



City of Richmond

Report to Committee

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

Date: April 10, 2015
File: 06-2052-55-01/Vol 01

Serena Lusk
Senior Manager, Recreation & Sport

Re: **Minoru Complex Public Realm and Building Update**

Staff Recommendation



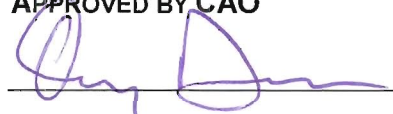
That the report, "Minoru Complex Public Realm and Building Update," dated April 10, 2015, from the Senior Manager, Project Development and Senior Manager, Recreation & Sport, providing additional information on the following topics related to the Minoru Complex be received for information:

1. The proposed trees on the east side of the Minoru Complex;
2. The placement of the multipurpose room and how to optimize it;
3. The proposed seating plans in the vicinity of the Minoru Complex; and
4. The proposed plans and configurations for the parking and bike path along Granville Avenue.

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(604-247-4610)

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Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	
Parks Services	<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);
- e. Minoru Complex Floor Plan and Preliminary Form/Character (October 27, 2014);
- f. Minoru Complex Public Realm Concept Design (February 24, 2015).

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

When Council adopted the Minoru Complex Public Realm Concept Design in February, the following referral was introduced:

That staff provide more information on

- (i) *the trees on the east side of the Minoru Complex*
- (ii) *the placement of the multipurpose room and how to optimize it*
- (iii) *the seating plans in the vicinity of the Minoru Complex, and*
- (iv) *the plans and configurations for the parking and bike path along Granville Avenue and report back*

The purpose of this report is to present Council with a response to the aforementioned referral.

Analysis

On February 24, 2015, Council approved the Minoru Complex Public Realm Concept Design with the understanding that staff would provide more information about certain public realm and building components. The project team has since been working through a process with the consulting team, subject matter experts and stakeholder committees to ensure that all the required information is provided.

Referral 1 - More information on the trees on the east side of the Minoru Complex

The proposed trees along the east side of the Minoru Complex are an important part of the Minoru Park Public Realm Plan as they line the park's primary north-south pedestrian connection between Granville Avenue and the middle of the park. Notwithstanding the importance of these trees, Richmond Sports Council expressed concern regarding the possibility that new trees will obscure views from the new Minoru Complex's east side balcony to the Minoru Oval. To address this concern, a 50 metre long zone is proposed for the space between the new Minoru Complex and the Minoru Oval in which there will be no trees as shown in Attachment 1. This zone will result in unobstructed views from the balcony to the Minoru Oval. Further, these views will be more extensive and more centrally provided than views of Minoru Oval from the former Minoru Pavilion.

Staff will proceed with updating the concept design to prepare detailed landscape plans that ensure the view corridor to the Minoru Oval is maintained. Landscape maintenance is also an important consideration for staff to ensure a safe premises for the general public around the Minoru Complex and in particular the east side where the plazas and Minoru Oval are located.

Referral 2 - More information on the placement of the multipurpose room and how to optimize it

The Minoru Complex floor plans and building form/character, including the location of the multipurpose room intended to replace the approximately 2,300 ft² multipurpose room in the Minoru Pavilion, was approved at the October 10, 2014 Council meeting. Staff proceeded to complete the design development to the fine detail level immediately following the October Council meeting. The preparation of construction issue/building permit drawings is currently underway and the first construction package (foundation and slab on grade) is scheduled to be tendered by the first week of August 2015.

The overall floor plan area approved by Council is 110,000 ft². This multipurpose room is part of approximately 20,000 ft² of multipurpose space in the overall complex.

Staff have been in the process of detailed design of the Minoru Complex for approximately 6 months, following approval of the floor plans in October 2014. Construction is ongoing with ground densification currently in progress and the next major tender package (construction of the below grade items, primarily the foundation and slab on grade) is scheduled for this summer.

Staff completed an in-depth review of other multipurpose room location/configuration possibilities and identified three additional options.

The base option proposes no changes to the multipurpose room or overall Minoru Complex area as approved by Council at the October 10, 2014 meeting.

Option 1 proposes moving a 2,300 ft² multipurpose room from its current location adjacent to the fitness room in its entirety to the northeast corner of the Minoru Complex. This option is estimated to increase the cost of constructing the Minoru Complex by approximately \$500,000 plus re-design fees and will extend project completion by approximately 3 months. Funds are available within the project contingency to accommodate this change, thus no additional project funds are required.

Option 2 proposes splitting the current multipurpose room whereby one smaller room is located at the northeast corner and the rest of the space remains at the location previously approved by Council. This option is estimated to increase the cost of constructing the Minoru Complex by approximately \$200,000 plus re-design fees and will extend project completion by approximately 3 months. Funds are available within the project contingency to accommodate this change, thus no additional project funds are required.

Option concept plans are provided in Attachment 2.

Referral 3 - More information on the seating plans in the vicinity of the Minoru Complex

The Minoru Public Realm Plan envisions a variety of seating around three sides of the Minoru Complex and near the drop off area. For the area between the new Minoru Complex and the Minoru Oval, a combination of permanent and portable seating is proposed. Taking advantage of the 1.3 metre elevation difference between the new Minoru Complex's east terrace and the Minoru Oval, a variety of permanent seating will be constructed including terraced seat walls, seat steps and park benches that can accommodate approximately 400 people.

During specific events such as school track meets, portable bleachers will be installed along the west side of the Oval and provide approximately 1200 seats, which exceeds the current capacity (approximately 1000) of the existing west side bleachers. For most of the year, when seating demand is relatively low and the portable bleachers are not required, not having permanent bleachers will make the connection between the Minoru Complex and Minoru Oval more seamless. The portable bleachers will also be available for events in the park such as cricket matches and elsewhere in the City for special events.

Referral 4 - More information on the plans and configurations for the parking and bike path along Granville Avenue

While there are co-ordination opportunities, the option to create parking on Granville Avenue is a distinct and separate initiative from the Minoru Complex project.

Granville parking is being considered by staff as a separate opportunity to implement traffic calming and bicycle/pedestrian improvement. The additional parking that can be created is not critical for the Minoru Complex project, but provides a good opportunity for an additional buffer at peak times such as major events. It is anticipated that a future report to Council will be

prepared to address Granville Avenue plans and configurations through to the Railway Avenue corridor.

The current parking plan, as highlighted in the February 24, 2015 report to Council, meets the Minoru Complex parking needs without the addition of Granville Avenue parking.

Specifically, modifications/additions to the existing parking area and the opportunity to create new parking at the existing Aquatic Centre site following demolition, subject to Council approval, meets industry standards for parking demand and has the ability to meet or exceed a 15% to 20% buffer. While the existing public pay parking at Gateway Theatre has not been included in the total parking count thus far, it will serve as an added benefit given the proximity of the newly relocated sports fields. There are currently 129 public parking stalls at the Gateway Theatre site; approximately 9 of which would be remaining to supply Minoru Complex needs during peak times.

Staff will also proceed to implement, as part of the Minoru Complex project, the following items that were discussed during the public consultation process:

- A new pedestrian controlled crossing on Granville Street located in front of the new Minoru Complex.
- Resting areas included in the medians at the Minoru Gate and the new pedestrian crossing in front of the Minoru Complex.
- One new covered bus stop added in front of the Minoru Complex.

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 stakeholder input is warranted. As the referral issues primarily impact two specific stakeholder groups, Richmond Fitness and Wellness Association (RFWA) and Richmond Sports Council (RSC), a meeting was held with representatives from these groups to receive their input.

In regards to sight lines, RSC prefers an option that includes both east and north balconies as this provides views both north and east and is an improvement from what existed at Minoru Pavilion. While they recognized the changes that had been made to the location and types of trees in response to their previous input, they still requested that consideration be given to not use deciduous trees and/or to keep the tree height to five feet or below. The field users recognized that the seating was more than currently provided; however, concern was expressed that the portable bleachers were too close to the long jump pits.

After a lengthy discussion regarding multipurpose room location options and the seating and site lines, both RSC and RFWA recognized that their primary priorities are contradictory and therefore, none of the options presented is an ideal solution for both groups. RSC representatives prefer Option 1 with a multipurpose room located at the north end of the building adjacent to the north plaza with views to Minoru 3/Latrace Field. RFWA prefers the Base Option whereby the

multipurpose room is located on the east side of the building, adjacent to the weight room and yoga studio and surrounded by the large wrap-around balcony.

The two groups proposed a hybrid option that was felt to be a reasonable compromise by both groups. The proposed compromise is presented as Option 2, by combining the east multipurpose room with the adjacent multipurpose room so that the size of the room is adequate for large fitness classes and tournament support.

Advisory Committee Input

Following the meeting with stakeholders, a meeting was held with the Minoru Major Facility Stakeholder Advisory Committee and Major Facility Building/Project Technical Advisory Committee (“the Committees”).

The Committees discussed the options presented at their April 9, 2015 meeting. A description of the advice provided by the Committee members follows below.

Location of Multipurpose Room

The consensus of the group was that the Base Option is the preferred option.

Sight Lines and Trees

The Committees were supportive of trees on site and noted that the protection of sight lines through view cones was a reasonable compromise for the various users. Staff noted that concerns regarding leaves on fields could be addressed through careful choice of species and appropriate on-site maintenance practices.

Seating

The proposed seating provides permanent seating for approximately 400 people and the portable seating can accommodate almost 1,200 people, which is a significant improvement over the existing bleachers. In response to comments, staff noted that several portable bleachers can be safely stored on site near the caretakers suite (with others stored at the Works Yard), that the bleachers are easily moved to various locations including the cricket pitch and that attention will be given to ensuring seating is both accessible and comfortable.

Granville Avenue Parking and Bike Path

A number of comments were received regarding the options presented for the parking and bike path along Granville Avenue, including the need to ensure a safe separation of pedestrians and cyclists. It was also noted that cyclists’ needs vary between commuters, recreational bikers, and young riders. In general, the Committees were supportive of improving the frontage along Granville Avenue with both bike and pedestrian lanes; however, they needed to understand the connection all the way to the Railway corridor.

Next Steps

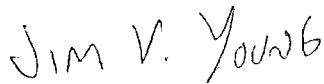
Completion of detailed design drawings and commencement of construction tendering for the Minoru Complex is scheduled in Summer 2015 with the open space and public realm construction to occur near the end of the project.

Financial Impact

None. All the options presented in this report can be accommodated within Council approved funding for the Minoru Complex project.

Conclusion

The design on the Minoru Complex and associated public realm is proceeding. Additional information on key topics identified by Council has been provided in order to provide more clarity around trees, seating, optimization of the multi-purpose room, and parking and the bike path along Granville Avenue.

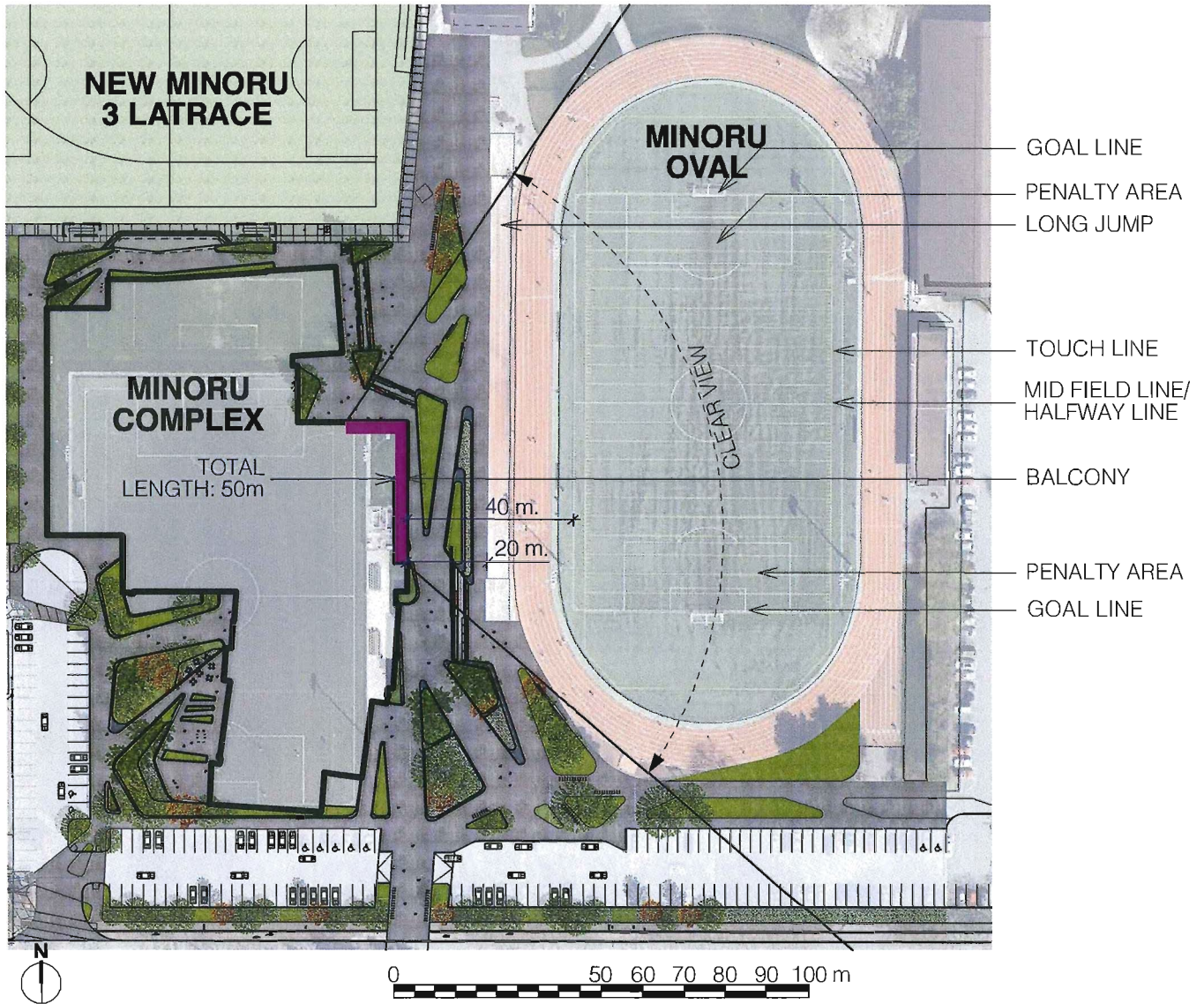


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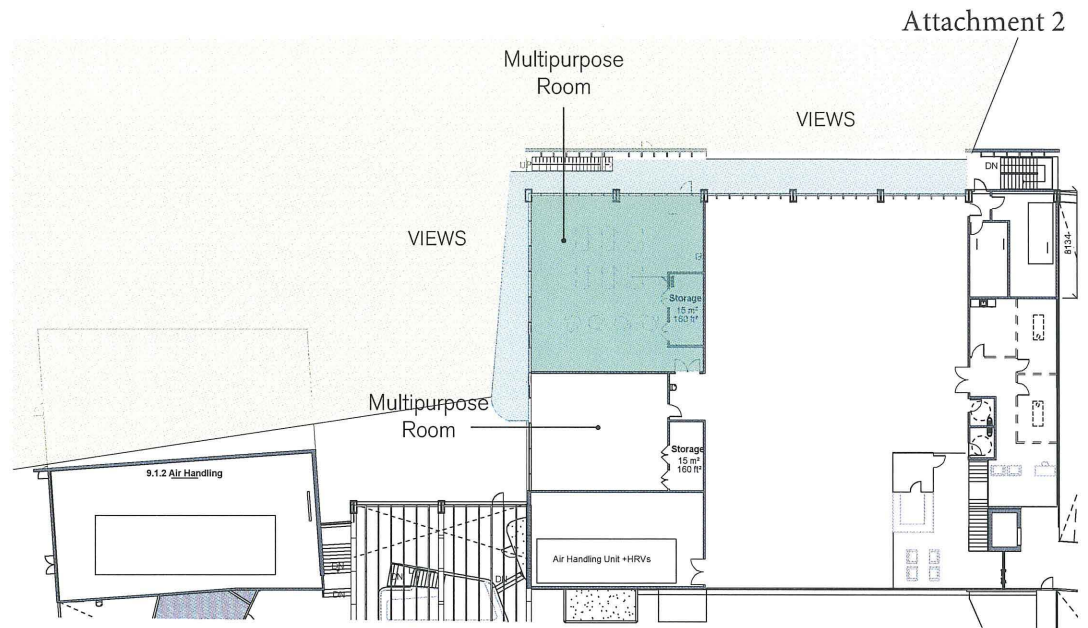


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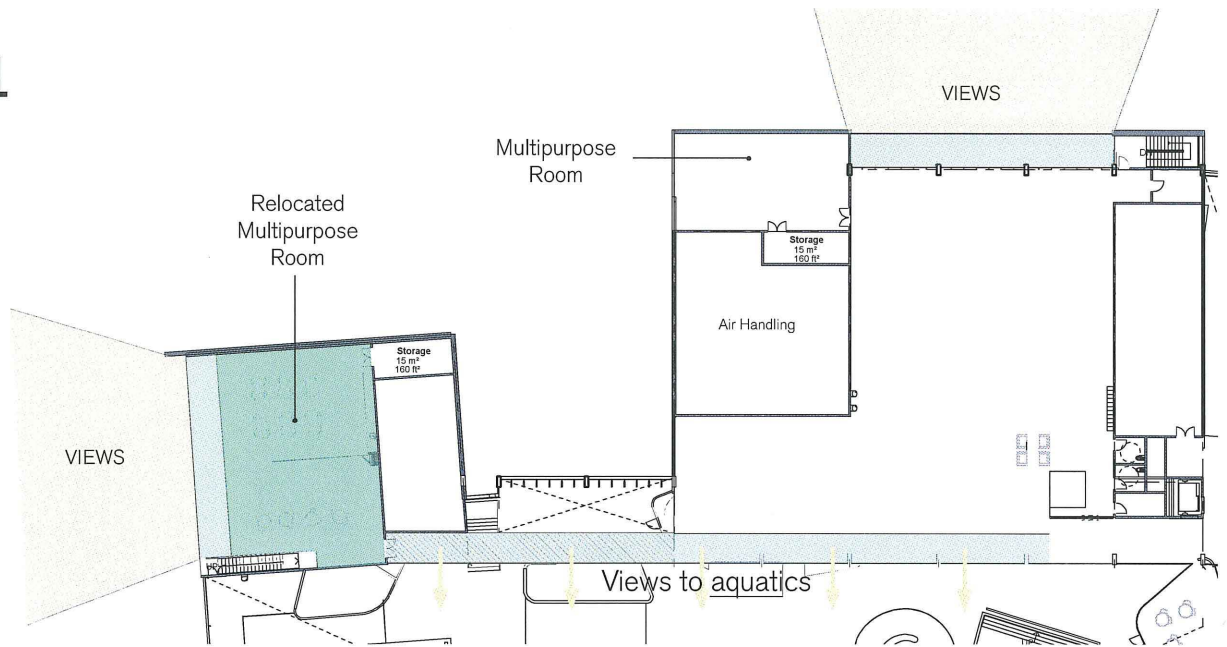
- Att. 1: Minoru Complex sight lines to Minoru Oval
- 2: Minoru Complex multipurpose room analysis



Base Option



Option 1



Option 2

