



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** May 7, 2015
From: Serena Lusk **File:** 06-2052-55-01/Vol 01
 Senior Manager, Recreation and Sport
 Jim V. Young, P. Eng.
 Senior Manager, Project Development
Re: **Minoru Complex Multipurpose Room Alternatives**

Staff Recommendation

That:

1. The Minoru Complex ground floor plan be revised to reconfigure the sport storage area to be an approximately 800 ft² Tournament Centre and that the storage area be relocated elsewhere in Minoru Park as described in Alternative 3 within the report, "Minoru Complex Multipurpose Room Alternatives," dated May 7, 2015 from the Senior Manager, Recreation and Sport and the Senior Manager, Project Development.
2. The Council Appointed Advisory Committees for the Minoru Complex Project be informed of the proposed changes and any feedback received from these Committees be shared with Council prior to advancing any design changes.

Serena Lusk
 Senior Manager, Recreation and Sport
 (604-233-3344)

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Finance Parks Services	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

At the May 4, 2015 General Purposes Committee meeting, staff received the following referral:

“That staff explore the possibility of facilitating a tournament centre within the Minoru site plan.”

The purpose of this report is to provide information related to the referral as well as to introduce new information about a potential alternative for consideration.

Analysis

The multipurpose room under consideration in this report is the one which is identified in the Minoru Complex Building Program (approved by Council in July 2014) to meet the needs of the users of the former second floor multipurpose space of the Minoru Pavilion. Use of this space was primarily by the Richmond Fitness and Wellness Association (RFA) during the weekdays to offer rehabilitative and specialized fitness classes. At other times, Richmond Sports Council (RSC) used this space for tournament support. Room rentals also occurred regularly in the evenings by community groups and special events such as weddings were booked in the space. The exterior veranda was used both formally and informally for viewing of the sport fields to the west (the former Minoru 2 Field) and to the east (Minoru Oval).

Consultation on the topic of the placement of the multipurpose room occurred with the two key stakeholder groups and the two Council-appointed advisory committees for this project prior to the May 4, 2015 GP meeting and information about the outcome of this consultation was included in the staff report. The design alternatives discussed at that time were as follows:

- Base Plan – approved in October 2014 floorplans
 - Multipurpose room adjacent to fitness centre.
- Alternative 1
 - Multipurpose room moved to north end of facility and connected by interior bridge.
- Alternative 2
 - Multipurpose room remains adjacent to fitness centre with additional space reallocated from the aquatics program; a smaller multipurpose room is located at the north end of the facility and connected by interior bridge.

Since the May 4, 2015 meeting, preliminary work on two additional concepts has occurred and is described below.

- Alternative 3 - Reconfiguration of Sport Storage Area within the Minoru Complex - the “Tournament Centre”

- This alternative reconfigures the current sport storage area on the Minoru Complex main floor area to provide for an approximate 800 ft² sport support centre. The elevation differences between the fields and the new Minoru Complex result in an approximately 1.5m height difference thus creating views from this room to the adjacent fields below. This alternative requires relocating the sport storage space to a portable solution elsewhere in Minoru Park.
- Alternative 4 - Caretaker Suite Replacement – the “Hub”
 - This alternative provides for a new, approximately 3,300 ft² building which would replace the caretaker suite and washrooms constructed in 1972. It would include storage for sport uses and the addition of an 800 ft² sport support room with views on the 2nd level complete with a veranda.

Both of these new alternatives allow for the multipurpose room in the base floor plans approved by Council in October 2014 to remain unchanged.

A drawing of the base plan and drawings of each of the alternatives described above are included as Attachment 1 to this report.

Since the development of these additional alternatives, a further meeting has been held with RSC representatives to confirm priorities and preferences. On May 7th, 2015 staff met with the RSC president and members of the Minoru project sub-committee appointed by RSC. At this meeting, the group indicated its preference for the Hub alternative provided it could be constructed within the same timeframe as the Minoru Complex. This alternative provides a central location for both tournament operations and field viewing and, as it would be dedicated for sport use, reduces the potential for conflict among users. Constructing it in the same timeframe as the Minoru Complex will provide for efficiencies in construction management as well as minimize the time that the Park is disrupted by construction activity.

RSC representatives indicated that should the timeline or funding not be achievable for the Hub alternative, then the Tournament Centre option was a reasonable alternative. It provides proximity and views to the north fields, is accessible and is co-located with other sport uses such as the team change rooms and public washrooms. The group also recognized that this alternative still allowed for sport access to the central multipurpose room presented in the base program.

At the meeting, RSC representatives indicated they no longer supported any of the three originally presented alternatives.

Staff continue to support the base plan. However, as both new alternatives maintain the current program with the addition or reconfiguration of space, they are also supported by staff conceptually. These options provide flexibility due to the creation of additional space as well avoid potential conflicts by separating sport, community and fitness uses on a day to day basis.

The Hub concept, however, is not currently part of an approved Minoru Park Master Plan or Updated Major Facilities Plan – both of which are expected to be completed later this year or early next year - nor is funding allocated for this purpose in the current 5 Year Financial Plan. Advancing

this concept at this time would require a change in the Financial Plan without the context of other capital priorities.

Given the capital program implications of advancing the Hub alternative, staff instead support advancing the Tournament Centre alternative which will meet the needs of sport while ensuring that community and fitness uses continue to be supported in the base building floor plan already approved.

The two Council-appointed advisory committees for the Minoru Complex Project have not reviewed either of the two newly proposed alternatives. It is proposed that should any changes be approved by Council, the Advisory Committees review the changes and should any negative feedback be received it be shared with Council prior to advancing with any design changes.

More information about the currently approved design along with a comparison of potential alternatives is outlined in Attachment 2 to this report.

Financial Implications

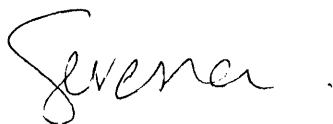
The incremental cost of construction of the tournament centre over the base budget is \$250,000 which can be accommodated within the previously approved Minoru Complex capital project budget.

Financial Impact

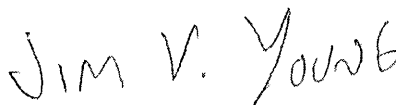
None.

Conclusion

Changing the floor plans to include a Tournament Centre on the north end, ground level floor of the Minoru Complex will meet the needs of sport users while ensuring that fitness and other community uses continue to be supported in a centralized location within the building.

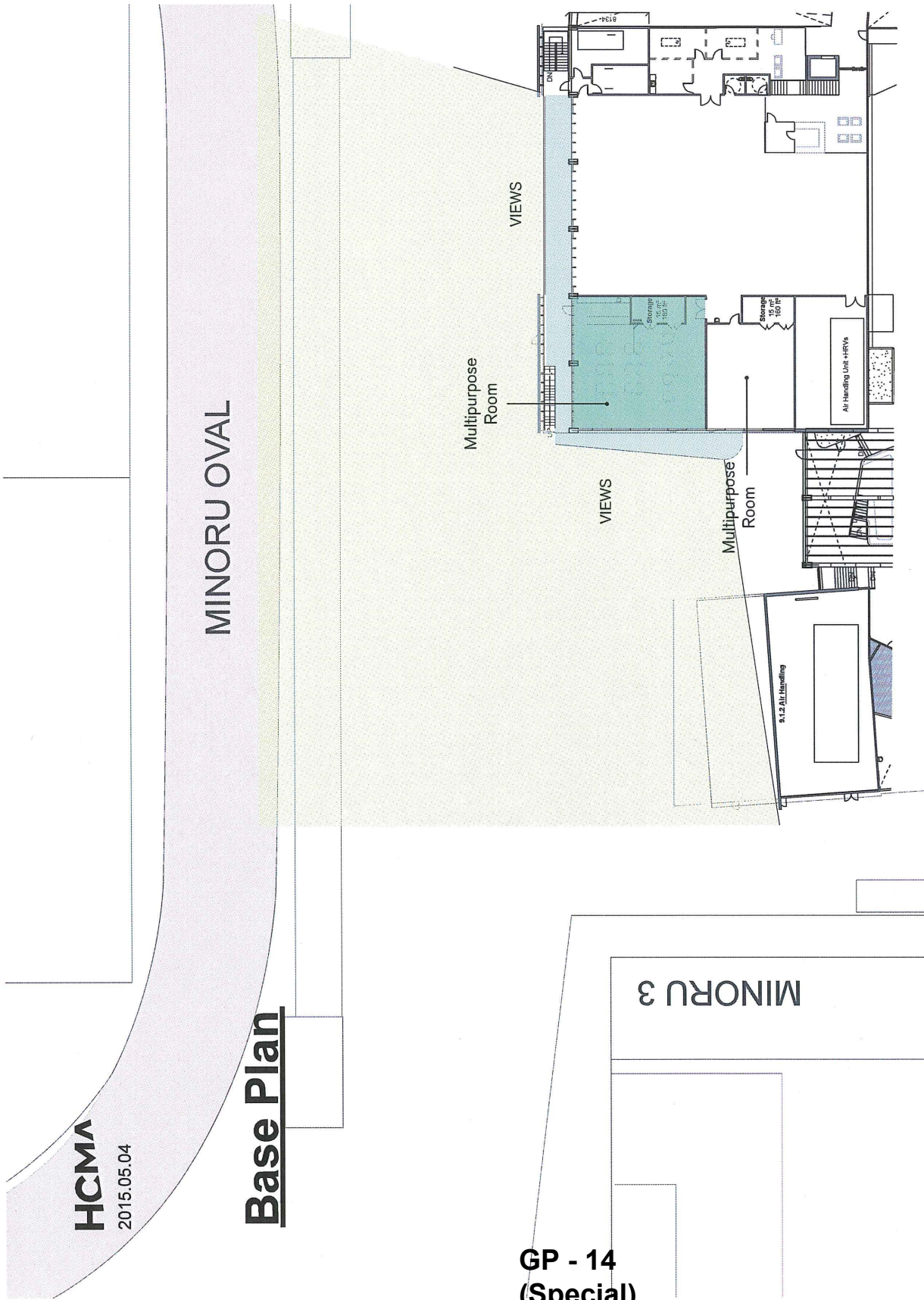


Serena Lusk
Senior Manager, Recreation and Sport
(604-233-3344)



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

- Att. 1: Drawings of Base Plan and Alternatives
- 2: Comparison of Alternatives



HCMA
2015.05.04

MINORU OVAL

Base Plan

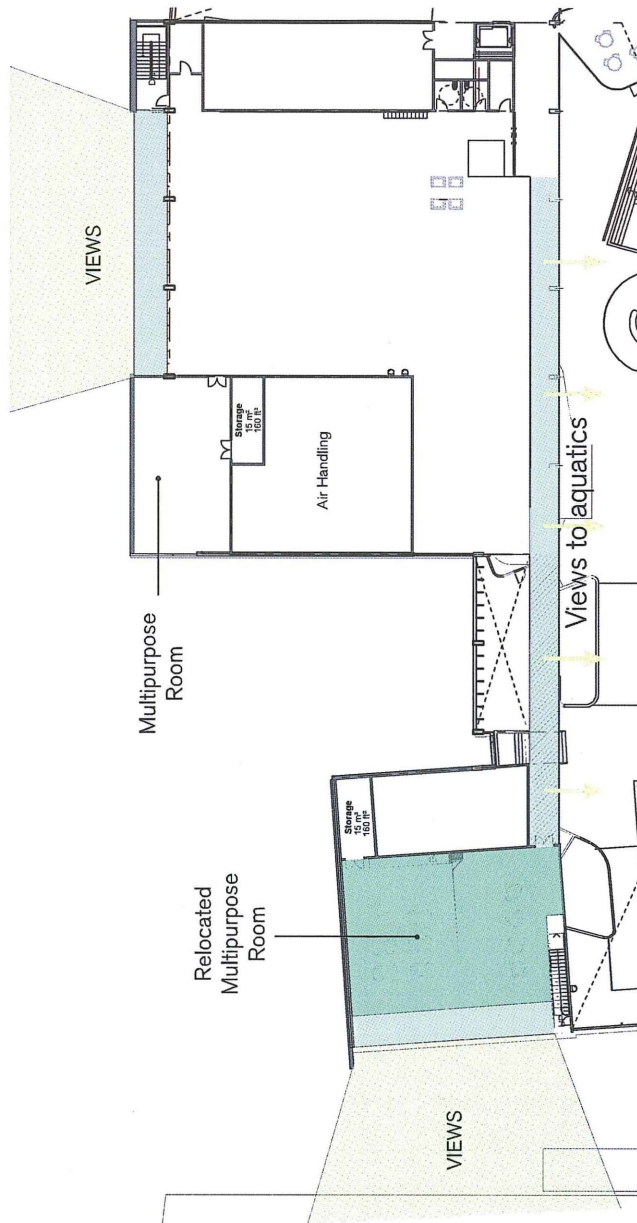
MINORU 3

GP - 14
(Special)

HCM
2015.05.04

MINORU OVAL

Alternative 1



MINORU 3

**GP - 15
(Special)**

HCM
2015.05.04

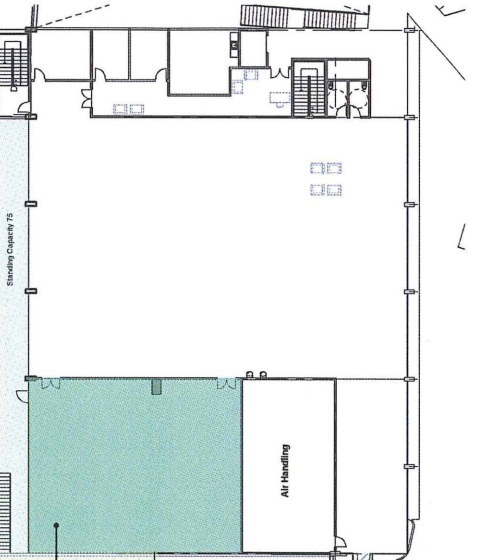
MINORU OVAL

Alternative 2

**GP - 16
(Special)**

MINORU 3

VIEWS



Multipurpose Combined

VIEWS

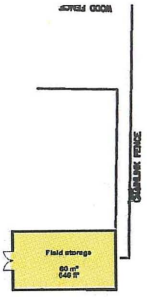
Multipurpose Room
(800 s.f.)

Air Handling

VIEWS

VIEWS

HCMA

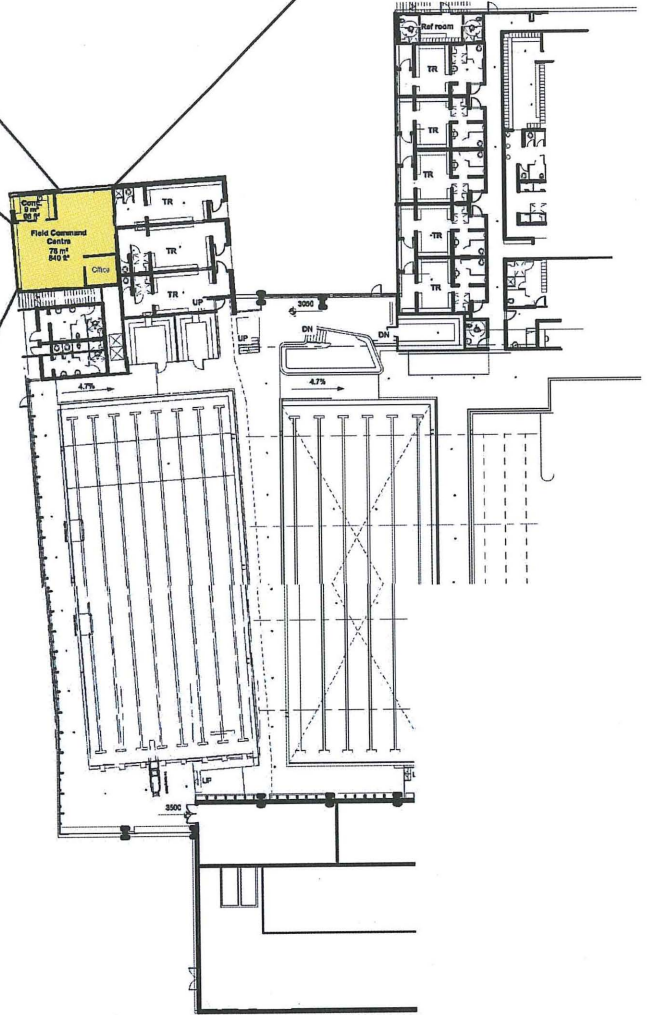


Minoru Oval

Alternative 3

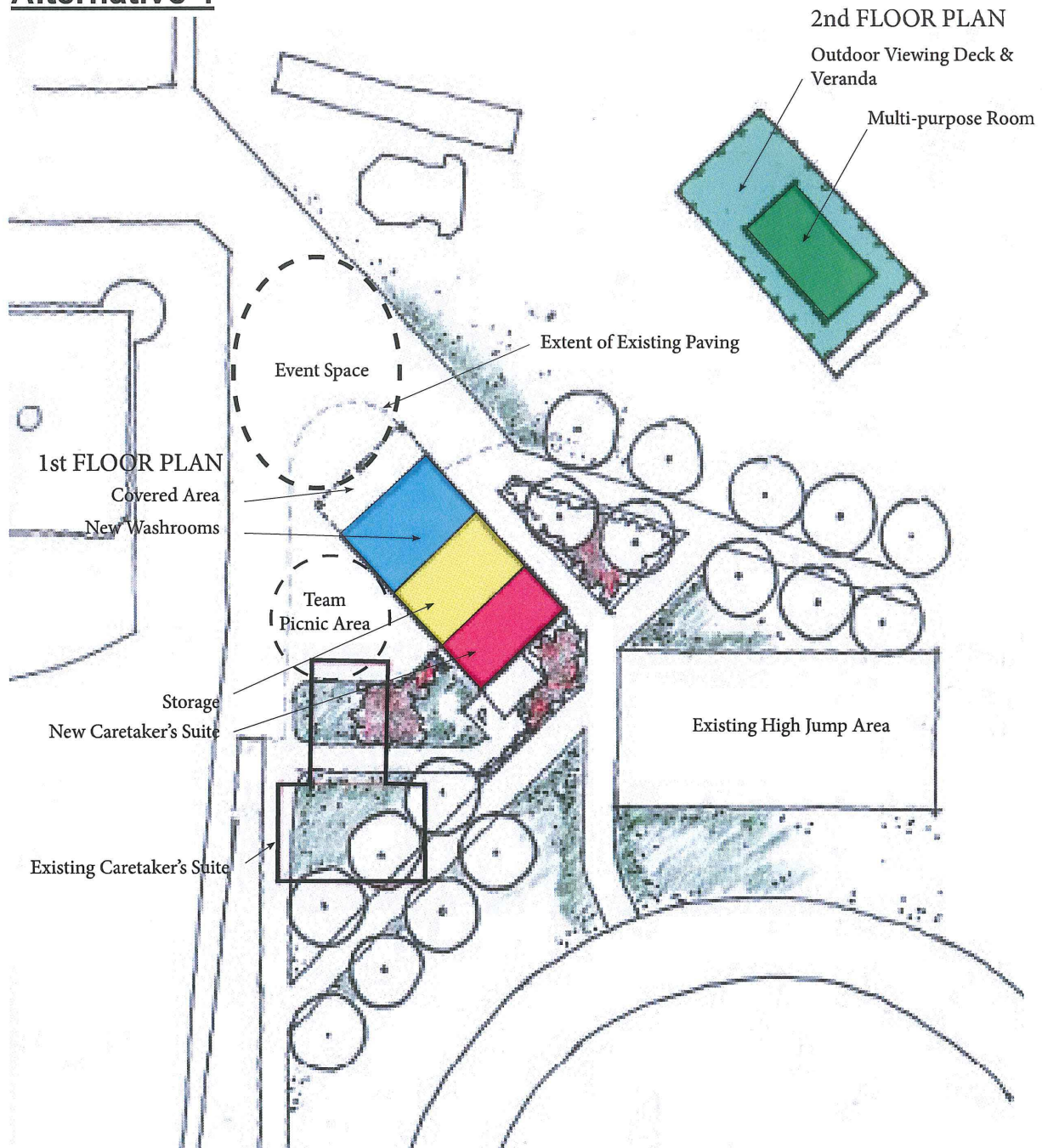
EDGE OF TRACK

Minoru 3



West Mechanical zone

Alternative 4



Schematic Plan - Proposed Two Story Hub Building
May 2015

Comparison of Minoru Complex Multipurpose Room Alternatives

	Base Plan (Approved October 2014)	Alternative 1	Alternative 2	Alternative 3 (Tournament Centre)	Alternative 4 (Hub)
Description	Multipurpose Room adjacent to fitness centre Balcony viewing Views of Minoru Track Partial Views of Fields	Multi Purpose Room North Balcony viewing, views of fields	Two (2) Multipurpose Rooms, North and East, balcony viewing	Base PLUS reconfigured sport storage area to create main floor tournament centre	Base PLUS Multipurpose Room and viewing veranda constructed above new caretaker suite in "sports hub" area
Multipurpose Room Size	2400 sqft	2400 sqft	1000 sqft + 1000 sqft from aquatics multipurpose room program; 800 sqft room to the north	Additional 800 sqft	Additional 800 sqft
Cost	No change	\$500,000 within current project budget	\$200,000 within current project budget	\$250,000 within current project budget	\$2.0M – would require additional funding
Schedule	No change	3 months	3 months	3 months	No change
Pros	Adjacency to fitness area and the rest of the building Wrap-around balcony with access to views of the track Unobstructed views of the Minoru Oval midfield line to halfway line	Views and proximity to the North fields Interior views of aquatic centre created by access corridor	Views and proximity to the North Fields Interior views of aquatic centre created by access corridor Adjacency to fitness centre maintained	Benefits of currently approved program remain Additional space is created for sport uses Accessible Proximity to north fields	Benefits of currently approved program remain Additional space in a centralized location in the park is allocated for tournament support and field viewing

	Base Plan (Approved October 2014)	Alternative 1	Alternative 2	Alternative 3 (Tournament Centre)	Alternative 4 (Hub)
Cons	Distance to north fields Lack of viewing of north fields	Distance from interior elevator for accessibility requirements Lack of connection to fitness centre	Reduction in aquatics multipurpose program space Smaller room to the north provides less programming alternatives Distance of north room from interior elevator for accessibility requirements	Potential viewing obstructions from pedestrians	Requires advancing a capital project without the context of other capital priorities Additional funding of \$2.0M required
Advisory Committees	Supported	Not Supported	Not Supported		
Sport Council	Not Supported	Not Supported	Not Supported	Supported	Supported
RFWA	Supported	Not Supported	Somewhat supported as a compromise		
Staff Comments	Supported	Not Supported	Not Supported	Supported	Not supported due to Capital Program Implications