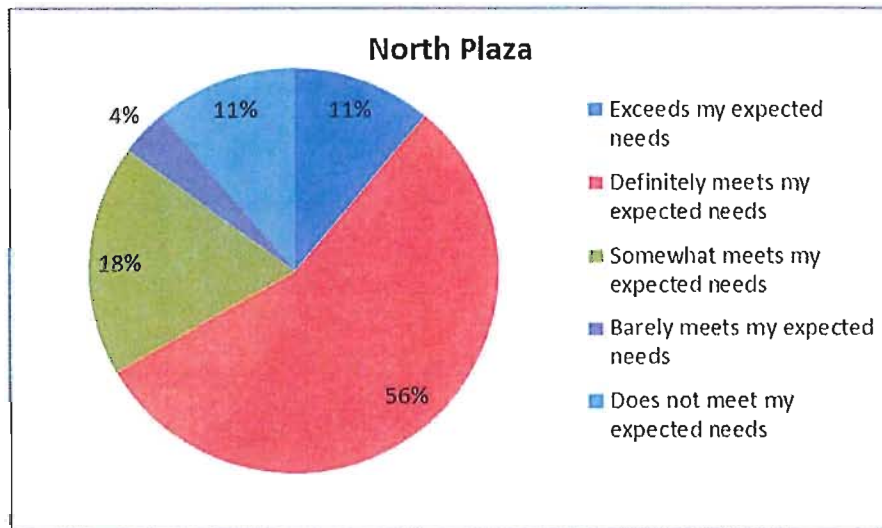
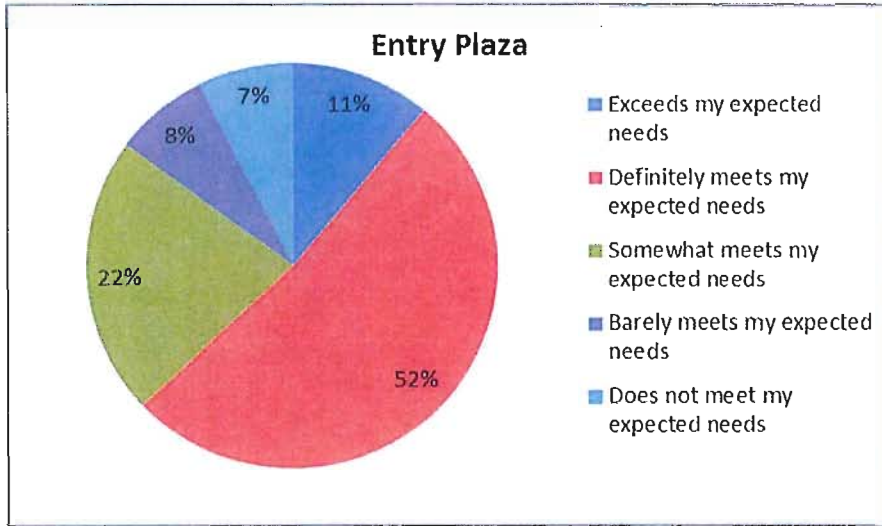
The detailed feedback and comments provided will be used to inform and evolve the design of the three plazas.

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

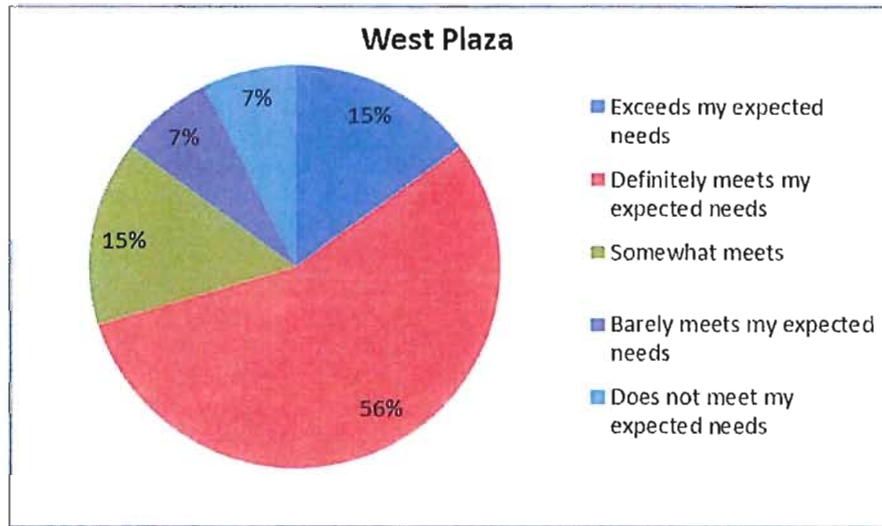
Following is a summary of the survey results.

Question #1:

As the plazas are described, please rate how well the proposed plans meet your expected needs:



Minoru Complex | Stakeholder and Public Engagement Report – December, 2014



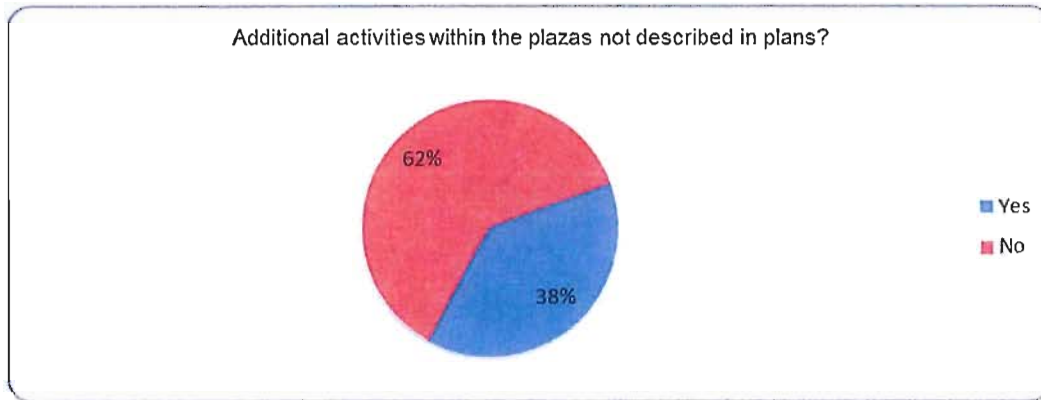
The most often-cited comments were related to bicycle access and parking, safety and the drop-off and pickup area.

Examples of comments related to the proposed plaza design are:

- I liked the idea of holding activities on the plazas, especially a farmer's market! A seamless integration into the surrounding fields with space that allows for public gatherings is a priority for me.
- The most important relationship between the entry plaza and parking will be that of parents dropping off and picking up their kids from swim classes and other activities within the building. Safety, visibility, protection from inclement weather, lighting are all elements which will contribute to the success of this area. Parents will not park then pick up their kids. They want to be able to see the kids and vice versa. The kids will play in groups while they wait for their parents, there needs to be room for this, it needs to be visible, safe, dry and well lit so the parents can recognize their kids. ...consider putting in overhead heaters for the cool days. It's not good for kids to leave a warm pool then wait in a cold wet area for pick up.
- As one who has spent many years watching track and field competitions at Minoru, I think the public viewing areas are very suitable.
- I like the proposed greenery but the seating seems crowded. I also like that the activities from the rooms in the buildings can spill outdoors if they want to.
- The whole thought process was impressive, as it has taken into consideration many factors that are important to Richmond residents. I hope to see emphasis put on the design of the public realm to cater for the needs of people with diverse needs, family, children, older adults, new immigrants, and people with different types of disabilities. People with vision loss will require lots of accessible design to negotiate the area with complex design. It is necessary to pay attention to pathfinding signage, location, light, colour contrast, sight line, tactile and sensory considerations.

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

Question #2: There are activities within the plazas that I would like to engage in that you have not considered:

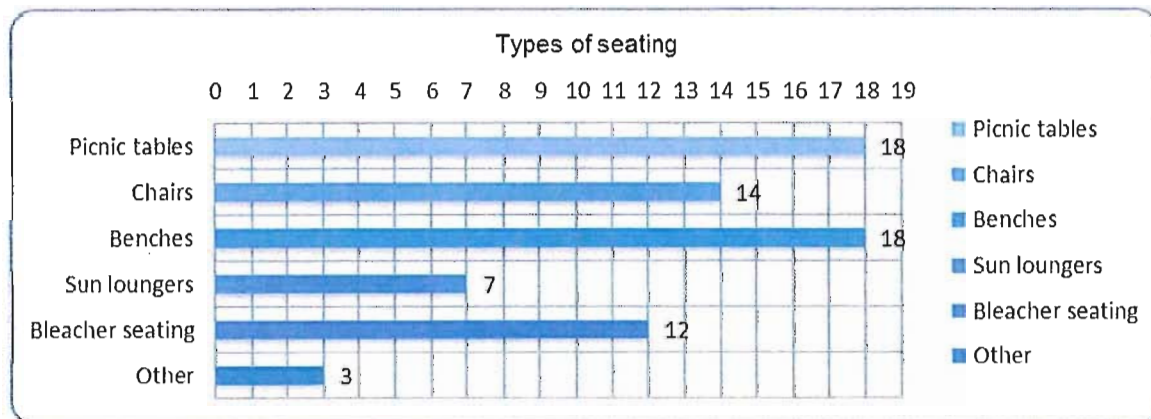


Many of the additional comments proposed activities such as concerts, performances and awards ceremonies, all of which are anticipated in the plaza areas, and will be accommodated as the design is evolved.

Examples of comments received related to the proposed activities within the plazas are:

- Flea markets, food festivals (regular food cart pods). I can't remember if you mentioned concerts, but a consistent outdoor musical presence, especially in the summer, would really enhance the experience. Imagine live classical music wafting throughout the park!
- Places to sit and wait for a ride or enjoy the plaza and people watch.
- Not clear if there is an activity warm-up area such that individuals or teams preparing for activities or events are somewhat segregated from noise, weather elements, etc. to stretch and otherwise prepare for an activity.

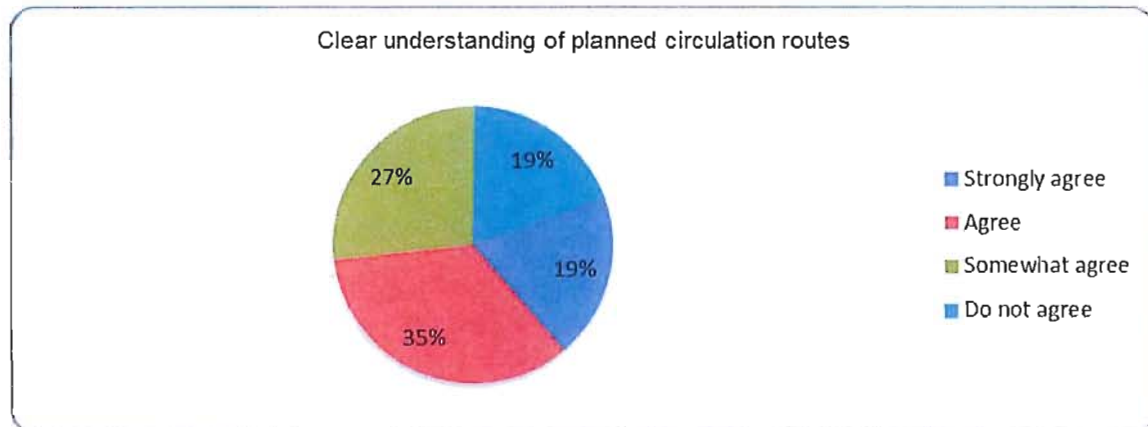
Question #3: I would like to see the following types of seating around the Minoru Complex:



Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

Additional comments included seating suitable for people with disabilities as well as moveable seating.

Question #4: The circulation routes outlined in the plans provide me with a clear understanding of how I will access the site and the Minoru Complex.



The additional comments provided suggest that users plan to access the site using various modes of transportation (e.g. walking, cycling and driving). A number of comments indicate support for the designs and hope that active transportation to the site will be encouraged, while other comments point to Richmond's car culture and the need to plan for safe drop-off zones.

Examples of comments provided on circulation routes are:

- I always walk to the present complex and will continue to do so. I have always used the paths as short cuts to the hospital and theatre and will still be able to.
- The plans look great! I think the curbside parking along Granville is a good idea. This not only provides additional parking, but adds protection for pedestrians and cyclists and would help slow traffic down. Given the wide lanes on Granville, it could also open up future possibilities of extending a protected bike lane all the way to the Railway Greenway.
- We need better intersection/vehicle access into the complex - at present traffic backs up turning left from Granville into Minoru because there is no left turn signal on the lights. Access and egress are both problematic due to the multiple small lots that exist on site and the circuitous lanes that lead to and from these lots. This plan does not offer any improvements, although I do like the look-and-feel of the proposed parking area. If we are redoing this complex, then let's redo the vehicle plan to make it better....because we all drive and that's not going to change. Make a big central lot with lots of wide parking spaces which allow you to actually open a car door. Plan for a proper full intersection with a large buffer area so vehicles do not back up onto the roadway or into the lots when arriving or departing. Please.

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014

- I question a bike lane next to pedestrians and parking. Bikes need separated lanes but both from cars and pedestrians, especially parked cars in a very busy area.

A full list of comments from the public is included in **Attachment 5 - Appendix C**.

End of Report.

Minoru Complex – Public Realm Update and Feedback

The Minoru Civic Precinct is the next step in the evolution of Minoru Park, developing a legacy for the residents of Richmond.

In the heart of the precinct will be the Minoru Complex, an innovative new multi-purpose complex to be built on the former Minoru 2 Field.

Replacement of the aging Minoru Aquatic Centre and Minoru Place Activity Centre were among Council's top priorities for its most recent term. The Minoru Place Activity Centre is inadequate to meet the long-term needs of Richmond's rapidly growing and diverse population of older adults. The Minoru Aquatic Centre is near the end of its life and is lacking in many of the amenities found in aquatic centres today. The new complex will not just replace these facilities; it will be a "Centre of Excellence" for active living and wellness for residents of all ages and abilities.

A significant milestone for the Minoru Complex was achieved October 27, 2014, with Council's endorsement of the floor plan and the preliminary form and character design of the new facility that will house an aquatic centre, older adult centre and amenities to support the revitalized sports fields in Minoru Park.

The project team is now looking for feedback to assist in the detailed design of the public realm. The public realm includes all of the outdoor spaces located within Minoru Park, including hard and soft landscaping, wayfinding, pedestrian and vehicular circulation and parking.

View the display boards and plans in the Document Library to the right. These boards will walk you through the development of the public realm, describe the overall site plan, provide details on the three plazas surrounding the Minoru Complex and describe the traffic and parking plan.

Complete the [survey <link to survey>](#) by December 14 to give us your feedback.

Survey page - Let's Talk about the Public Realm - December 2014

For this project, the public realm includes all of the outdoor spaces located within Minoru Park, such as landscaping, wayfinding, pedestrian and vehicular circulation and parking.

We invite you to review the proposed design of the public realm and provide comments that will assist in further refining the detailed design.

The following principles have been developed to guide the design direction of the public realm.

- Support the role of Minoru Park as a signature park
- Establish a unique identity and civic role for Minoru Park
- Respect and build upon the history of the park site
- Promote health and wellness for the community using Minoru Complex and the park
- Improve the site's ecological function

- Provide flexible spaces that can be adapted to a wide variety of users and community programming
- Create strong visual and physical links to the facilities, park and adjacent neighbourhoods

Please review the display boards and plans in the Document Library above and give us your feedback!

The first two questions relate to the three planned plazas immediately surrounding the Minoru Complex. Boards 7, 8 and 9 describe these plazas in more detail.

1.i. As the plazas are described, please rate how well the proposed plans meet your expected needs. [Entry Plaza](#)<link to display board>

- Exceed my expected needs
- Definitely meet my expected needs
- Somewhat meet my expected needs
- Barely meet my expected needs
- Do not meet my expected needs

1.ii. As the plazas are described, please rate how well the proposed plans meet your expected needs. [North Plaza](#)<link to display board>

- Exceed my expected needs
- Definitely meet my expected needs
- Somewhat meet my expected needs
- Barely meet my expected needs
- Do not meet my expected needs

1.iii. As the plazas are described, please rate how well the proposed plans meet your expected needs. [West Plaza](#)<link to display board>

- Exceed my expected needs
- Definitely meet my expected needs
- Somewhat meet my expected needs
- Barely meet my expected needs
- Do not meet my expected needs

1. b. My additional comments are: (Comment box)

2. There are additional activities that I would like to engage in within the plazas that you have not considered:

- Yes
- No

If yes, please describe these activities. (Comment box)

3. I would like to see the following types of seating around the Minoru Complex:

- Picnic tables
- Chairs
- Large benches
- Sun loungers
- Bleacher seating

- Other

Other – please describe (Comment box)

- 4. The circulation routes outlined in the plans provide me with a clear understanding of how I will access the site and the Minoru Complex.
 - Strongly agree
 - Agree
 - Somewhat agree
 - Do not agree

My additional comments are: (Comment box)

- 5. I would like to be added to your email contact list for future updates.
 - Yes
 - No

If yes, email address: (Comment box)

Thank you for your feedback!

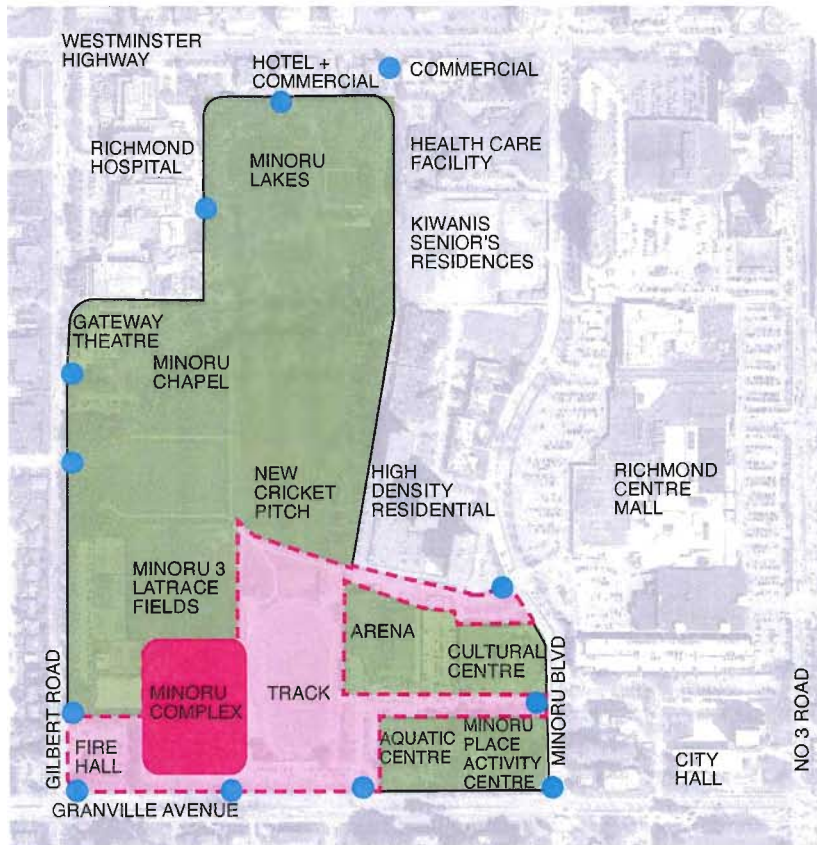
The information you provide will be used to inform a report that is anticipated to be presented to Council in January 2015.

1. Public Realm Introduction

The City of Richmond has launched a new capital building program in the Minoru Civic Precinct to address current and future recreation, sport, cultural and social needs. This project includes sport field relocation, site upgrades and the replacement of the Minoru Place Activity Centre, the Minoru Aquatic Centre and the Minoru Pavilion with the Minoru Complex. The Minoru Civic Precinct is the next step in the evolution of Minoru Park.

The Minoru Complex will be built on the former Minoru 2 Field. The project will integrate public art, improve access to and around the site, address transportation and parking and create connections to nature and the outdoors.

Minoru Park Context



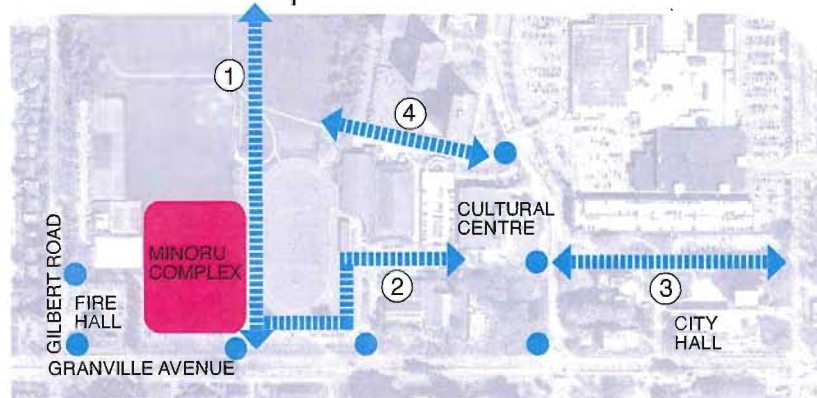
Minoru Complex in Minoru Park

The public realm at Minoru Park includes all of the outdoor spaces located within the park. This project is focused on two areas - one larger and one smaller. The first is a masterplan for improving connections throughout the park between Granville Avenue and the southern edge of the new cricket pitch and new fields. The second part of the project is a more detailed site plan for the public realm immediately surrounding the new Minoru Complex facility.

Legend

- Minoru Park
- Long-term Master Plan Area
- Minoru Complex Site Area
- Pedestrian Park Access Points

Minoru Complex Context



Legend

1. North - South Connection from Granville to Minoru Complex, through to Minoru Lakes
 2. East - West Connection from the Cultural Centre to Minoru Complex
 3. East - West Connection from Minoru Park through to City Hall
 4. East - West Connection from Minoru Blvd. into the park interior
- Key Pedestrian Connections
 - Park Access Points

2. Public Realm Principles

Principles

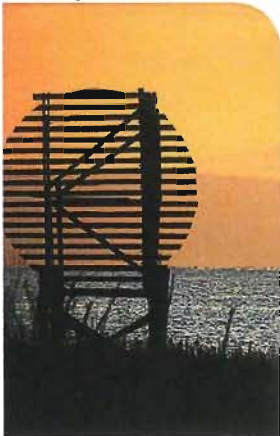
As part of the schematic design process, the following design principles have been developed in cooperation with City staff and stakeholder groups, in order to guide the design direction of the public realm.

- Support the role of Minoru Park as a signature park
- Establish a unique identity and civic role for Minoru Park
- Respect and build upon the history of the park site
- Promote health and wellness for the community using Minoru Complex and the park
- Improve the site's ecological function
- Provide flexible spaces that can be adapted to a wide variety of users and community programming
- Create strong visual and physical links to the facilities, park, and adjacent neighbourhoods

Experiential Qualities

Minoru Park is a signature park located in the heart of Richmond City Centre. Because of this, the park needs to offer a broad range of experiences for a wide range of users. The words listed below were gathered at a workshop held in August, 2014 and help inform the design direction in terms of experiential quality. In order to incorporate these broad-ranging qualities, the public realm design will include a series of varied and diverse spaces.

Inspirational Imagery



Dramatic
Inspiring
Magnetic
Awe
Reflective



Immersive
Competitive
Challenge
Health + Wellness
Therapeutic
Kinetic
Energized



Natural Beauty
Sense of Place
Reflection
Meditative
Comfort / Home



Sensory
Play
Discovery
Energized

3. Design Inspiration and Approach

The City of Richmond lies within the delta of the Fraser River: a wonderful geographic context that defines so much of this “island city, by nature”. To that end, the Fraser River Delta is the inspiration for the design of the public realm. As with the delta, the Minoru Complex will be a dynamic place, rich in both human and ecological activity.

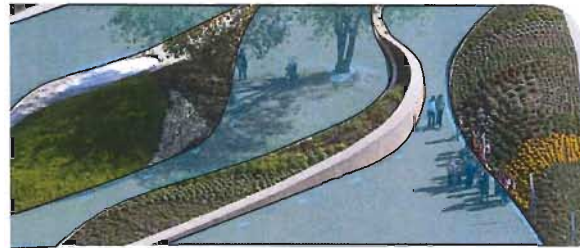


From a regional scale down to the human scale, the Fraser River plays an important role in shaping the identity and character of Richmond.

The forms of the channels and islands of the delta have inspired the patterns and forms that are integrated into the design of the public realm. These forms will not only be aesthetic and contextual, they will also be functional.

They will:

1. Provide ‘way-finding’ by directing the flow of people towards the front doors of the facility and to the rest of the park
2. Create edges of activity where people can sit and engage with one another; and
3. Provide an easy and elegant transition between the building and the existing park. The forms will also allow for thoughtful integration of the soft landscape and paved areas throughout the project area.



1. ‘River channels’ become pathways directing the flow of people



2. ‘Islands’ become plant beds with edges that create places for people to sit



The Fraser River Delta Channels and Islands

Channels Islands



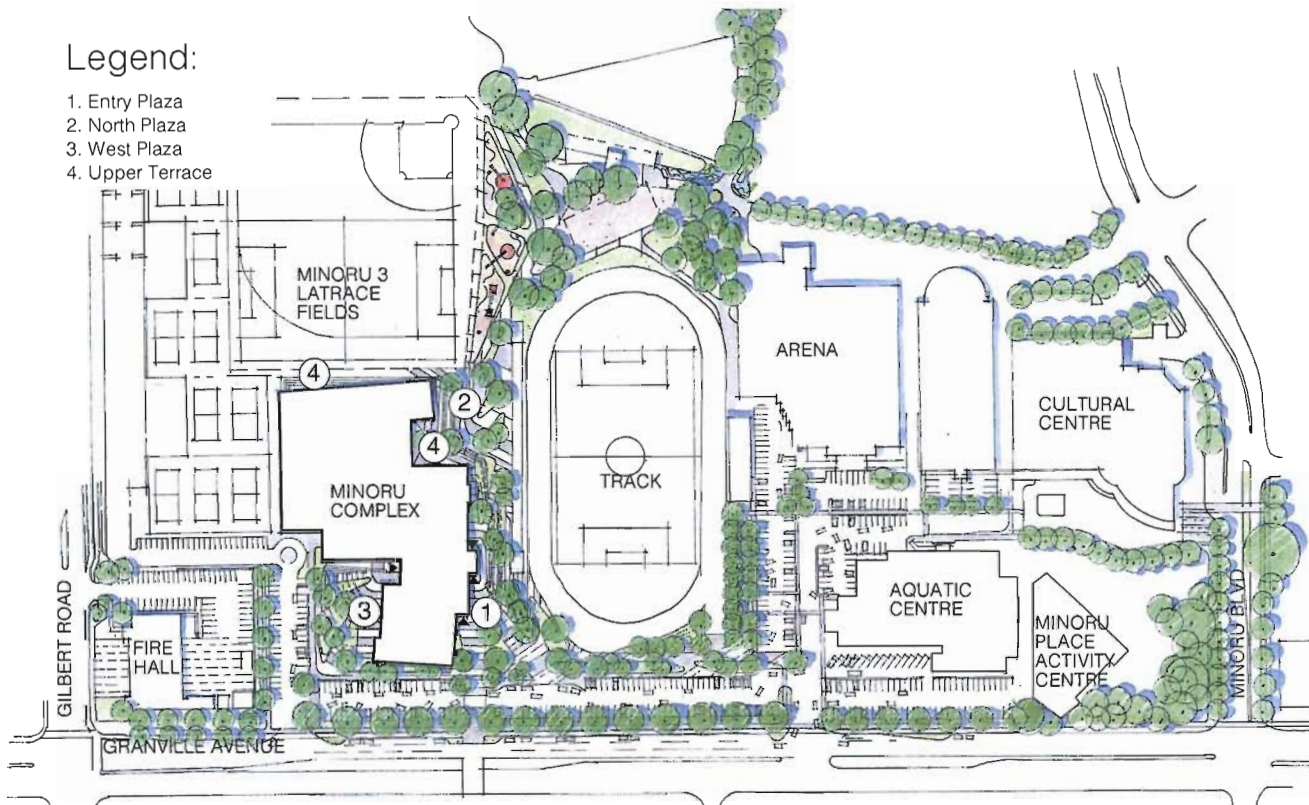
3. ‘Islands’ become plant beds that provide transitions between different levels of the park

The islands in the Fraser River Delta vary in size and shape, creating interesting and dynamic compositions. The site plan will also utilize plant beds of varied shapes and sizes in order to carve out a variety of spaces - some small and intimate, some large and dramatic.

4. Park Master Plan

Legend:

- 1. Entry Plaza
- 2. North Plaza
- 3. West Plaza
- 4. Upper Terrace



The public realm master plan aims to address the project principles listed on board 2.

The master plan:

1. Supports the role of Minoru Park as a signature park while establishing a unique identity and civic role through the use of a consistent and repeated design language.
2. From the opening day of the Minoru Racetrack and Clubhouse in August, 1909 to the completion of the Minoru Park Pavilion in 1964 to the celebrations at O Zone during the 2010 Winter Olympics, Minoru Park has a rich history, creating lasting memories for Richmond residents. The master plan respects this rich history by embracing historical features such as the track, while honoring past features such as the pavilion, while also adding new, special places where new lasting memories can be made.
3. Promotes health and wellness through encouraging activity and social interaction.
4. Improve's the site's ecological function with increased vegetation and low-impact approaches to stormwater management.
5. Provides flexible spaces that can be adapted to a wide variety of users and community programming with varied plaza and lawn areas.
6. Provides strong physical links to the facilities, park and adjacent neighbourhoods with new and improved pedestrian and cycling linkages.



1. Use of Consistent Design Language



2. Honoring Past Features



3. Promotion of Health and Wellness



4. Low Impact Stormwater Management



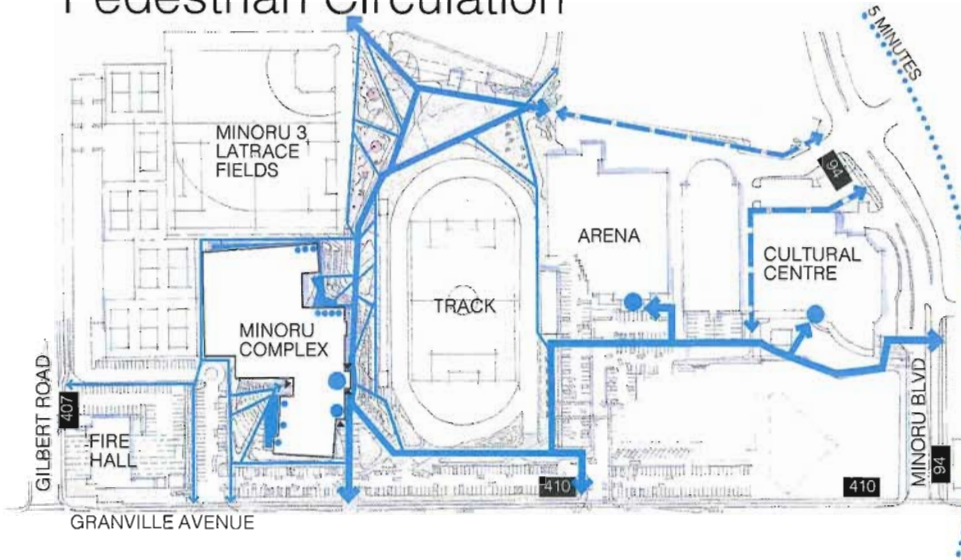
5. Flexible Space



6. Improved Pedestrian and Cycling Routes

5. Park Master Plan Diagrams

Pedestrian Circulation



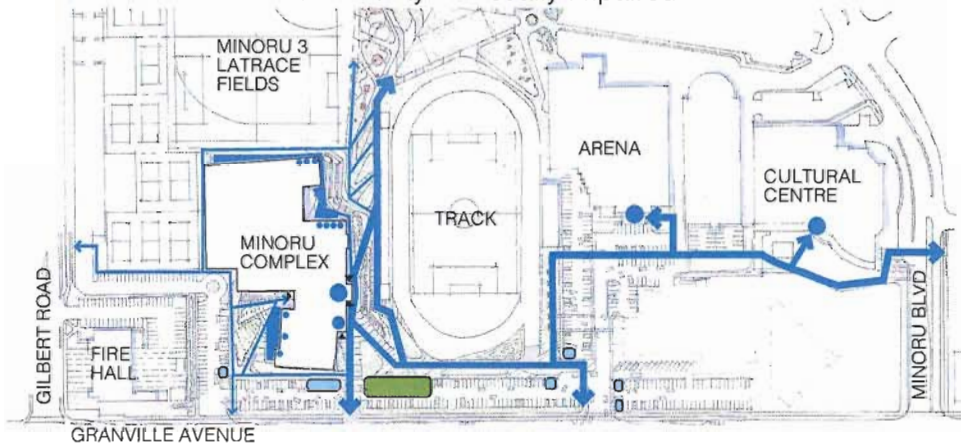
Pathway character

Legend

- Major Pedestrian Route
- Secondary Pedestrian Route
- Future Improved Pedestrian Route
- 5 Minute Walking Distance from Minoru Complex
- Building Entrances
- Bus Stop

Accessible Routes

For Persons Who Are Mobility or Visually Impaired

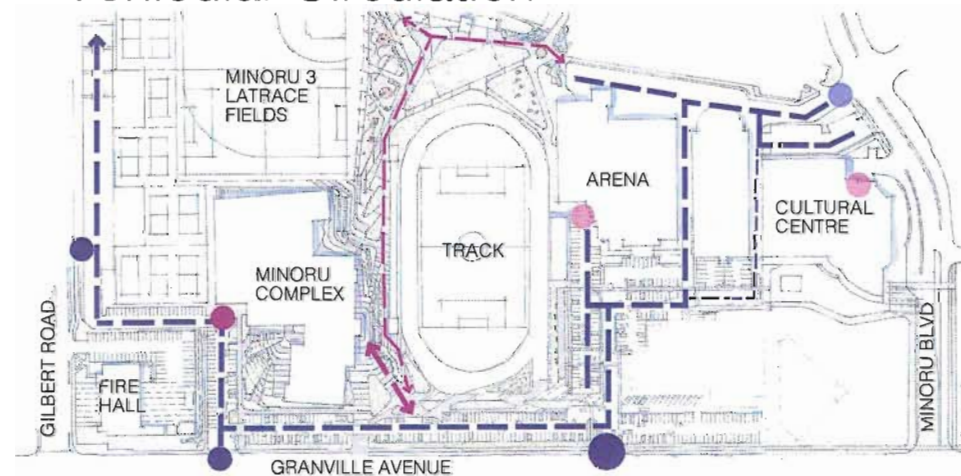


Rest stops at regular intervals

Legend

- Major Accessible Route
- Secondary Accessible Route
- Building Entrance
- Drop Off Area
- Barrier Free Parking

Vehicular Circulation



Integrated parking

Legend

- Main Two Way Vehicular Route
- Secondary Vehicular Route
- Emergency Vehicle Access
- Maintenance Vehicle Access
- Existing Site Access
- Proposed / Improved Site Access
- Existing Loading
- Proposed Loading

MINORU CIVIC PRECINCT
Building for our future

Minoru Complex
Public Realm | November, 2014

GP - 51
(Special)



6. Site Plan

The site plan is focused on the outdoor areas immediately surrounding the new Minoru Complex. These areas are comprised of the Entry Plaza located at the southeast corner of the building, the West Plaza located at the southwest corner of the building, and the North Plaza located at the northeast corner of the building. These areas will be vibrant, active places that will not only enhance and support the programming of the facility, but also the greater park. The plazas will be able to accommodate a wide range of programming including socialization, relaxation, community festivals, building activity spill out, informal play, stormwater management, public art display and seasonal festivals. In addition, the Entry and North Plazas will provide highly functional interfaces with the track to the east and the new fields to the north, providing seating edges for field and track overlook or informal gatherings.

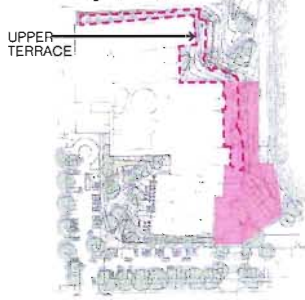


Character Imagery



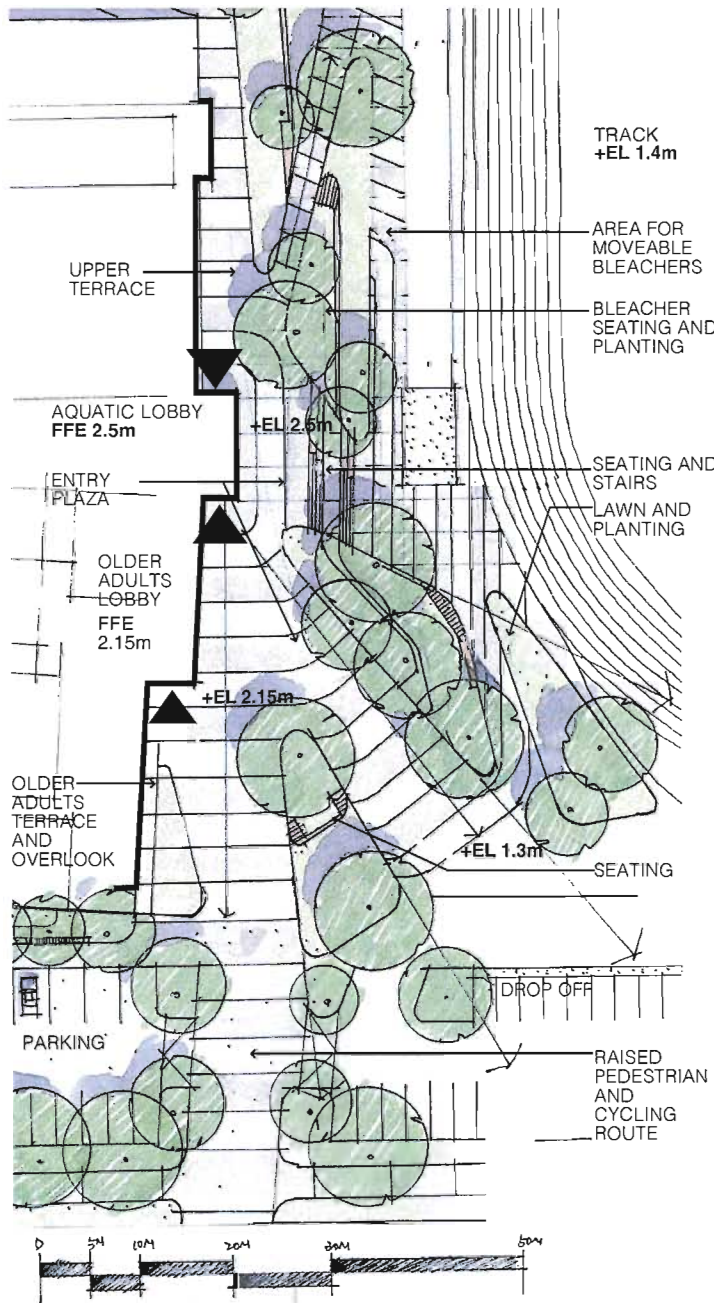
7. Entry Plaza

Key Plan



The Entry Plaza interfaces with the existing track to the east, Granville Avenue to the south, and provides connections to the new fields and park interior towards the north. This plaza is envisioned as a lively and flexible space that “sets the stage” for the state-of-the-art facility, while also accomodating community-oriented programming ranging from sport watching to festivals to farmer’s markets.

Located along the east side of the building, is an upper terrace that begins in the entry plaza and wraps the east and north sides of the building. The terrace is inspired by the upper balcony on the Old Minoru Park Pavilion which was removed to make space for the new facility. Recognizing that the Park Pavilion was a central social space great for watching activities and sports in the park, the proposed upper terrace aims to provide the same observational experiences.

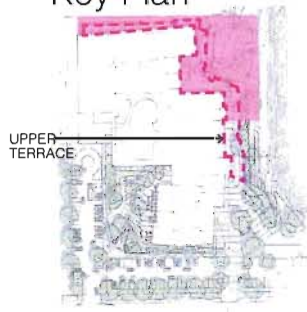


Character Imagery



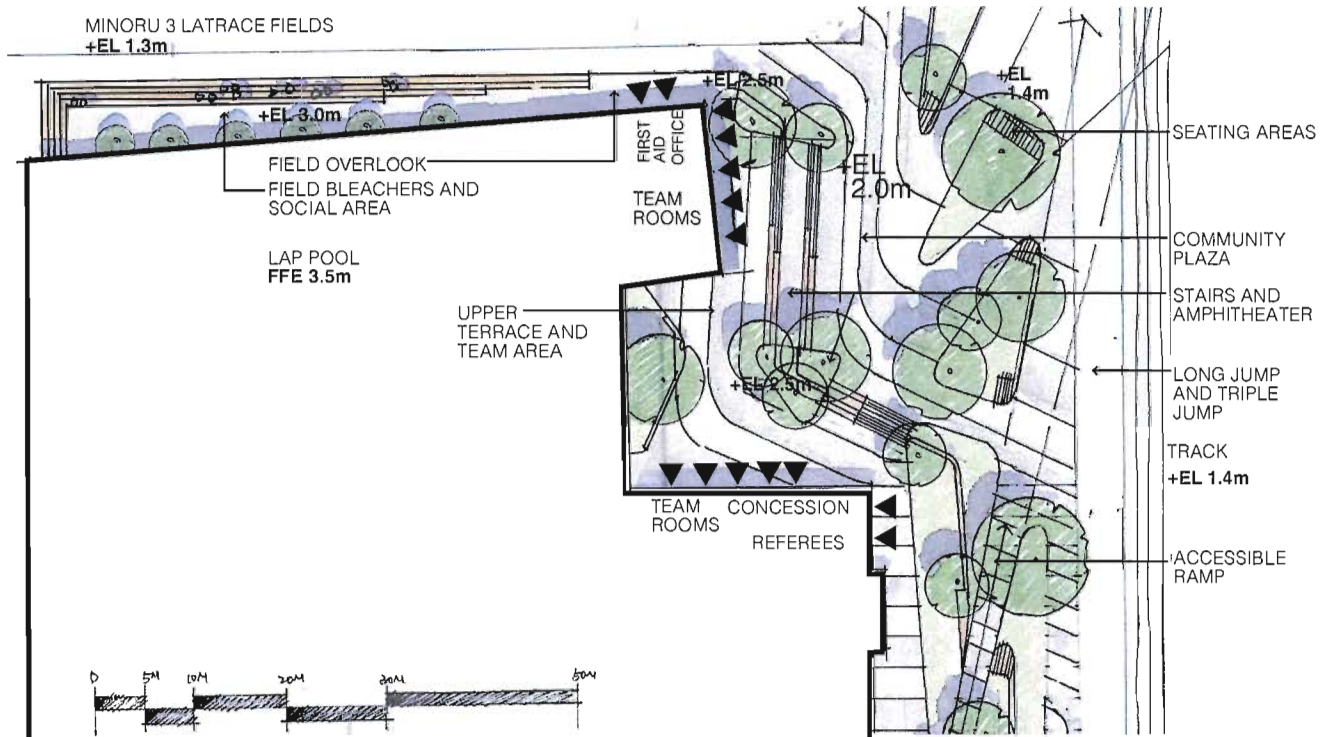
8. North Plaza

Key Plan



The North Plaza is located at the northeast corner of the facility. It provides connections to and from the park interior, and interfaces with the track and triple jump along its eastern edge and the Minoru 3 Latrace fields along its northern edge. This plaza will be an active space where sports teams gather outside of their team rooms before and after games, where the community can grab a snack at the concession and eat outside, and where people can socialize while watching sports events taking place to the east and north. There is also an amphitheatre that can accommodate smaller community gatherings, performances, and festivals. Planters strategically placed throughout the plaza provide more intimate spaces for seating for individuals or small groups.

The upper terrace continues through the North Plaza, wrapping around the northeast and north sides of the facility. Bleacher seating located on the north side connects the upper terrace to the fields to the Minoru 3 Latrace Fields, providing field overlook for sporting events.

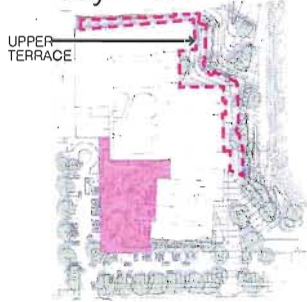


Character Imagery

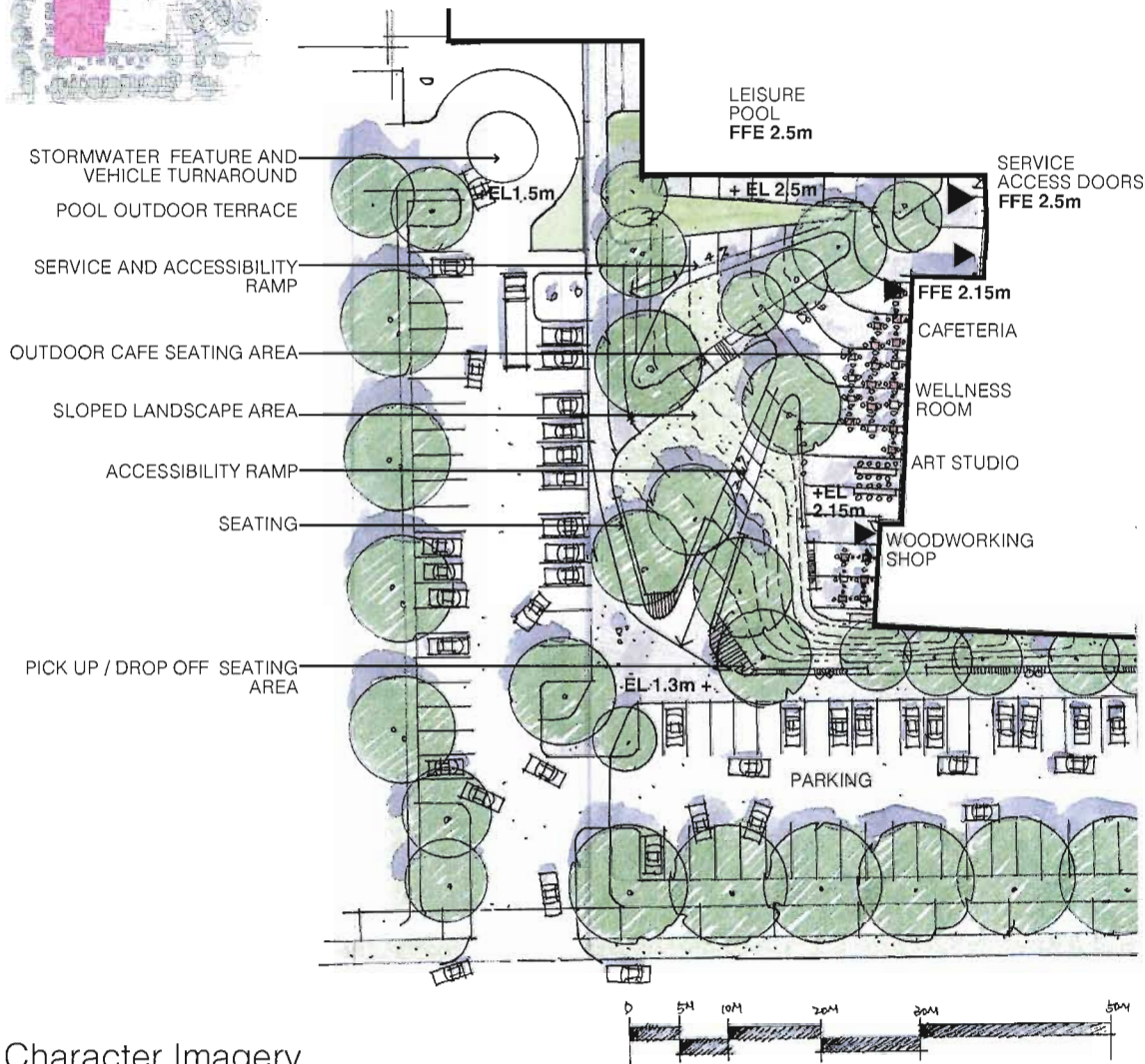


9. West Plaza

Key Plan



The West plaza is envisioned as a series of intimate spaces that can accommodate activities spilling out from the adjacent rooms located inside the Minoru Complex. This plaza will have an inward focus as it will be located above the surrounding parking area. Lush planting will provide additional buffering from the adjacent parking while also offering a more tranquil quality. Programming for this space may include tai chi, yoga, dance, gardening, outdoor dining, and sun lounging.

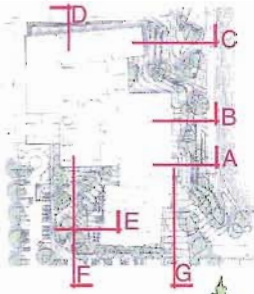


Character Imagery



10. Sections

Key Plan



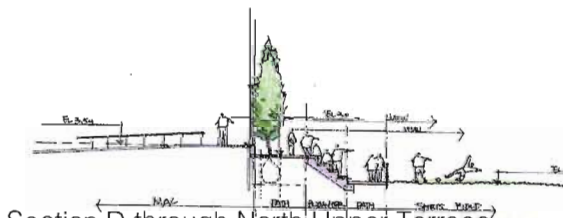
Section A through aquatic lobby to track



Section B through berms and ramp



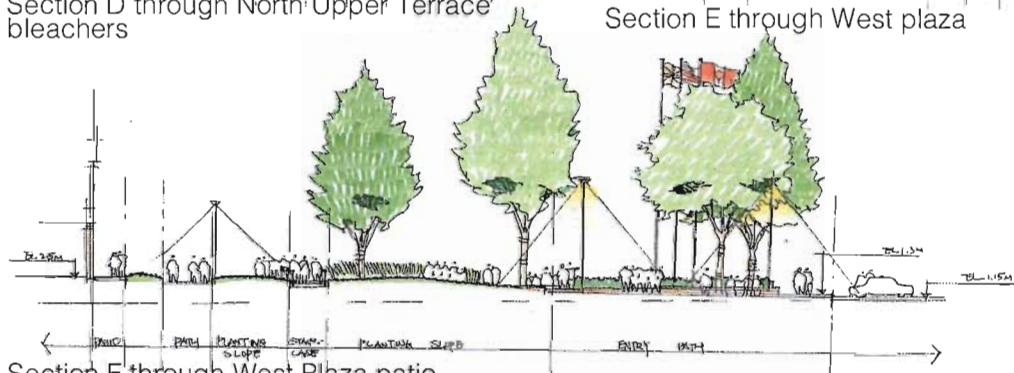
Section C through North Plaza



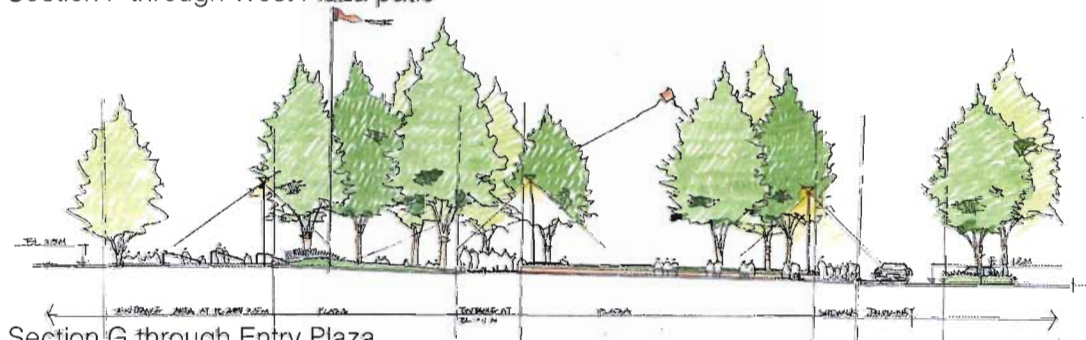
Section D through North Upper Terrace bleachers



Section E through West plaza

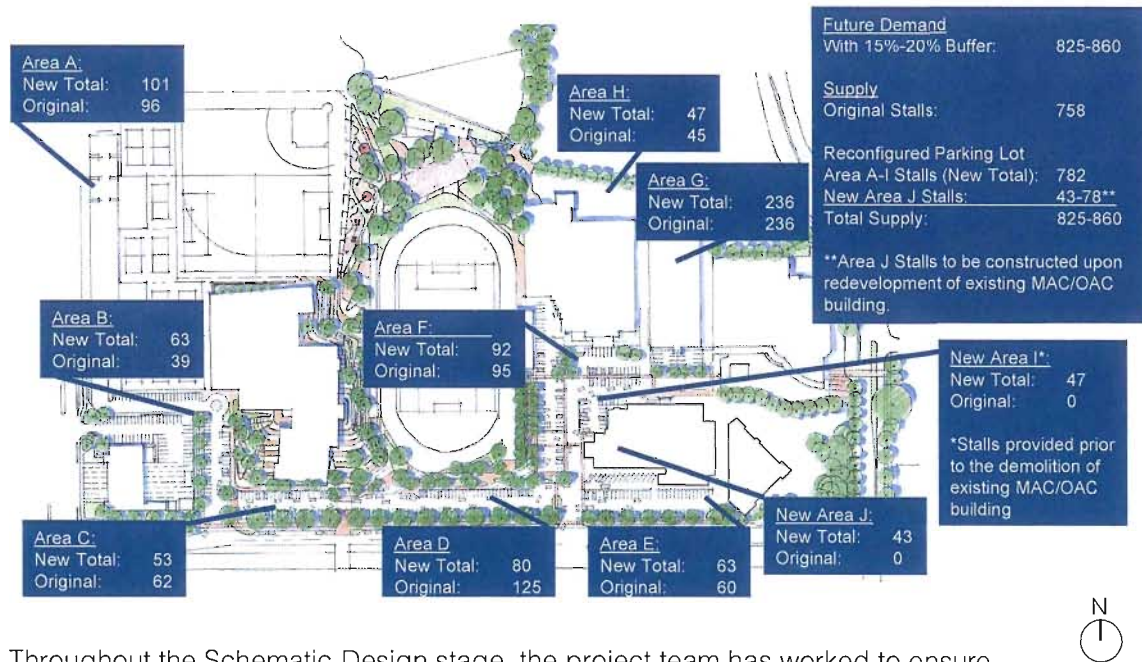


Section F through West Plaza patio



Section G through Entry Plaza

11. Traffic and Parking



Throughout the Schematic Design stage, the project team has worked to ensure the proposed Minoru Complex design provides adequate parking, circulation, and access.

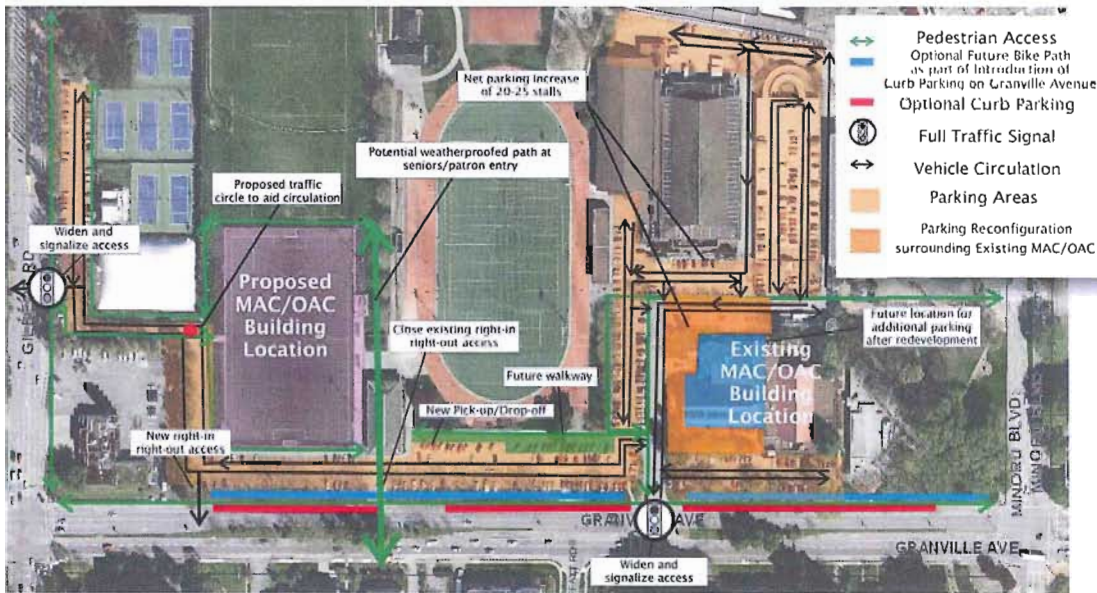
Site Parking Occupancy / Demand

Bunt & Associates performed parking counts and site user surveys to account for existing parking conditions, to project future parking demands, and to anticipate potential transportation demand management (TDM) measures (measures for decreasing travel / parking demand). With the anticipated size increase of the Minoru Complex, it is anticipated that the site (in its entirety) will require between 825 stalls and 860 stalls.

The following are the anticipated TDM measures that make the site more accessible and decrease parking demand:

- The installation of a pick-up / drop-off area,
- Improvement of site walkability,
- Improvements to bike facilities,
- Improvement to transit accessibility,
- With increased density in the area, many users are anticipated to walk or bike to site.

12. Site access and circulation



Improvements



The following are the proposed improvements to meet parking demand, improve site access, and improve transit / walk-ability:

- Reconfigure existing parking locations surrounding the site and provide parking surrounding the existing Aquatic Centre;
- Provide parking on north edge of Granville Avenue fronting the site as a buffer between pedestrians and moving traffic;
- Improve walking connections and bicycle infrastructure on site;
- Improve site entrances and exits by widening and signaling existing Gilbert Road and Granville Avenue accesses; and
- Relocate existing right-out access in front of the previous pavilion building west and update to a right-in, right-out access.

Moffat Road Access Realignment Analysis

A number of Moffat Road realignment options were reviewed. No realignment options resulted in improved overall site access, and therefore realignment is not being considered.

Minoru Complex | Stakeholder and Public Engagement Report – December, 2014**Question 1b:**

My additional comments [regarding the plazas] are:

- Everything looks great! Only one main area as an avid tennis player is the lack of a practice wall for single players looking for a match. There used to be one on the Richmond/Minoru park courts but you had to take up a court to use it causing fights & arguments by people wanting to play on these courts. Please see the courts of Stanley Park, QE Park & Steveston Community Park for great examples of hitting walls. Richmond does such a great job on the parks here and one of the reasons and just moved back ;-) Please, Please, Please have an independent hitting area for tennis players to practice & meet other tennis players to play against. Keep up the great work & thank you for making tennis accessible to so many people here in Richmond... Richmond Rocks!
- As one who has spent many years watching track and field competitions at Minoru, I think the public viewing areas are very suitable.
- The drawings appear crowded, perhaps trying to get too much in too little space.
- I like the proposed greenery but the seating seems crowded. I also like that the activities from the rooms in the buildings can spill outdoors if they want to.
- I liked the idea of holding activities on the plazas; especially a farmer's market! A seamless integration into the surrounding fields with space that allows for public gatherings is a priority for me.
- The most important relationship between the entry plaza and parking will be that of parents dropping off and picking up their kids from swim classes and other activities within the building. Safety, visibility, protection from inclement weather, lighting are all elements which will contribute to the success of this area. Parents will not park then pick up their kids. They want to be able to see the kids and vice versa. The kids will play in groups while they wait for their parents, there needs to be room for this, it needs to be visible, safe, dry and well lit to the parents can recognize their kids. If it's outside you may consider putting in overhead heaters for the cool days. It's not good for kids to leave a warm pool then wait in a clod wet area for pick up.
- I want the city to adequately and responsibly address the rabbit population without implementing a plan of cruelty and/or ignorance. There are groups willing to take on the issue but bureaucracy and red tape often prevents it...so I want to know how it is that we can keep ignoring these poor animals?
- I see the raised cycling and pedestrian route but do not see covered, secure bike parking.
- Bike theft is a big problem in the Minoru precinct; please ensure there is adequate secure and covered bike parking.
- Also wondering why you have included lawn areas. Please take a look at some of the innovate landscaping that has been done at River Green and by the new Oval T&T Supermarket. In both places edible shrubs and native perennials have been used to good effect.
- The plazas are disconnected from the streets and from other civic centre facilities. The design and locations have serious CPTED concerns, in particular the West Plaza which is hidden from eyes on the street.
- What is inside the Minoru Complex?

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- The whole thought process was impressive, as it has taken into consideration many factors that are important to Richmond residents. I hope to see emphasis put on the design of the public realm to cater for the needs of people with diverse needs, family, children, older adults, new immigrants, and people with different types of disabilities. People with vision loss will require lots of accessible design to negotiate the area with complex design. It is necessary to pay attention to pathfinding signage, location, light, colour contrast, sight line, tactile and sensory considerations.
- Looks good.
- Access appears to be ample. However the drawings do not mention security features which is important in this public and popular area.
- Also concern is expressed with regards to traffic density as access and exits are limited by existing traffic points from Granville Av. and Gilbert Rd.
- Out Door Pickle Ball Courts to enjoy the nice days outside, indoor courts will also be great. Pickle ball is the fastest growing sport in the Americas as the elders learn more of this sport the better physical and mental health will benefit those that get involved.
- Make sure that the seniors entrance/exit have drive up auto drop off/pick up.
- I would like to see alot more emphasis on bicycle access to the park. Ideally there should be a bike lane down Gilbert (an area of dense population) that connects with Granville so there is a direct route to Minoru Park. The park itself should have more definitive bike paths. Right now you are competing with people walking which is not good for anyone.
- We need to get people out of their cars, but that won't happen without a lot more emphasis on bicycle infrastructure.
- Not enough space between areas, traffic flow should not be throughout the area.
- Inadequate functionality for drop-off/pick-up area for vehicles which will quickly be congested. Add 5/10min pick-up/drop-off parking stalls and/or circular driveway for this purpose.
- Please consider putting in an additional delivery site either at the Arena or the Cultural centre.

Question 2: There are activities within the plazas that I would like to engage in that you have not considered. If yes, please describe these activities [within the plazas that I would like to engage in that you have not considered]:

- Coffee Shops? I'm sure there are some in there somewhere.
- Flea markets, food festivals (regular food cart pods). I can't remember if you mentioned concerts, but a consistent outdoor musical presence, especially in the summer, would really enhance the experience. Imagine live classical music wafting throughout the park!
- I simply want to "wander/meander" without the guilt of seeing these animals, who have often been dumped to find for themselves.
- I support a dedicated bunny refuge built on the grounds. Minoru has always been home to dumped bunnies. As an ex volunteer for the SPCA, RAPS and currently Rabbitats, I personally have seen how the buildings erected in Richmond, have decimated the population in the city. This has made me sad, as man and wildlife are competing for territory. Of course the wildlife will suffer in the end. The bunnies will be an added

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attraction to the Park and provide relaxation and entertainment for the inhabitants of the city.

- The plazas are design primarily as funnels for circulation from autos.
- Consider a place for large public gatherings, such as concerts, performances and awards ceremonies.
- Places to sit and wait for a ride or enjoy the plaza and people watch.
- Places for children to play.
- Outdoor dining, yoga, cultural celebrations, fiestas, demonstrations, food trucks, etc.
- Pickle ball
- Regular walking exercise paths that we have now. With this new design it is extremely busy with cars going throughout the area rather than the one there is now. This plan is too dense and the expectations of the various groups that can use at the same time is not realistic.
- Not clear is there is an activity warm-up area such that individuals or teams preparing for activities or events are somewhat segregated from noise, weather elements, etc. to stretch and otherwise prepare for an activity.
- Music in the Park and Movie's in the Park more seating is required for this.

Question 3:

Other [types of seating around the Minoru Complex] – please describe:

- Park furniture with leg room, or extension to allow people in wheelchair to sit around.
- Assisted type seats for handicapped participants/attendees.
- More moveable seating.

Question 4:

My additional comments [regarding the circulation routes outlined in the plans] are:

- I always walk to the present complex and will continue to do so. I have always used the paths as short cuts to the hospital and theatre and will still be able to.
- The traffic looks congested. Minoru is already congested these drawings do nothing to make me feel it will get better...if anything there does not seem to be any flow for movement for the traffic. Better drop off for bus loads, ones that do not block the flow of the rest of the traffic. Right now the drawing shows a bus blocking the roundabout and several parking spots.
- Minoru Park needs its lighting to be improved. It is very dark there and this is the reason why you will not find any people walking there after dusk.
- The plans look great! I think the curbside parking along Granville is a good idea. This not only provides additional parking, but adds protection for pedestrians and cyclists and would help slow traffic down. Given the wide lanes on Granville, it could also open up future possibilities of extending a protected bike lane all the way to the Railway Greenway.
- The circulation routes outlined in the plans do provide me with a clear understanding of how I will be expected to enter the site. Is this the right way...I'm not sure? I don't like the fact that the main entry is not all that visible from the road or waiting area. There is

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more activity on the west side of the building and I would feel more comfortable entering where all the activities are. I don't agree with having a terrace for the Older Adults on the East side of the building. Everyone who lives in Richmond knows that is the damp mildewy side of any Richmond facility. I would like to think that the Older Adults would enjoy some sunshine on their terrace in an area that is generally warm and not damp.

- I disagree that many users will actually walk to the site. It doesn't matter how dense that area may become, parents will always drive to pick up and drop off their kids, especially for after school programs as there isn't enough time to walk them, that just the way of life and I resent this idealist view that all planning documents take when it comes to livable region strategies. You can think all you want about reducing parking and vehicle access to public sites, the fact is people will use their cars. I for one won't be biking from the foot of number two road to the swimming pool or the older adult activity center. This building will serve all the community so make sure it has enough parking.
- I don't understand how the development interfaces with parking.
- Not sure where bike parking will be located.
- Paths through parking lots are not pleasant. The desire line from the Civic Centre is a short cut through across the Track.
- We need better intersection/vehicle access into the complex- at present traffic backs up turning left from Granville into Minoru because there is no left turn signal on the lights. Access and egress are both problematic due to the multiple small lots that exist on site and the circuitous lanes that lead to and from these lots. This plan does not offer any improvements, although I do like the look-and-feel of the proposed parking area. If we are redoing this complex, then let's redo the vehicle plan to make it better....because we all drive and that's not going to change. Make a big central lot with lots of wide parking spaces which allow you to actually open a car door. Plan for a proper full intersection with a large buffer area so vehicles do not back up onto the roadway or into the lots when arriving or departing. Please.
- This is where it becomes difficult to assess depending on the crowd density and pattern. With the car culture in Richmond, expect unpredictable crowd patterns depending on weather condition, road traffic at core working hours. I have no problem - I'll walk to the complex centre!
- Make sure that seniors entrance/exit have drive up auto and temporary parking available.
- I am unclear as to how many parking spaces will be available close to the building and if there are plans for a SECURED location INSIDE for bikes (in view of the thefts that have been occurring right in front of the present pool entrance). If you could reply to this message it would be greatly appreciated.
- Pathways should be wide enough to accommodate bikes even though you may restrict riding within the complex.....people will ride anyway.
- There is on the plan parking on the street. Under no circumstances should this happen. Cars should be directed into parking lots away from the street. A drop off area should keep passengers away from road entrances. Kids running need to be away from roads and other cars parking.
- Transit should have priority for stopping near the complex.

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- I question a bike lane next to pedestrians and parking. Bikes need separated lanes but both from cars and pedestrians, especially parked cars in a very busy area.
- Again too much traffic moving through now we will have more exhaust fumes to contend with.
- Not sure how design features will facilitate flow versus use of signs which are less functional.

Minoru Aquatic Centre/Older Adults Centre Project Schedule

Minoru Aquatic Centre/Older Adults Centre - Projected Schedule	Start	Complete
Programming / Space Allocation	Mar, 2014	Jul, 2014
Enabling Works*	May, 2014	Sep, 2014
Council (Programming / Space Allocation)	Jul, 2014	Jul, 2014
Develop Floor Plans / Form & Character	Jul, 2014	Sep, 2014
Council (Floor plans / Form & Character)	Oct, 2014	Oct, 2014
Design Development	Nov, 2014	Feb, 2015
Tendering	Feb, 2015	Oct, 2015
Construction	Jun, 2015	Jul, 2017

*Enabling works include temporary relocation of Minoru Pavilion electrical controls, installation of temporary washrooms, changerooms and storage space, watermain relocation and pavilion demolition.