



You're Invited! Open House

Tuesday, March 23
Kingsgate Mall, Lower Level
370 East Broadway

4:00 - 7:00 pm
Drop in; viewing of models/drawings

7:00 - 7:30 pm
Architect's presentation

7:30 - 8:30 pm
Questions and discussion

- View the latest design schematics
- Get your questions answered
- Meet the project team & your neighbours
- Learn about the fence community art project
- Refreshments, including a *Fence Art Celebration Cake*, will be served

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this brochure for you

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este folleto.

请您托人替您翻译这份刊物的内容。
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ਅਨੁਵਾਦ ਕਰਵਾ ਲਵੋ।

Xin nhờ một người nào dịch
tài-liệu này cho bạn

1 KINGSWAY

...in the heart of Mount Pleasant

The new civic facility planned for 1 Kingsway will be created from far more than the brick, glass and concrete used for its construction. The completion of this new multi-service civic centre will be the culmination of the work and vision of the Mount Pleasant community—the people who live and work in this important historic neighbourhood.

Located at the intersection of Kingsway and Main Street, 1 Kingsway will be home to a new community centre, library, child care centre, rental apartment housing, coffee shop and underground parking all under one roof.

How Did We Get Here?

In September, 2001, Vancouver City Council approved the purchase of the property at 1 Kingsway for the relocation and redevelopment of the Mount Pleasant Community Centre. Later Council decided this was an opportunity to add a much-needed new Mount Pleasant Branch Library, as well as a child care centre, rental housing, and underground parking.

Everyone agreed that the needs were there, but how best to fill those needs? The Vancouver Public Library held an information meeting in March, 2002. Residents wanted increased computer access, a meeting room, display space for local artists, and more seating and tables. The Park Board and the Mount Pleasant Community Centre Association surveyed the community in 2001 and 2002. Several public meetings were held where participants shared their concerns about the relocation of current community centre services, and ideas about what services and spaces might be included in the relocated facility.

This public process became the foundation for the Building Design Program, which was approved by the Community Centre Association and the Park Board in May 2003.

Child Care Issues Identified

More child care services are needed in this community and as the availability of funds for child care from levies on new development were identified, a child care centre was added to the facility concept.

Finally, a rental apartment component was added to help defray the costs of the project. It will be developed and owned by the City of



"I have been bringing my baby to the Mount Pleasant Library since he was 6 weeks old. We can't wait for the new civic centre to open at 1 Kingsway!"

Vancouver, and held as part of its long term investment portfolio in its Property Endowment Fund.

Ideas Evolve into Design

With capital funding approved and the design programs in place, the architects, Busby and Associates, set to work in May of 2003 to develop a design for a sustainable building in consultation with committees representing the four civic partners. Preliminary design drawings and a model were presented at an Open House at Kingsgate Mall in July, 2003. Residents who attended responded positively to the design concept.

Following costing of the design in September, it became apparent that some aspects of the design needed adjustment to better align with the building design programs. The atrium was scaled back, circulation space was trimmed, the functional program was adjusted to fit within the building area approved by City Council, and a more efficient layout was produced. The process of adjustment was guided by the Library, the City's Child Care Coordinator, the Park Board and the Community Centre Association.

Community Centre | Library | Childcare | Rental Housing



The Art Crew installing Fence Art

"Grow With Us" at 1 Kingsway!

Art is a great excuse to get together for some fun! Just ask the prep and prime crew who spent a few days getting great base colours on the panels or seniors from a local group *The Recycled Teens*, who number some very deft painters. Artist Pat Beaton has led our community in designing and painting almost 300 panels for the fence at the vacant lot at 1 Kingsway.

We've got a while to wait until the new civic centre is built. Until then we can all enjoy driving and strolling past the site and viewing the images installed on the fence.

The panels on the fence are unique designs created by Mount Pleasant folks. Some images are humorous, some beautiful, many reflect that this will be a vibrant place for living, reading, having fun and getting fit! Art was collected at June's *Celebrate Mount Pleasant Festival* in Guelph Park, a *1 KINGSWAY Project Open House* in July, 2003, at Kingsgate Mall, and in August at *Picnic in the Park*. As well, art makers at settings as varied as Quebec Manor Coop and Mount Pleasant School have got together for drawing sessions. A selection of past years' *Banners on Broadway* drawings also graces the site, acknowledging the community's support since 1993 for hand made, one of a kind street art.

Thanks to all the neighbours who came together to make drawings, paint panels, install the artwork on the fence and your support and encouragement: City of Vancouver Office of Cultural Affairs; ICI Paints; Mount Pleasant Business Improvement

An Ecologically Sustainable Civic Centre

The City of Vancouver is committed to ensuring that any projects it undertakes will maintain Vancouver's livability-now and for the future.

"Sustainability is a direction rather than a destination. A sustainable city is one that protects and enhances the immediate and long-term well being of a city and its citizens, while providing the highest quality of life possible. Sustainability requires integrated decision-making that takes into account economic, ecological, and social impacts as a whole."

The civic building planned for 1 Kingsway is mandated to achieve a smaller ecological footprint. The ecological footprint is a measure of the effect of a project on our environment (see *Our Ecological Footprint* by Mathis Wackernagel and William Rees). The measurement tool we are using is LEED™, which stands for Leadership in Energy and Environmental Design. This tool

identifies many of the goals of sustainability and assigns points for achievement of these goals. Depending on the number of points scored, LEED™ can award a certified, silver, gold, or platinum rating. The goal of the new civic centre is to achieve at least LEED™ Silver (33/38 points). The design direction for the project is firmly set, alternatives for achieving a LEED™ design are still undergoing study, and include:

- cleaning up contaminated soil;
- retaining storm water to slow down the movement of water to the sewer;
- significant energy use reduction, including a possible geothermal heat source;
- reduction in potable water use;
- managing waste during the construction;
- careful selection of materials;
- exterior lighting will be controlled to provide security while reducing light pollution.

A Safe, Secure Child Centred Environment

The 6,800sq ft child development centre within this civic facility provides a unique and exciting opportunity to develop an integrated hub of child development services. The model for the new child care centre is the result of findings that came out of the Mount Pleasant Child Development Services Needs and Preferences Assessment Report of January, 2003. The assessment study was a joint initiative of the City's Social Planning Department, the Mount Pleasant Community Centre Association and Simon Fraser School Parent Advisory Council and was intended to address the overall child care/child development needs of the area.

The design of the child development centre will ensure that children are in a safe, secure and child centred environment that maximizes their ability to develop socially, physically, emotionally and intellectually.

A More Centralized Community Centre

Mount Pleasant Community Centre officially opened its doors in July 1967 at the corner of 16th Avenue and Ontario Street. Thirty-seven years later, the Park Board and the Association remain in a joint operating partnership. Building a new community centre as part of 1 Kingsway will meet the needs of a community whose population has diversified and grown dramatically.

The community of Mount Pleasant is within the boundaries of 16th Avenue to the south, Terminal Avenue to the north, Cambie Street going west and Clark Drive to the east. We are primarily a community of renter residents but with a strong element of owner-residents. A majority of these community members have not had easy access to the community centre, given that the existing facility is in the southwest corner of our boundaries.

The space is being designed to provide licensed childcare for:

- 12 infants (0-18mths)
- 12 toddlers (18mths -3yrs)
- 25 preschoolers [3-5yrs]

In addition to day care, this space will be used during the evenings and weekends for other programmes for families and young children.



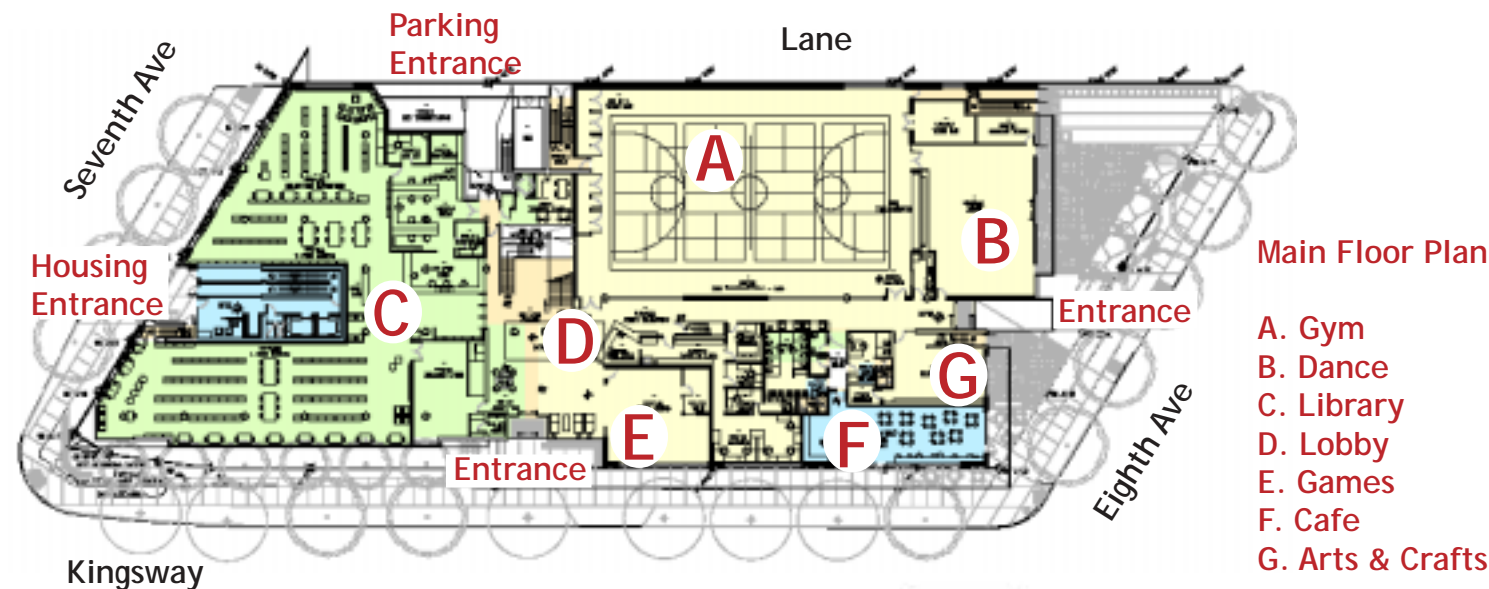
A Great Place to Live!

Rental housing will form an integral part of 1 Kingsway. This will include approximately 100 units of one and two bedroom apartments, with a focus on providing well designed, quality living space at market rents.

Various floor plans will be available with choices of open and enclosed balconies, mountain or city views. Four of the apartments will benefit from roof deck patio areas.

Given its location and proximity to local shopping and Downtown, and benefiting from superb facilities in the proposed civic complex, it is expected that this rental apartment building will be a highly desirable place to live.

Construction is expected to be completed by the end of 2006. For anyone interested in the opportunity of renting accommodation at this location application forms may be requested anytime by telephoning the reception desk of Real Estate Services on 604- 873-7620.



Association; Mount Pleasant Community Centre Association; Mount Pleasant Neighbourhood House; 1 Kingsway Project; and the Vancouver Board of Parks and Recreation.

If you want to know more about the *Grow With Us* project, please get in touch with Mount Pleasant Community Centre at 604-713-1888, or mtpleasantcc@city.vancouver.bc.ca and leave word for Meghan M.

Addressing the Traffic Issue

The new multi-service facility is virtually in the centre of Mount Pleasant. It's going to be easy to walk or bike there. The new location is also well served by buses, and is near a future SkyTrain station.

Although traffic along Kingsway and Main is heavy, use of appropriate traffic controls, pedestrian amenities and traffic calming devices can help create a safe environment for pedestrians. Hamilton and Associates were commissioned to conduct a traffic engineering study to identify and address these issues around the 1 Kingsway site.

The report reviewed the routes available to access the civic centre for pedestrians, bicycles, cars and via rapid transit; parking and loading needs. In considering its recommendations on parking, the report sought to balance the needs of the immediate neighbourhood, the preference of many in the neighbourhood to walk or cycle or use public transportation, and the site constraints.

Key conclusions and recommendations include:

- The 1 Kingsway project will have a very small effect on the area transportation system because it is situated along major arterial streets, Broadway, Main and Kingsway, and immediately adjacent to a residential area which has already benefited from traffic calming measures.
- Given the location of 1 Kingsway and its proximity to excellent public transportation, it recommended 98 public parking stalls, including some drop-off, as well as 93 parking stalls for the residences.
- A traffic signal at Kingsway and 8th Avenue.
- Discussions with TransLink be undertaken to move the westbound bus 19 stop to the corner west of 8th Avenue on Kingsway, near the main building entrance.
- The right turn from Main Street northbound to Kingsway eastbound at the intersection of Main/Kingsway/7th Avenue be prohibited to improve pedestrian safety.

intriguing collection for young minds, an Internet station, and lounge seating. The Children's area will double in size leaving lots of room for tots and moms to enjoy a storytime with the children's librarian.

Outside the library in the foyer, you'll have access to free Internet stations which will allow you to surf the net, look for a book in our library catalogue, place a hold, or pay your fines - even if the library isn't open. The library and community centre will also share a public meeting room which will open out into the foyer. The meeting room will be available for community bookings and will be open the same hours as the Community Centre.

The current Mount Pleasant Branch is a busy branch with an annual circulation of about 250,000 items a year. Past experience has shown us that when we open a new library, use of that facility climbs substantially. To address this anticipated growth in use, a self-service check-out kiosk will help speed you on your way, books in hand.

A Mount Pleasant Library Advisory Committee has been struck comprised of library staff and a mix of representatives from the community. The committee has met twice so far. Library staff are ensuring that we address community desires and concerns when planning this new library.

We look forward to seeing you at our next public meeting. For more information, visit www.vpl.ca, phone 604.331.4001, or send us an email to info@vpl.ca.



Architect's presentation at July 2003 Open House



Watch us grow!

How Can I Find Out More?

Visit our project web site at www.1Kingsway.ca

Email us at 1kingsway@city.vancouver.bc.ca
Use computer access at the Mount Pleasant Library to log onto our web site

Or call the Hotline at 604-713-1883

Watch for details posted at the Mount Pleasant Library, Mount Pleasant Community Centre, and the Mount Pleasant Neighbourhood House.

