



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** July 3, 2014  
**From:** Serena Lusk **File:** 06-2052-55-01/Vol 01  
 Senior Manager, Recreation and Sport Services  
 Jim V. Young, P. Eng.  
 Senior Manager, Project Development  
**Re: Minoru Recreation Complex Program**

### Staff Recommendation

That:

1. The Guiding Principles for the Minoru Recreation Complex program as outlined in the attached report, "Minoru Recreation Complex Program," dated July 3, 2014, from the Senior Manager, Recreation and Sport Services and the Senior Manager, Project Development, be endorsed; and
2. The Minoru Recreation Complex functional space program as outlined in the attached report, "Minoru Recreation Complex Program," dated July 3, 2014 from the Senior Manager, Recreation and Sport Services and the Senior Manager, Project Development, be endorsed; and
3. A business plan for the operation of the Minoru Recreation Complex be developed.

*Serena*

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

*Jim V. Young*

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

Att. 6

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

## 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 4 & 5 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); and
- c. Public Engagement Plan – including establishment of stakeholder and building advisory committees (March 10, 2014).

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

At the June 16<sup>th</sup> General Purposes committee, staff received the following referral related to the project:

*That the staff report titled "Guiding Principles and Options for Configuration of Key Program Elements for Minoru Recreation Complex" be referred back to staff: (1) to arrange tours of the Edmonds Community Centre in Burnaby and the Hillcrest Community Centre in Vancouver; (2) for further analysis on the synergy between the Older Adults Centre and Pavilion; (3) to meet with the Minoru Major Facility Stakeholder Advisory Committee for input; and (4) to review best practices.*

Since the referral, tours of both the Hillcrest Community Centre and Edmonds Community Centre have occurred, a review of best practises has concluded and analysis regarding the synergy of the Older Adults Centre and the Pavilion has been completed. Further, on July 7<sup>th</sup>, 2014 a meeting of the Minoru Major Facility Stakeholder Committee as well as the Building/Technical Advisory Committee was held and provided valuable input on key topics related to the development.

The purpose of this report is to address the referral from the June 16, 2014 General Purposes Committee meeting and to seek Council's endorsement of the Guiding Principles for the project and for the functional space program. Endorsement of the functional space program will allow

work to continue towards a report to Council on the form and character of the facility planned for the fall of 2014.

## **Analysis**

### Guiding Principles

The proposed Guiding Principles for this project were developed based on a review of best practises and trends in recreation facilities, preliminary work done on the project to date and feedback received during the initial stakeholder consultation process.

In particular, the current trend in recreation facility design is towards facilities where space is designed for multiple uses and users. Through programming, spaces are then allocated to specific uses or users. Trends around services to older adults point to providing neighbourhood-based services to allow older adults to ‘age in place’. Centralized services then provide support and leadership but do not need to meet all community needs in one location.

These Guiding Principles were reviewed with the Stakeholder and Building/Technical Advisory Committee members at their July 7, 2014 meeting.

The proposed Guiding Principles (Attachment 1) are as follows:

#### 1. Be Exceptional

Design and build an iconic, innovative and well-functioning centre for aquatics, older adults and community sport development that creates a sense of place and speaks to its surroundings.

#### 2. Be Sustainable

Reflect sustainability Principles through all stages of the project:

- Financial – Deliver the project on time and on budget.
- Social – Ensure decisions are transparent, responsive to community input and contribute to community development through public engagement.
- Environmental – Consider options for construction and future operations that deliver exceptional energy management and improve and respect the natural environment.

#### 3. Be Accessible

Prioritize cultural and physical accessibility and ensure spaces and places are designed with all aspects of accessibility in mind.

4. Be “A Centre of Excellence” for Active Living and Wellness

Demonstrate that Richmond is the best place for residents to play, live a long and healthy active life, raise their family and achieve their highest potential by reflecting a “Sport for Life” model.

5. Be Synergistic

Take advantage of the opportunity to create synergy among users and uses while being sensitive to unique needs. Ensure multi-purpose spaces facilitate excellence and ensure appropriate, dedicated spaces are available where needed.

6. Be Connected

Improve the urban realm and respect the history and uses in Minoru Park while integrating public art, transportation, circulation improvements and connections to the outdoors and nature to benefit all visitors to the Civic Precinct.

The Guiding Principles are intended to provide overall direction in the program development, design, construction methodology and eventual operations.

### Functional Space Program

A functional space program identifies the key spaces and sizes of spaces in a facility. It forms the foundation for development of the design of a facility and informs its future use.

The November 2013 report adopted by Council referred to a co-located aquatic and older adults centre which was further described as a facility that would include the aquatic centre, older adults centre and the Minoru Pavilion. The total space identified for the project in November 2013 was 110,000 square feet with a budget of \$79.6 million plus a multi-project contingency. The proposed functional space program has been developed within these parameters. Any addition to the program would require an increase in the project budget.

Development of the functional space program has been ongoing since November and has included the following steps:

- Establishment of a Stakeholder Advisory Committee and Building / Technical Advisory Committee to provide advice on the functional space program,
- Meetings with a variety of stakeholder groups including the Aquatics Services Board, the Minoru Senior’s Society, Richmond Sports Council, the Richmond Fitness and Wellness Association, Vancouver Coastal Health and other stakeholder groups,
- Review of best practises in services and facilities for sports, fitness, aquatics and older adults including visits to local facilities,
- Meetings with specific staff teams to identify needs and wants of current facility users,
- Meetings with the Advisory Committees to seek their advice on program related issues, and

- Meetings with the City's Construction Manager to assess the impacts to schedule and budget based on programming and space allocation choices.

Throughout the program development process there have been some key areas of discussion where opinions have differed among stakeholders or in relation to best practises. These areas are summarized below. The Stakeholder Advisory Committee and the Building / Technical Advisory Committee (the "Committees") discussed these key functional space program issues at their July 7<sup>th</sup> 2014 meeting and the advice provided by the Committees is included in the summary:

1. Commercial Kitchen – A commercial kitchen is required to allow the Minoru Senior's Society to continue to offer its much-needed hot meal program. Food services are also required to service a concession for the aquatics centre and potentially the sports fields. As well, catering services will be required for event rentals in large multi-purpose rooms. Rather than duplicating the kitchen to meet these varied needs, it is proposed that the Commercial Kitchen associated with the Minoru Senior's Society service all facility users.

An alternate approach is to have two food services areas, specifically a commercial kitchen to service the Minoru Senior's Society exclusively and another kitchen to service the rest of the facility and sports fields. This option would require a space of approximately 550 ft<sup>2</sup> which would require a reduction of area in other spaces in the facility.

#### *Stakeholder/Building Committee Comments*

The Committees provided consensus advice that one kitchen to service the entire facility is the best option. A similar operating model to the current model where the commercial kitchen in the Seniors Centre works well was expressed as the preference of the advisory committee members. Discussions occurred around the need to develop policies around the kitchen to help ensure its financial viability including potential exclusivity for catering in the facility and a separate store front to service the aquatic users.

2. Reception – One reception desk for all facility users creates the most efficient use of space and staff resources. However, the Minoru Senior's Society and staff that work with older adults have identified the desire for a separate reception space that allows for dedicated service and space for older adults to rest and check-in with dedicated staff. The space needed for an additional reception desk is approximately 250 ft<sup>2</sup> and can be accommodated within the proposed functional space program.

#### *Stakeholder/Building Committee Comments*

The Committees provided consensus advice that two reception areas is the best option with one reception area dedicated to older adults and the other to service the rest of the facility. Key advice provided was the need for safety, privacy, efficiency of customer

needs and comfort for older adults and that the lobby design needs to include clear signage and wayfinding to assist in separating users.

3. Fitness and Changerooms – A single fitness centre within the facility can serve the needs of a diverse population in the same manner that currently occurs within Richmond’s community centre facilities. A single fitness centre also only requires one set of changerooms. The Minoru Senior’s Society has identified concerns from its members about safety, privacy and comfort in a shared facility. Staff and the design team believe that through careful attention to these concerns at the facility design stage, these concerns can be addressed.

Additional space of approximately 1000 ft<sup>2</sup> would be required if two separate fitness rooms are required. This would require a reduction of space in other areas of the facility.

*Stakeholder/Building Committee Comments*

The Committees discussed this issue at length and ultimately provided the advice that one fitness facility and accompanying changerooms is the preferred option. Staff also received the advice that through the design process there must be a method of creating separate spaces for older adults within the fitness facility so that there is a level of comfort and privacy created.

There was significant discussion about changerooms and clear advice that great sensitivity must be shown in the design in order to meet the privacy needs for individuals, families and different cultural groups.

4. Multi-Purpose Rooms – All three of the facility components have multi-purpose spaces. The functional space program proposes that some of these spaces be dedicated to certain program elements and some be shared among users in order to allow the spaces to be used at all times of day and to fully meet community needs.

In particular, approximately 11,050 ft<sup>2</sup> of dedicated activity space has been allocated for use by older adults, specifically for a Games Room, Medium Size Activity Room, Fireplace Lounge, Washrooms, Art Studio, Woodworking and Storage.

The allocation of multi-purpose spaces does not impact the functional space program or change the overall square footage of programmable space. However, allocation will need to be determined through future agreements with user groups. A business plan should be developed to address this need and provide clarity to stakeholder groups around use of shared spaces.

*Stakeholder/Building Committee Comments*

Whether multi-purpose spaces are dedicated or shared does not directly impact the functional space program. However, discussion with the Committees led to the advice to

designate some multi-purpose rooms for ‘primary’ users to ensure that the needs of each group are met.

5. Aquatic Facility – As this facility is a replacement facility for the Minoru Aquatic Centre, allocation of the water spaces has been prioritized based on the current uses as well as projected future needs — lessons, older adults, fitness, and swim training — and includes a 25-metre lap pool as well as a number of leisure pool elements. The allocation also takes into account the current use at Watermania which includes an 8-lane, 50-metre competition pool with a dive tank and spectator seating and can accommodate both aquatic training and competitions.

As an alternative, a 50-metre pool can be accommodated in the water allocation in the new facility; however it would not provide as much flexibility in use as the proposed 25-metre option. Both options are shown in Table 1 below for comparison.

#### *Stakeholder/Building Committee Comments*

The consensus advice from the Committees was that a 25-metre lap pool accompanied by a variety of leisure pool elements is the preferred option. Discussion occurred regarding focusing on the needs of city centre residents for lessons, leisure and swim training through this new facility and continued use of Watermania to serve the needs for swimming competitions given its 8-lane, 50-metre pool.

Table 1: Comparison of Aquatic Program Elements for Minoru Recreation Complex

<b>Aquatic Program Elements</b>	<b>Proposed Aquatic 25m</b>	<b>Proposed Aquatic 50m</b>	<b>Existing Minoru 25m</b>	<b>Existing Watermania 50m</b>
Lap pool(s)	7,266*	11,625**	7,860	13,000
Leisure pool	5,382***	3,702	0	5,000
Teach pool and ramp	1,938	0	1,460	0
Hot pools	1,830	989	520	400
Cold plunge pool	75	0	0	0
Sauna & Steam Rooms	1,076	807	160	300
Deck space	13,616	14,060	10,000	21,690
Support Spaces	3,682	3,682	2,000	2,760
<b>Total Area</b>	<b>34,865 sf</b>	<b>34,865 sf</b>	<b>22,000 sf</b>	<b>43,150 sf</b>

\* 6-lane, 25-metre and 4-lane, 25-metre

\*\* 8-lane, 54-metre with two moveable bulkheads

\*\*\* The leisure pool will include 2 – 3, 25-metre swim lanes with warmer water temperatures

Graphics illustrating the relative size and possible program elements of the proposed 25-metre and 50-metre lap pool options compared with the existing Minoru and Watermania aquatic spaces have been included as Attachments 4, 5 and 6. The proposed 25-metre and 50-metre aquatic spaces illustrated are concepts only and are intended to highlight only the relative scale of the proposed facilities – presentation to Council of the proposed design of these spaces will follow once the program and space allocation is approved.

### Summary of Key Functional Space Program Recommendations

Based on a review of best practises, expert information, feedback from stakeholders and advice from the Advisory Committees the following recommendations have been included in the proposed functional space program for one building:

1. One commercial kitchen to service the entire facility.
2. Two reception desks with one specifically dedicated to older adults.
3. A single fitness centre and changerooms to service the entire facility with careful attention to design to ensure spaces within the facility can be separated and provide safety and comfort for users of all ages, abilities and cultures.
4. A combination of dedicated and ‘primary’ use multi-purpose rooms to ensure the needs of all users are met.
5. A 25-metre lap pool aquatic configuration plus additional leisure pool elements.

### Proposed Functional Space Program

A proposed functional space program is identified in Attachment 3. It should be noted that square footage is approximate and may change slightly through the design phase. However, the overall square footage by program area will not change significantly.

Key features of this single facility program include:

- Aquatic spaces that serve multi-generational needs including a large teaching area, large hot pools, and ramp access to all water areas.
- A high proportion of universal (family) changerooms to provide a safe, comfortable changing environment for people of all ages and abilities with careful attention paid to privacy and cultural sensitivities.
- A fitness centre that includes areas for strength, cardiovascular and flexibility exercise and spaces that can be separated for privacy, safety and comfort of specific user groups such as older adults.
- Dedicated spaces for older adults including offices, a volunteer area, activity rooms, art studios, a lounge and a woodworking shop.
- Team rooms for sports field users including showers and washrooms that are accessible from the outdoors and do not require access through the main building.
- Washrooms and showers for general public users of Minoru parks.
- A variety of multi-purpose spaces including meeting rooms to serve 8 – 15 people and large, dividable spaces to serve up to 400 people.



- Generous spaces for lobby, hallways, public washrooms and other areas to create opportunities for facility users to connect casually.

The approximate sizes of proposed key program elements are shown in Table 2 on the next page. This program meets the program objectives of 69,000 square feet for aquatics, 33,000 square feet for older adults and 8,000 square feet for the replacement of the Minoru Pavilion in one building.

Table 2: Minoru Recreation Complex Key Program Element Sizes

		<b>Aquatic Centre</b>	<b>Older Adults Centre</b>	<b>Dedicated Multi-Purpose/Outdoor Changerooms</b>	<b>Combined</b>
		(sf)	(sf)	(sf)	Total (sf)
1.	Dedicated Activity Space	0	11,044	4,833	15,877
2.	Aquatic Centre	34,865	0	0	34,865
3.	Shared Lobby	1,777	826	0	2,603
4.	Reception	376	250	0	626
5.	Primary Use Multi-Purpose Rooms	1,184	11,065	2,153	14,402
6.	Shared Fitness Centre	4,521	2,810	0	7,331
7.	Shared Changerooms	6,781	0	0	6,781
8.	Shared Facility Support	2,506	237	584	3,327
9.	Shared Service Areas (includes offices)	16,990	6,768	430	24,188
<b>Total Facility Area</b>		<b>69,000</b>	<b>33,000</b>	<b>8,000</b>	<b>110,000</b>

### Next Steps

Following approval of the functional space program, staff will use the information to develop form/character renderings and schematic floor plans which will be brought to Council for input and consideration for approval in the fall of 2014. A project schedule has been included as Attachment 2.

As well, ongoing formal and informal consultation and engagement will continue and a business planning exercise will be undertaken to ensure needs of all stakeholders are balanced and unique identities of each group are respected.

**Financial Impact**

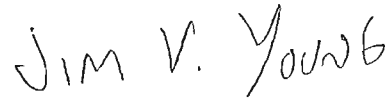
None.

**Conclusion**

Endorsing the Guiding Principles and the functional space program will provide direction for the project team to continue its work towards identifying the form and character of the facility for Council's consideration in the fall. Developing a business plan for the operation of the Minoru Recreation Complex will assist in clarifying use of shared spaces among stakeholders



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



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

- Att. 1: Guiding Principles
- Att. 2: Project Schedule
- Att. 3: Proposed Functional Space Program
- Att. 4: Richmond Minoru Major Facility 2 x 25m Lap Pools
- Att. 5: Richmond Minoru Major Facility 1 x 25m Lap Pool
- Att. 6: Richmond Minoru Major Facility 50m Lap Pool

# Minoru Recreation Complex

## Guiding Principles:

### 1. BE EXCEPTIONAL



Design and build an extraordinary, innovative and well-functioning centre for aquatics, older adults and community sport development that creates a sense of place and speaks to its surroundings.

### 2. BE SUSTAINABLE

Reflect sustainability principles through all stages of the project:



- **FINANCIAL** - Deliver the project on time and on budget



- **SOCIAL** - Ensure decisions are transparent, responsive to community input and contribute to community development through public engagement



- **ENVIRONMENTAL** - consider options for construction and operations that deliver exceptional energy management and improve and respect the natural environment.

### 3. BE ACCESSIBLE



Prioritize cultural and physical accessibility and ensure spaces/ places are designed with all aspects of accessibility in mind.

### 4. BE "A CENTRE OF EXCELLENCE FOR ACTIVE LIVING AND WELLNESS"



Demonstrate that Richmond is the best place for residents to play, live a long and healthy active life, raise their family and achieve their highest potential by reflecting a 'Sport for Life' model.

### 5. BE SYNERGISTIC



Take advantage of the opportunity to create synergy among users and uses while being sensitive to unique needs. Ensure multi-purpose spaces facilitate excellence and ensure appropriate, dedicated spaces are available where needed.

### 6. BE CONNECTED



Improve the urban realm and respect the history and uses in Minoru Park while integrating public art, transportation, circulation improvements and connections to the outdoors and nature to benefit all visitors to the Civic Precinct.

## ATTACHMENT 2

**Minoru Aquatic Centre/Older Adults Centre Project Schedule**

<b>Minoru Aquatic Centre/Older Adults Centre - Projected Schedule</b>	<b>Start</b>	<b>Complete</b>
Programming / Space Allocation	Mar, 2014	Jun, 2014
Enabling Works*	May, 2014	Aug, 2015
Council (Programming / Space Allocation)	Jul, 2014	Jul, 2014
Develop Floor Plans / Form & Character	Jul, 2014	Sept, 2014
Council (Floor plans / Form & Character)	Oct, 2014	Oct, 2014
Working Drawings	Nov, 2014	Feb, 2015
Tender	Jan, 2015	Aug, 2015
Construction	Jun, 2015	Jun, 2017

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

## Minoru Aquatics and Older Adults Centre

### Functional Program Space List

08-Jul-14

SUMMARY - BUILDING AREA TOTALS	SM	SF
1.0 Dedicated Activity Spaces	1475	15,877
2.0 Aquatics	3239	34,865
3.0 Shared Lobby	242	2,603
4.0 Reception	58	626
5.0 Primary Use Multi-Purpose Spaces	1338	14,402
6.0 Fitness Centre	681	7,331
7.0 Shared Change Rooms	630	6,781
8.0 Facility Support	309	3,327
9.0 Shared Service Areas	2247	24,188
<b>Facility Gross Building Area</b>	<b>10219</b>	<b>110,000</b>
<b>1.0 DEDICATED ACTIVITY SPACE</b>		
1.1 Cafeteria and Kitchen		
Cafeteria Seating Area (Capacity 80)	160	1,722
Cafeteria Queuing, Serving and Sales Area	30	323
Small Commercial Kitchen	70	754
Dry, Cold, Frozen and Liquour Storage	16	172
Dishwashing and Waste Management	24	258
	<b>Sub-Total</b>	<b>3,230</b>
1.2 Older Adults Dedicated Activity Spaces		
Medium-Sized Activity Room	160	1,722
Games Room	125	1,346
Fireplace Lounge	125	1,346
Fitness and Wellness Room	75	807
Art Studio	95	1,023
Woodworking Shop	80	861
Storage Rooms	50	538
Handicapped Accessible Washrooms x 4	16	171
	<b>Sub-Total</b>	<b>7,814</b>

<b>Older Adults Assigned Area Sub-Total</b>	<b>1026</b>	<b>11,044</b>
<b>1.3 Outdoor Changeroom</b>		
Team Rooms w. Showers / WC (Capacity 20 each) x 8	304	3,273
Storage	60	646
Public Washrooms (Accessible from Outside) x 2	30	323
First Aid / Taping	9	97
Referees / Mixed Team w. Shower (capacity 6 each) x 2	28	301
Office	9	97
Concession Window	9	97
	<b>Sub-Total</b>	<b>4,833</b>
<b>Outdoor Changerooms Dedicated</b>	<b>449</b>	<b>4,833</b>
<b>Combined Dedicated Activity Space</b>	<b>1475</b>	<b>15,877</b>
 <b>2.0 AQUATICS</b>		
<b>2.1 Natatorium</b>		
Lap Pool 25m	675	7,266
Teach Pool and Ramp	180	1,938
Spa Hot Pools	170	1,830
Spa Cold Plunge Pool	7	75
Leisure Pool	500	5,382
Steam and Sauna	100	1,076
Pool Deck	1265	13,616
Support Spaces	342	3,682
	<b>Sub-Total</b>	<b>34,865</b>
<b>Aquatic Component Area</b>	<b>3239</b>	<b>34,865</b>
 <b>3.0 SHARED LOBBY</b>		
<b>3.1 Lobby Spaces</b>		
Aquatic Lobby Portion	165	1777
Older Adult Centre Lobby portion	77	826
	<b>Sub-Total</b>	<b>2603</b>
<b>Total Combined Lobby Areas</b>	<b>242</b>	<b>2603</b>



**4.0 Reception**

<b>4.1 Dedicated Reception Spaces</b>		
Dedicated Aquatic Reception	35	376
Dedicated Older Adult Centre Reception	23	250
	<b>Sub-Total</b>	<b>58</b>
<b>Total Reception Areas</b>	<b>58</b>	<b>626</b>

**5.0 PRIMARY USE MULTI-PURPOSE SPACES****5.1 Multi-Purpose Rooms**

Large Group Fitness Studio (Sprung; Capacity 40)	185	1,990
Yoga / Meditative Group Fitness (Capacity 20)	95	1,023
Fitness Storage Room(s) x 2	30	323
Large Multi-Purpose Room (Sub-dividable; Cap. 350)	350	3,768
Medium Multi-Purpose Rms. (Sub-dividable; Cap. 150) x 2	320	3,445
Small Multi-Purpose Room (Capacity 75) x 2	200	2,153
Coffee Servery	10	108
Multi-Purpose Rooms Storage (distributed) x 5	75	807
Board Room (Capacity 15)	35	377
Meeting Rooms (Capacity 8)	18	194
Convenience Handicapped Washrooms x 4	20	215
	<b>Sub-Total</b>	<b>1338</b>
<b>Total Primary Multi-Purpose Space</b>	<b>1338</b>	<b>14,402</b>

**6.0 FITNESS CENTRE****6.1 Fitness Centre**

Fitness Centre Aquatic Primary	420	4,521
Fitness Centre Older Adults Primary	261	2,810
	<b>Sub-Total</b>	<b>681</b>
<b>Combined Fitness Area</b>	<b>681</b>	<b>7,331</b>

**7.0 SHARED CHANGE ROOMS**

<b>7.1 Universal Change Rooms (500 bathers assuming shared)</b>		
Universal Change Cubicles (w. Shower) x 46	207	2,228
Full-Height Locker Columns and Aisle (250 columns)	150	1,615
Disabled Assisted Change Cubicles and WC	12	129
Handicapped Accessible Washrooms x 6	24	258
Vanity Stations x 6	18	194
Stroller / Wheelchair Area	12	129
<b>Sub-Total</b>	<b>423</b>	<b>4,554</b>
<b>7.2 Gender Locker Rooms (300 bathers) / Staff Change Rooms</b>		
Women's Locker Room (100 columns, 150 lockers)	60	645
Women's WCs, Showers, Vanities (3 of each)	23	242
Men's Locker Room (100 columns, 150 lockers)	60	646
Men's WCs, Showers, Vanities (3 of each)	23	242
Staff Universal Change Cubicles (w. Shower) x 4	18	194
Staff Universal Change Lockers (30 columns)	18	194
Custodial Closet x 3	6	65
<b>Sub-Total</b>	<b>207</b>	<b>2,227</b>
<b>Shared Changeroom Component</b>	<b>630</b>	<b>6,781</b>

**8.0 FACILITY SUPPORT**

- 8.1 Front of House Functions**
  - Food Concession Point-of-Sales
  - First Aid Room
  - Tenant Service Space (unimproved)
  
- 8.2 Back-of House Functions**
  - Loading Dock
  - Storage / Staging Area
  - Waste / Recycling Management
  - Maintenance Shop
  - Custodial Storage
  - Facility Operations Office
  - Staff WC, Shower and Lockers x 2

<b>Total Facility Support</b>	<b>309</b>	<b>3,327</b>
-------------------------------	------------	--------------





**9.0 SHARED SERVICE AREAS**

**9.1 Shared Service Areas**

- Public Washrooms (20 stalls)
- Pro-Rated Building Mechanical / Electrical 5%
- Pro-Rated Walls and Structure 4%
- Component Internal Circulation 10%

**9.2 Administrative Areas (Offices)**

<b>Total Facility Support</b>	<b>2,247</b>	<b>24,188</b>
-------------------------------	--------------	---------------

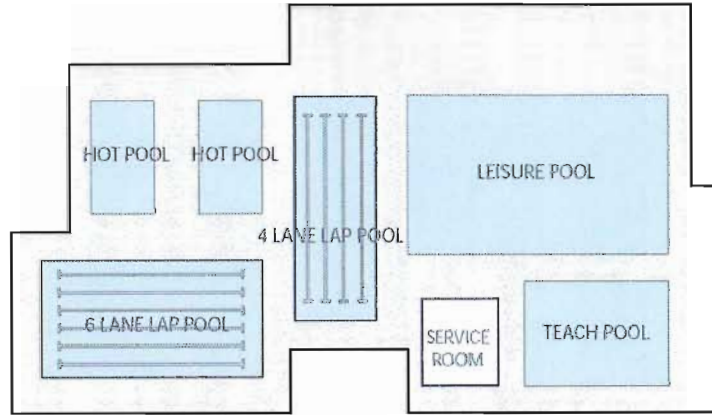
**10.0 OUTDOOR AREAS (Net in Building Interior Areas Total)**

**10.1 Programmable Spaces**

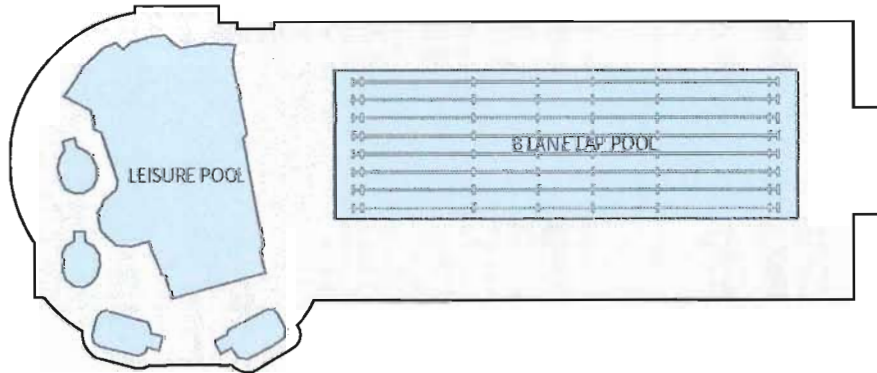
- Leisure Pool Outdoor Patio Area
- Adult Spa Areas Outdoor Patio Area
- Fitness Centre Outdoor Group Exercise Area
- Covered Passenger Drop-Off Area at Main Entrance
- Older Adult Centre Outdoor Scooter Parking (Energized)
- Older Adult Centre Outdoor Raised Bed Gardens
- Older Adult Cafeteria Outdoor Seating Area
- Fenced Bicycle Parking
- Large Multi-Purpose Room Outdoor Patio Area



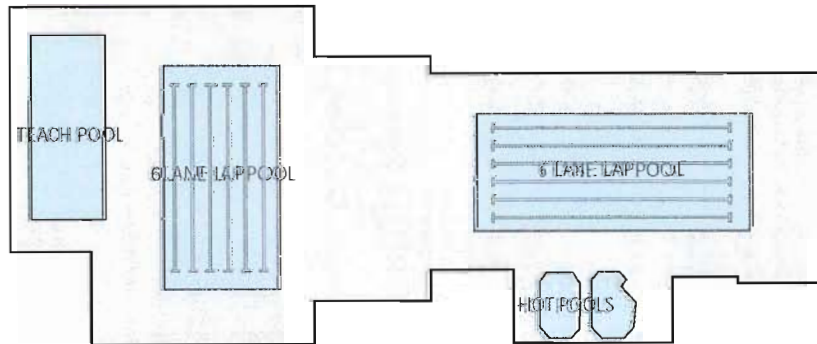
**RICHMOND MINORU MAJOR FACILITY 2 X 25M LAP POOLS**



**WATERMANIA 50M LAP POOL**

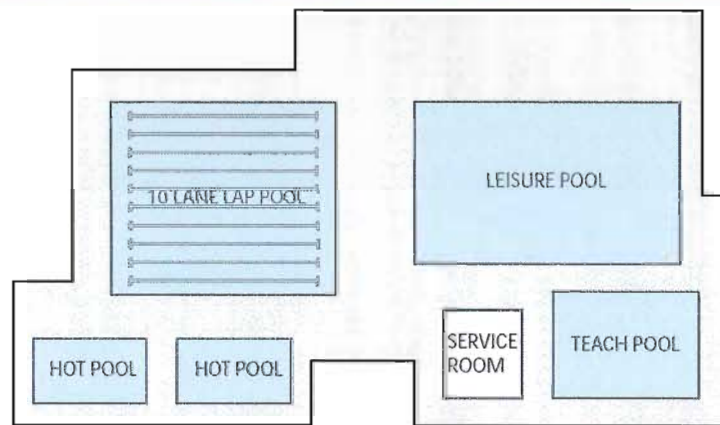


**EXISTING MINORU AQUATIC CENTRE 25M LAP POOLS**

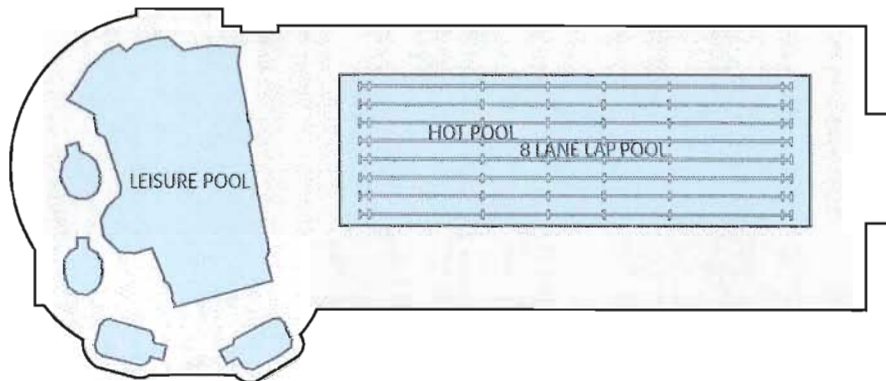


**PROPOSED BASE AQUATIC**  
Aquatics review

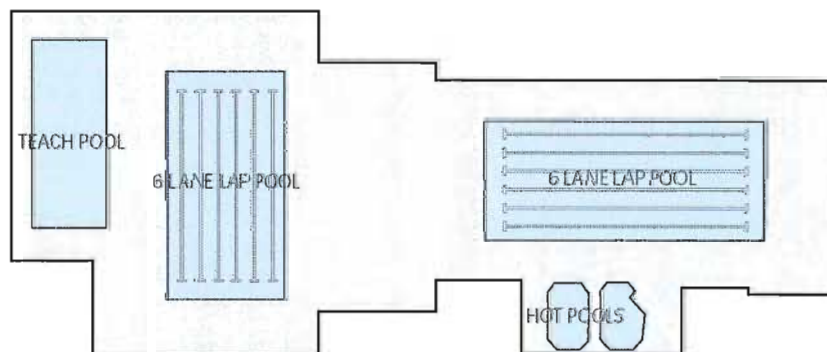
**RICHMOND MINORU MAJOR FACILITY 1 X 25M LAP POOL**



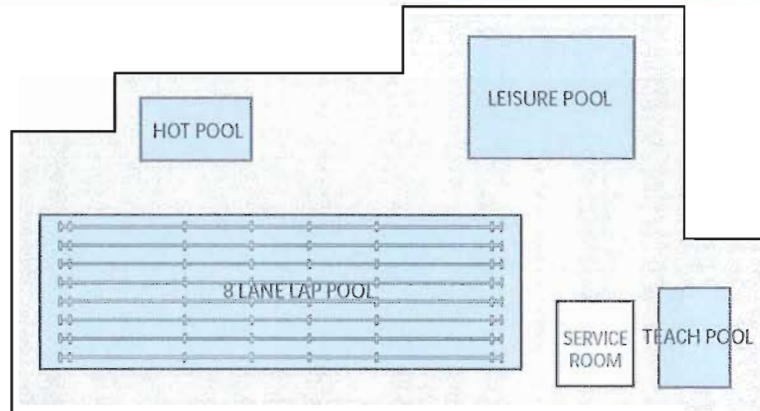
**WATERMANIA 50M LAP POOL**



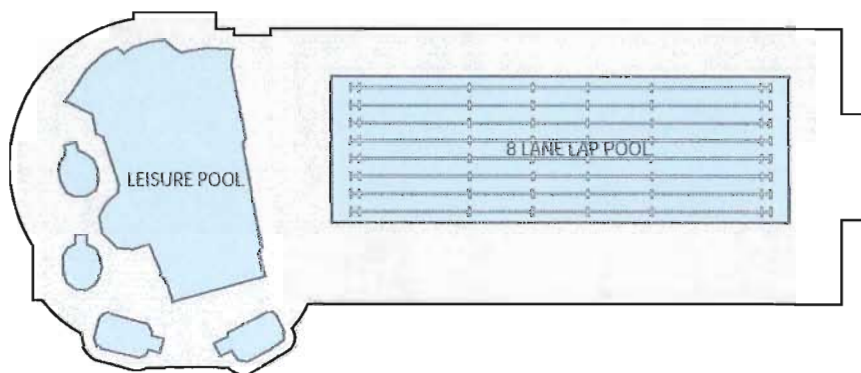
**EXISTING MINORU AQUATIC CENTRE 25M LAP POOLS**



**RICHMOND MINORU MAJOR FACILITY 50M LAP POOL**



**WATERMANIA 50M LAP POOL**



**EXISTING MINORU AQUATIC CENTRE 25M LAP POOLS**

