



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 27, 2016

From: Mike Redpath
Senior Manager, Parks

File: 06-2050-20-BSYD-
SL/Vol 01

Re: Britannia Seine Net Loft Washroom Facilities

Staff Recommendation

1. That the construction of washroom facilities as detailed in Option 1 of the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks, be approved; and
2. That the Britannia Seine Net Loft Capital Project in the amount of \$393,014 be included in the 2017 Capital Budget, as described in the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks.

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

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Project Development	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	 for C.V. Carlile
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

At the June 4, 2014, General Purposes Committee meeting, staff received the following referral:

That the provision of washroom facilities in the Seine Net Loft and Phoenix Net Loft be referred to staff to explore options.

The purpose of this report is in response to the above referral.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

2.4. Vibrant arts, culture and heritage opportunities.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.2. Infrastructure is reflective of and keeping pace with community need.

This report also supports the Council endorsed Britannia Shipyards National Historic Site Strategic Plan 2014-2018 Outcome #1 Unique Spaces:

Historic structures are preserved and developed to celebrate the site's history and embrace future opportunities.

1.1 Update capital development plan for Britannia Shipyards to identify priorities and future opportunities and prioritize within the five year plan.

Analysis

Background

The Seine Net Loft building at Britannia Shipyards National Historic Site was restored in 2013. The restoration project included the rehabilitation of the superstructure, which included seismic and electrical upgrades, a fire protection system as well as life and safety improvements so that the building could be used for public assembly, exhibit space and storage. Programming, exhibits and rentals of the Seine Net Loft have been successful and popular since the opening of the

restored building. Uses range from weddings, special events, celebrations of life, Seniors Week opening, Culture Days opening, private/corporate rentals, school programming and more. Attendance to the events range from 50 to 300 people per event. Major events on site attract 20,000 to 40,000 visitors depending on the event.

The Phoenix Net Loft (Attachment 1) is a twin building to the Seine Net Loft. The Phoenix Net Loft is currently in a critical state of disrepair and is not safe for public access. Major restoration options for the Phoenix Net Loft are currently being explored and are the subject of an existing Council referral. Options for the restoration of the Phoenix Net Loft will be presented in a separate report to Council in 2016 and considered as part of the next phase of the City's Major Facilities Development Program.

Existing Washrooms at Britannia

Washrooms are currently available on site during events and from dawn to dusk. Public washrooms are located in the Murakami building, adjacent to the Seine Net Loft, and on the east side of the Britannia Shipyards National Historic Site, 70 meters away from the Seine Net Loft, and 140 meters from the Phoenix Net Loft (Attachment 2). During events, demand for washrooms at the site is high. Staff have also received complaints from visitors to the site with respect to the walking distance from the Seine Net Loft to the washrooms.

Current washroom facilities in the Murakami building at Britannia Shipyards National Historic Site are not adequate and were not designed to support the increased programming demands at the site, which include rentals of the Seine Net Loft.

As a temporary solution, staff have brought in portable washrooms to temporarily meet the need. When required, the cost to bring a portable washroom trailer for a week with servicing is approximately \$1,500. Port-a-potties have also been used to fill the need at a cost of approximately \$300 for a weekend. These port-a-potties are filling the temporary need, however, they detract from the overall historic nature of the site, lack privacy, are not lit at night when events typically occur and have foul odours. Examples of events at Britannia Shipyards National Historic Site include large annual events/festivals (Ships to Shore, Maritime Festival, Doors Open, Culture Days, Gran Prix of Art and Dragon Boat Festival) which have placed further strain on the current washroom facilities.

Site Selection

As Britannia Shipyards is a National Historic Site, attention to detail to maintain the existing form and character while ensuring respect for the heritage integrity of the site is essential. Several options for additional washrooms have been developed for consideration. Staff have presented these options to the Steveston Historic Sites Building Committee and they have received these options for information. Feedback from the Steveston Historic Sites Building Committee has ranged from support for the inclusion of washrooms within the Seine Net Loft, to support for washrooms outside the Seine Net Loft, including a suggestion to defer washrooms until restoration of the Phoenix Net Loft is completed.

Staff have considered the feedback from the Steveston Historic Sites Building Committee and are recommending the implementation of washrooms facilities within the existing Seine Net Loft. Deferring a decision to include washrooms in the Seine Net Loft, pending the restoration of the Phoenix Net Loft which has not commenced, as suggested by the Steveston Historic Sites Building Committee, will not address the current need for washrooms within the Seine Net Loft.

Options for Washroom Facilities at Britannia Shipyards National Historic Site

Option 1 – Construct Accessible Washrooms within the Seine Net Loft Building (Attachment 3) – Recommended

This option would involve the construction of two new accessible washroom stalls within the Seine Net Loft building. The recommended option (Attachment 3) preserves the heritage integrity of the existing building and locates washrooms close to where they were originally situated in the historic building. Locating washrooms within the Seine Net Loft will provide the greatest level of convenience to visitors to the Seine Net Loft and will complement existing washroom facilities on the site outside of the building.

Buildings of this type generally had plumbing open to the river below and no connections to sanitary services. Staff are recommending full sanitary connections as required by today's building standards. The concept detailed in Attachment 3 takes advantage of a currently vacant area under a stairwell, and would also create needed secure storage for tables and chairs and other equipment in the facility.

The total cost estimate for construction of two accessible washrooms within the Seine Net Loft, as illustrated in Attachment 3, is \$393,014 which includes a 30 per cent project contingency.

Option 2 – Build a New Washroom Building on the West Side of the Britannia Shipyards National Historic Site, North of the Boardwalk (Attachment 4) – Not Recommended

This option involves the construction of a new washroom with shower facilities parallel to the boardwalk on the west side of the site (Attachment 4). It would be accessible from both the Seine Net Loft and Phoenix Net Loft buildings to support public events, exhibits, rentals and school programs that generate revenue to support the operations on site. It would also provide washrooms and shower services for the City's waterside/maritime programs, events and visiting vessels at both Britannia Shipyards National Historic Site and Imperial Landing. This structure would be constructed with an exterior cladding consistent with the heritage character of other buildings at the site. The cost estimate for construction of the stand-alone washroom concept with shower facilities is \$1,173,300 and would have an ongoing operating budget impact of \$17,000. While this option would provide new washrooms for the site, it is not recommended given the high cost, impact to the park/programmable area and it is removed from the Seine Net Loft.

Option 3 – Locate Temporary Washrooms on Site – Not Recommended

This option would include the installation of a temporary washroom trailer to be located between the Seine Net Loft and Phoenix Net Loft buildings parallel to the boardwalk. Given the high

rental cost and visual impact of the portable washrooms, this option is not recommended. Annual temporary site servicing and washroom rental costs are estimated to be \$93,000.

Option 4 – Status Quo – No Additional Washroom and Shower Facilities – Not Recommended

As the programming and ongoing restoration of buildings at the Britannia Shipyards National Historic Site grows, the popularity and number of visits to the site also increases. Existing demand for washrooms exceeds present service levels.

Financial Considerations

In order to ensure that construction is commenced as soon as possible and the expenditure is within the City's 5 Year Financial Plan (2016-2020), staff recommend that an existing Council approved capital project be utilized as a temporary funding source until the 2017 Capital Budget and 5 Year Financial Plan (2017-2021) is approved.

In June 2013, Council established an Arts, Culture and Heritage Capital Reserve Fund with a contribution of \$4,340,112 realized from the land transactions in conjunction with the Oris Development (Kawaki). Based on interest accumulated and previously approved capital expenditures by Council, the fund balance is currently \$4,448,995. It is proposed that this fund be utilized for the washroom installation at the Britannia Seine Net Loft.

The eligible purposes under this fund are:

- Capital costs associated with the development of arts, culture or heritage facilities;
- Capital costs associated with the restoration of heritage properties; and
- Capital costs associated with the renovation or restoration of facilities or properties that are or will be used for arts, culture and heritage activities.

Financial Impact

Funding is available in the Arts, Culture and Heritage Reserve and will be included in the 2017 Budget and 5 Year Financial Plan (2017-2021). In order to commence construction in 2016, funding will be temporarily borrowed from an existing Council approved project. The estimate to complete the washroom installation is \$393,014. Operating budget impact costs for janitorial labour and supplies will be offset through rental fees to the Seine Net Loft.

Conclusion

Since the restoration of the Seine Net Loft building in 2013, the Britannia Shipyards National Historic Site has seen an increase in school education programs, visitors, rentals, visiting vessels and events/festivals. Programing is expected to increase and the continued provision of accessible washroom facilities fulfills a basic facility and community need. Approval of this report will allow for tendering for detailed design and construction management to commence in 2016.

A handwritten signature in black ink, appearing to read 'M Redpath', with a stylized flourish at the end.

Mike Redpath
Senior Manager, Parks
604-247-4942

- Att. 1: Map of Phoenix Net Loft
- 2: Map of Current Public Washrooms at Britannia Shipyards National Historic Site
 - 3: Option 1 – Accessible Washrooms within the Seine Net Loft Building – Recommended
 - 4: Option 2 – Proposed Public Washroom Building Diagrams – Not Recommended

MAP OF PHOENIX NET LOFT

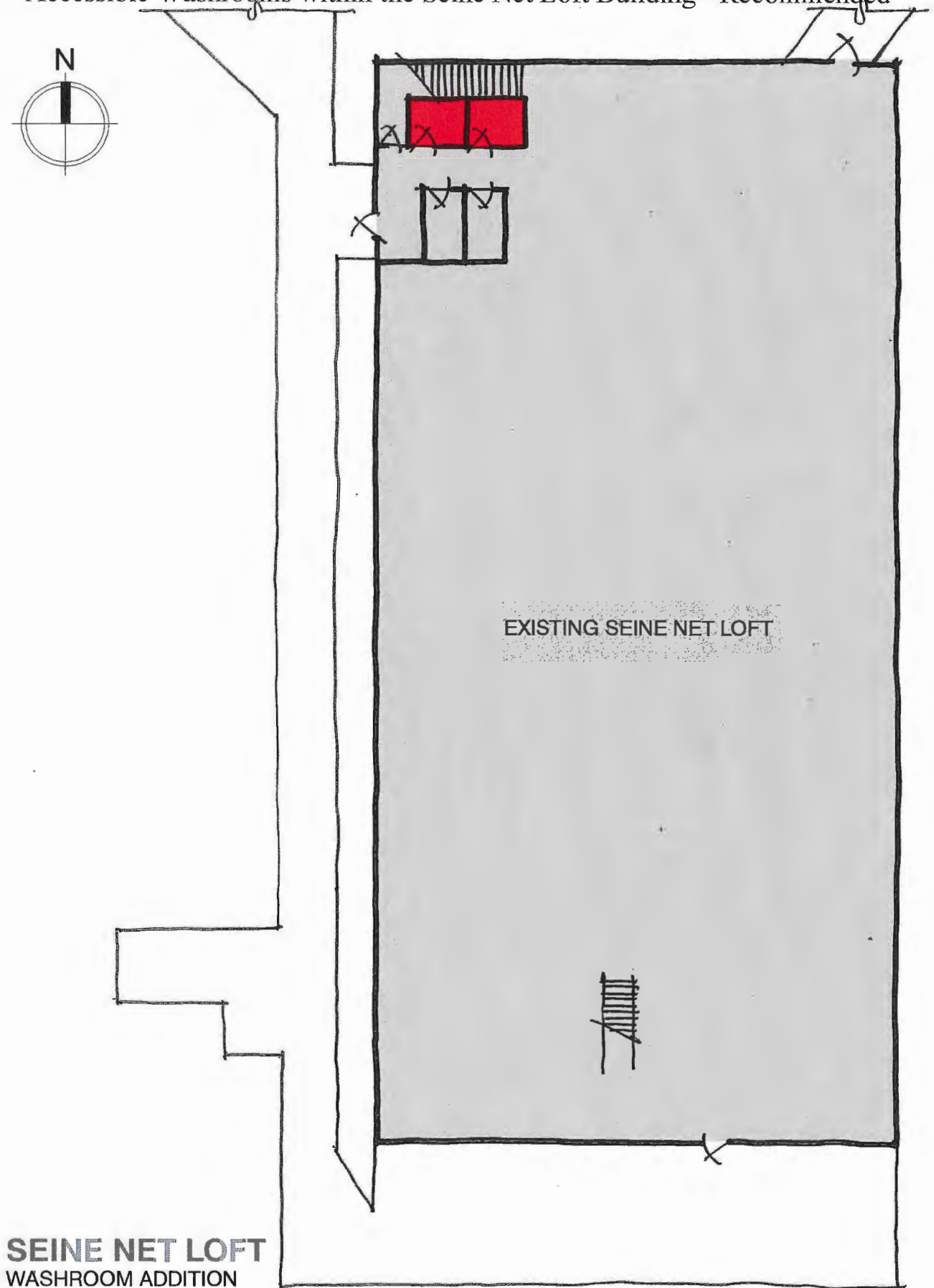


PHOENIX NET LOFT

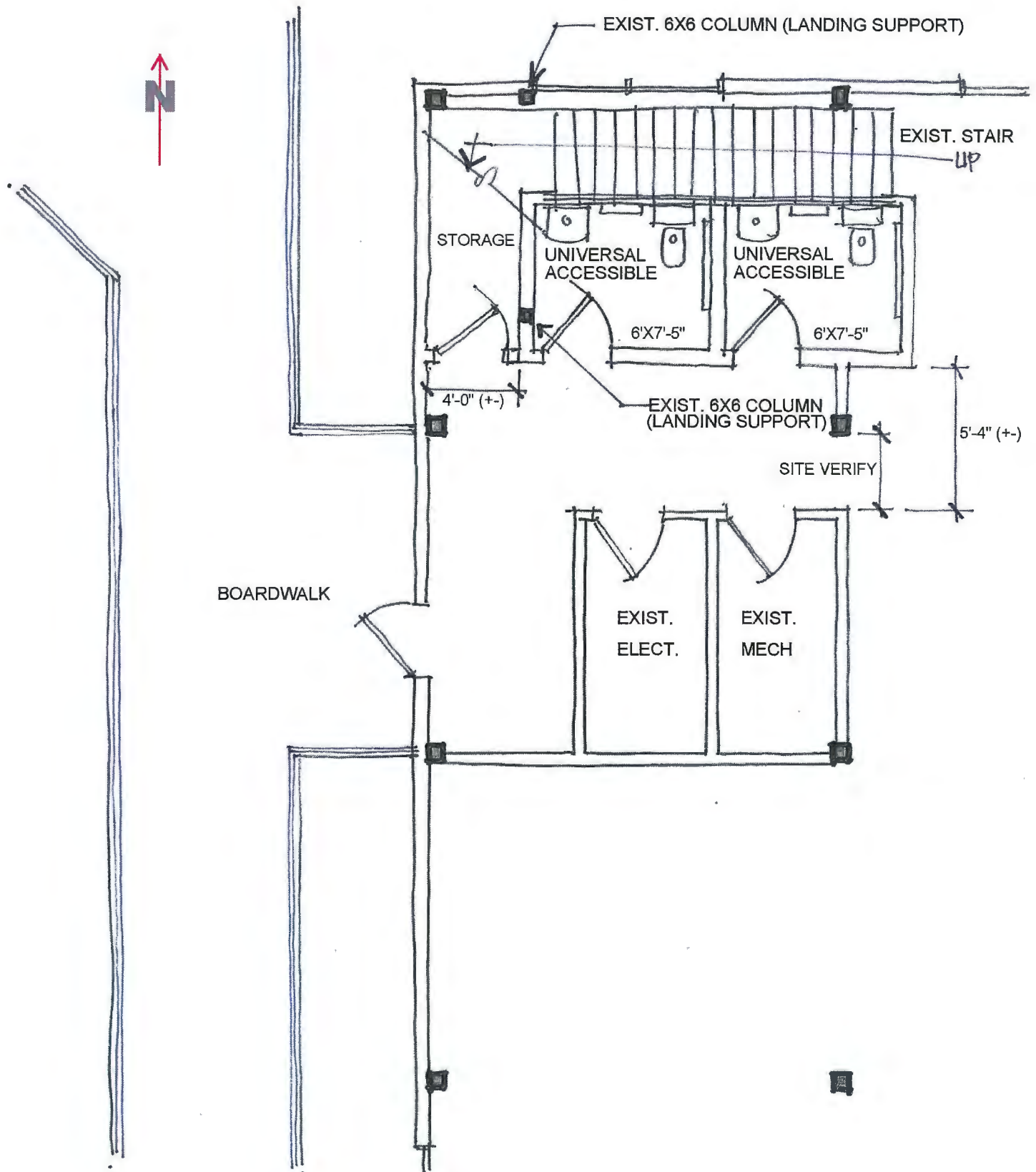
MAP OF CURRENT PUBLIC WASHROOMS AT BRITANNIA SHIPYARDS NATIONAL HISTORIC SITE



Option 1 - Accessible Washrooms within the Seine Net Loft Building - Recommended



SEINE NET LOFT
WASHROOM ADDITION



SEINE NET LOFT
 WASHROOM ADDITION
 2016.07.14 - RATIO

5183272

CNCL - 260

Option 2 - Proposed Public Washroom Building Diagrams - Not Recommended

BSNHS - Public Washroom Buildings - South East Perspective



BSNHS - Public Washroom Buildings - South West Perspective



BSNHS - Public Washroom Buildings - Entering from Westwater Drive, Traveling South



BSNHS - Public Washroom Buildings - South East Aerial Perspective

