



# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Martin Younis, B. Eng., M. Eng.  
Director, Facilities and Project Development  
Keith Miller  
Director, Recreation and Sports Services  
**Re:** West Richmond Pavilion – Character Design

**Date:** February 18, 2025  
**File:** 06-2052-20-HBSC/Vol 01



### Staff Recommendation

That the character design for the West Richmond Pavilion as outlined in the report titled, “West Richmond Pavilion – Character Design” dated February 18, 2025, from the Director, Facilities and Project Development and the Director, Recreation and Sport Services, be endorsed.

Martin Younis, B. Eng., M. Eng.  
Director, Facilities and Project Development  
(604-204-8501)

Keith Miller  
Director, Recreation and Sport Services  
(604-247-4475)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF DEPUTY CAO</b>
Parks Services	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## Staff Report

### Origin

On July 8, 2024, Council approved the program, site selection, and two-storey form and concept design for the new West Richmond Pavilion facility. Subsequently, on July 24, 2024 Council also approved a limited service kitchen and a premium movable wall, with a revised total program of 10,840 sq. ft. and budget totaling \$19.85 million.

The purpose of this report is to present the proposed exterior character design of the West Richmond Pavilion for endorsement. The approval of the character design will allow staff to continue to detailed design as well as enabling works and site preparation for construction of the new facility.

This report supports Council's Strategic Plan 2022-2026 Strategy #1 Proactive in Stakeholder and Civic Engagement:

*Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.*

*1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

*Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

*2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*

*6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*

This report supports the following action from the City of Richmond Community Wellness Strategy:

*Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating, and mental wellness.*

This report also supports the City's Recreation and Sport Strategy, Focus Area #4 Active People and Vibrant Places:

*Natural and built environments within neighbourhoods in Richmond encourage connectedness and participation in recreation and sport.*

*Action 4.3 Provide inclusive, safe and welcoming facilities and spaces for recreation and sport programs and services.*

This report also supports the Richmond Circular City Strategy, Direction 1: Maximizing Ecosystem Services and Direction 5: Adaptive Built Environment:

*1.3.1. Explore opportunities to foster the development of contemporary landscapes and architecture that incorporates natural and living materials while optimizing the use of land through policies, measures, and actions that promote their use.*

*5. Maximize the optimal use of construction materials and buildings, infrastructure, and land.*

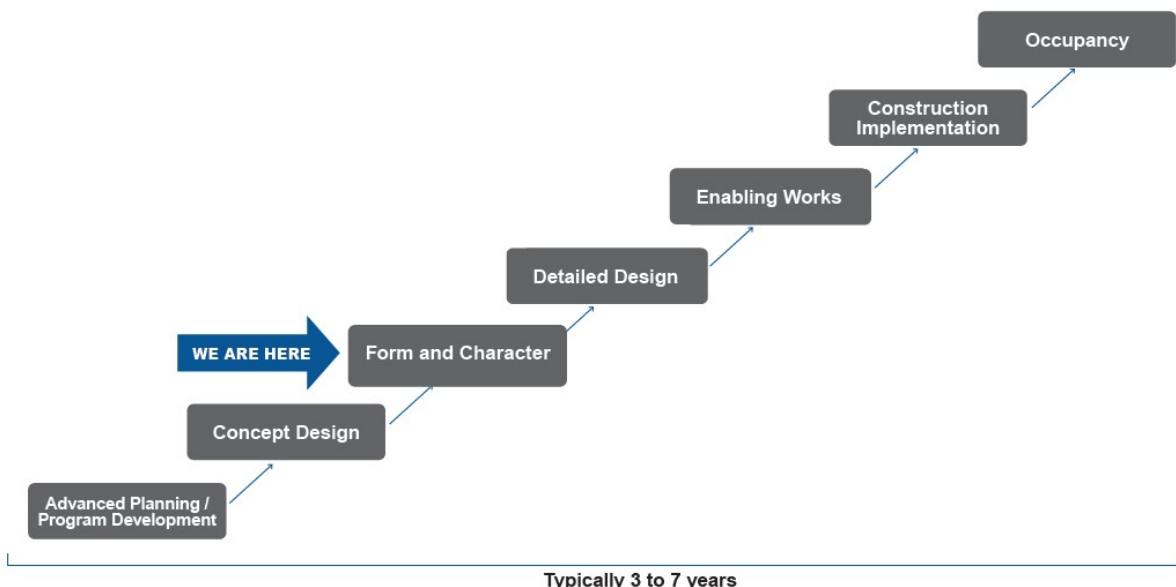
## Background

Council previously approved the location, two-storey form, along with the program for the 10,830 square-foot West Richmond Pavilion in Hugh Boyd Community Park (Attachment 1). This modernized space will feature team and referee change rooms, public washrooms, multipurpose rooms, a limited service kitchen, a concession area, and a covered outdoor viewing space, ensuring it meets the day-to-day needs of multiple local sport user groups, enhances the provision of community programs and offers opportunities to attract and host high-profile tournaments and sporting competitions.

## Analysis

The project has now entered the final steps of the Character Design stage, the third phase of a multi-stage process in delivering a major facility project, as shown in Figure 1. This stage defines a building's exterior appearance, architectural expression, and overall visual identity, allowing for the advancement of the Detailed Design phase.

Figure 1: Delivery Stages of a Major Facility Project



To ensure the character design of the West Richmond Pavilion aligns with both the current and future needs of park and facility users, the proposed design was developed through an iterative and collaborative process. This approach, built upon prior engagement with the West Richmond Pavilion Building Committee (Building Committee), incorporated an additional phase of consultation with the committee as well as representatives from the architectural and construction management firms. The resulting character design has the full support of the Building Committee.

### Advisory Design Panel

Following engagement with the Building Committee, the character design was presented to the Advisory Design Panel (ADP).

The ADP expressed strong overall support of the proposed character design, offering positive remarks on key elements such as general design, choice of materials, and accessibility features. During the meeting, the project team addressed several questions and comments from the ADP. These insights will be carefully considered during the detailed design phase to further enhance the proposal.

### Recommended Character Design

The proposed character of the building (Attachment 2) reflects input from the Building Committee, aligns with the approved program, and embodies the modern aesthetic of various City of Richmond facilities. These elements have been cohesively incorporated together, within the Council-approved program and budget to shape the facility's exterior character design. Using a blend of natural and durable materials, the West Richmond Pavilion is designed to endure over time.

Key considerations for the proposed character design include:

- Integration with adjacent playing fields, ensuring clear sightlines and direct connections to washrooms and change rooms, with convenient access from both east and west fields;
- An open and inviting design that prioritizes efficient and safe access for park and facility users;
- Covered outdoor spaces to provide weather protection for the public;
- Controlled access to the second-floor viewing area, offering elevated sightlines to the fields and a flexible outdoor space for community use; and
- Design elements that enhance wayfinding and clearly highlight access points.

The proposed character design aligns with the following City Policies and Guidelines:

- Passive House standards guided by the High Performance Building Policy 2307;
- Building Design Guidelines and Technical Specifications;
- Enhanced Accessibility Design Guidelines and Technical Specifications; and
- Rick Hansen Foundation Accessibility Certification.

## Next Steps

Should Council approve the character design as detailed in this report, staff will advance to the next phase of Detailed Design. This phase will incorporate considerations based on the ADP recommendations. As the detailed design progresses, minor modifications to the form and character are expected to ensure the project stays within budget and aligns with operational and stakeholder requirements.

Upon approval of the character design, preparatory site activities and enabling works will commence. Construction is planned to begin in Q1 2026 with occupancy anticipated in Q4 2027.

## Financial Impact

None.

## Conclusion

Staff recommend the proposed character design of the facility be endorsed, which highlights the City's dedication to fostering sustainable, inclusive, and well-connected community spaces. The new facility will stand as a vital community hub, enhancing recreational opportunities, encouraging active living and wellness, and strengthening community bonds for years to come.

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Mile Racic  
Manager, Capital Buildings Project Development  
(604-247-4655)

A black ink signature, appearing to be 'Mandeep Bains', written in a stylized, cursive script.

Mandeep Bains  
Manager, Planning and Projects  
(604-247-4479)

- Att. 1: Hugh Boyd Community Park – Site Plan  
2: West Richmond Pavilion – Proposed Character Design Renderings

Hugh Boyd Community Park - Site Plan



\* Location approved by Council July 8, 2024.



West Richmond Pavilion – Proposed Character Design Renderings



View of front entrance looking southwest



View from Hugh Boyd Oval field looking northeast



View from Hugh Boyd turf field looking northwest



View from covered deck looking northeast towards turf fields