

File No.: 04-1000-20-2018-111

March 2, 2018

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of February 20, 2018 for:

The Park Board VanSplash report presenters made reference to "test-fits" of a proposed sport training pool + facility at Connaught Park in Kitsilano, including a community centre, rink, and gym.

Request is for a copy of the sketches/diagrams of the "test-fits" on the existing land prepared by HCMA, the contractor. The documents were created between February 1, 2017 and December 11, 2017.

All responsive records were provided by the Vancouver Board of Parks and Recreation and are attached.

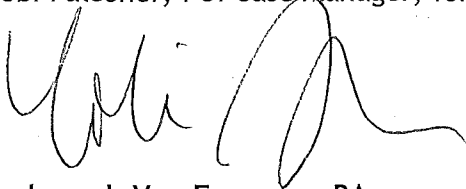
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-111); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written over the typed name of the sender.

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

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Connaught Park Site Planning Study

Issued: 7 July 2017



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1.0 Executive Summary

In the spring of 2017, the Vancouver Board of Parks and Recreation commissioned HCMA Architecture + Design to complete a site assessment and planning study to test the fit of an indoor destination aquatic facility at Connaught Park. The purpose of this study was to determine the feasibility of accommodating this use along with an ice arena, community centre, childcare centre, and associated parking at this location, without significantly impacting existing outdoor amenities.

The following were key steps in developing the planning study schemes:

- Review of background information and existing drawings provided by the Vancouver Board of Parks and Recreation.
- Review of site features and context.
- Develop an overall program document to form the basis of the test fit study schemes.
- Consider solutions resulting in minimum disruption to existing outdoor amenities and features.
- Produce a series of schemes intended to test the fit of the site in order to determine the site's potential to accommodate the proposed program focussing primarily on access and parking, key circulation, general spatial relationship, and massing

- Three schemes produced were:
 - One scheme that replaces the existing ice arena, retains the existing community centre with childcare, adds an aquatic centre, and reconfigures parking.
 - Two schemes that replace the existing ice arena and community centre, add an aquatic centre, and reconfigure parking.

It is intended that these schemes, presented using conceptual site plans and basic massing, determine the feasibility of the Connaught Park site to accommodate a future indoor destination aquatic facility.

2.0 Program

The need for programming and associated allocation of physical space was reviewed and determined as follows:

AQUATIC

- 50m lap pool with 10m diving capabilities
- Leisure pool
- Hot pool
- Steam room and sauna
- Universal and gender-specific changerooms
- Administration and support spaces

CHILDCARE CENTRE (for schemes proposing new)

- Childcare area with a capacity for 68 3-5 year olds
- Stroller parking
- Covered outdoor space (not included in building area)

COMMUNITY CENTRE (for schemes proposing new)

- Gymnasium with storage
- Five multi-purpose rooms with associated storage and kitchen
- Studio space with storage and gallery display cases
- Fitness centre with three program-specific studios and associated storage
- Universal locker room
- Administration and support spaces

ICE ARENA (for schemes proposing new)

- North American Ice Rink
- Spectator seating for 200 persons
- Changerooms for teams and referees
- Administration and support spaces including accommodation for an ice resurfacers, melt pit, workshop, and skate shop

SHARED LOBBY

A proportionate area of allocated lobby and gross-up space has been centralized from each program into one large central lobby that serves the combined facility. Reception and control area has been retained in each program for functionality.

CITY-WIDE DESTINATION AQUATIC PROGRAM ¹

	sq.m	sq.ft
Natorium		
50m lap pool	1,350	14,530
Leisure pool	510	5,500
Hot pool	111	1,200
Deck	1,625	17,502
On-Deck viewing area	50	538
Sauna	20	215
Steam	20	215
Changerooms		
Universal	465	5,000
Men's	153	1,650
Women's	163	1,750
Administration + Support		
Storage	186	2,000
Administration	400	4,315
Mechanical / electrical	930	10,000
Gross-up	930	10,000
Total	6,913	74,415

CHILDCARE CENTRE PROGRAM ²

	sq.m	sq.ft
Childcare Centre		
Childcare		8,225
Storage		250
Covered outdoor space (not included in bldg area)		(1,435)
Gross-up		2,288
Total		10,763

COMMUNITY CENTRE PROGRAM ²

	sq.m	sq.ft
Community Centre		
Gymnasium (incl. storage)	641	6,900
Multi-purpose areas	706	7,600
Arts + crafts studios	153	1,650
Fitness	900	9,690
Locker room	223	2,400
Administration + Support		
Storage	81	870
Administration	160	1,720
Gross-up	841	9,055
Total	3,705	39,885

ICE ARENA PROGRAM ²

	sq.m	sq.ft
Arena		
North American Ice Rink	1,951	21,000
Spectator Seating (200)	111	1,200
Changerooms		
Team rooms	204	2,200
Referee room	32	350
Individual change	30	320
Administration + Support		
Storage	37	400
Administration	69	740
Melt pit, resurfacers, shop	130	1,400
Gross-Up	888	9,560
Total	3,453	37,170

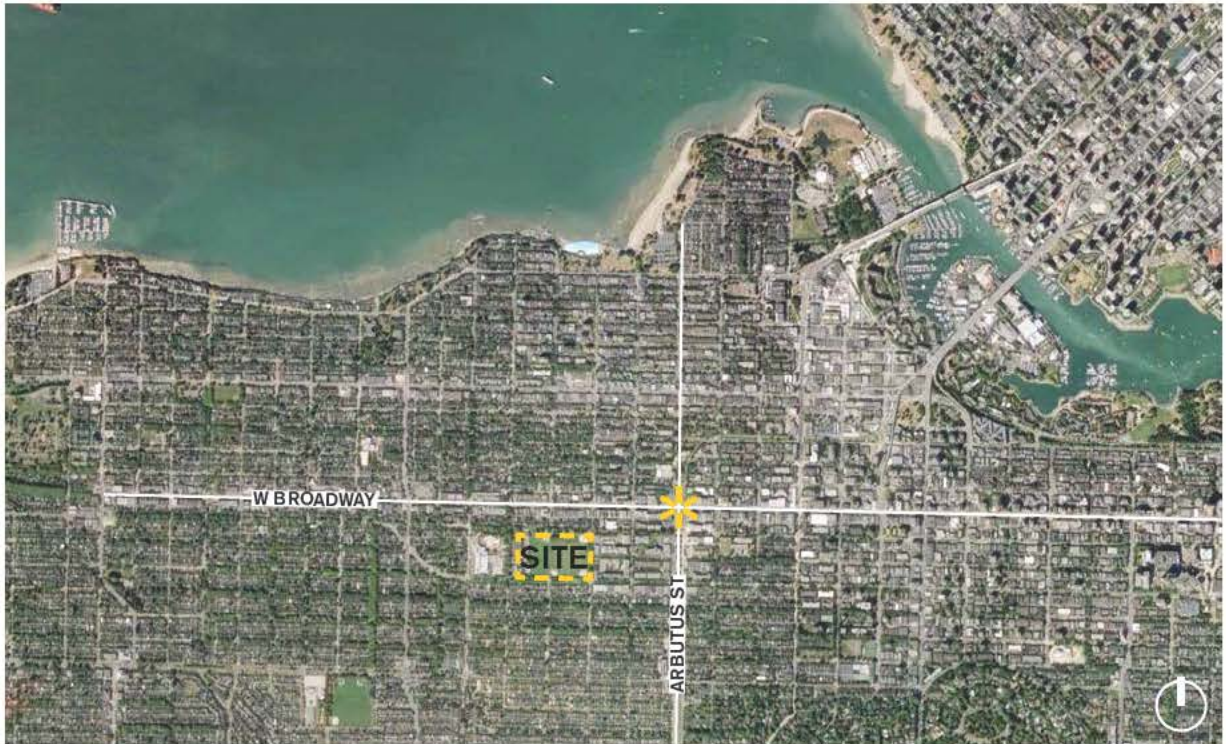
¹ Program areas based on similar existing aquatic facilities in Vancouver and Metro Vancouver.

² Program areas provided by Vancouver Board of Parks and Recreation.

3.0 Site

- 3.1 Site Context
- 3.2 Planning Context

3.1 Site Context



- ▲ Site Context. The Metro Vancouver Mayors' Council on Regional Transportation's 10-year Transportation Vision of 2014 includes an extension of the existing Millennium SkyTrain Service from VCC-Clark to a new station at the intersection of Arbutus Street and W Broadway (three blocks northeast of Connaught Park).¹

LOCATION

Connaught Park is located in Vancouver, southwest of the Downtown peninsula, in the neighbourhood of Kitsilano. It is bounded by W 10th Avenue to the north, W 12th Avenue to the south, Larch Street to the west, and Vine Street to the east.

ADJACENT CONTEXT

Connaught Park is flanked by single family residences to the north and south, low-rise multifamily residential buildings to the east, and Kitsilano Secondary School to the west.

PARKING + VEHICULAR ACCESS

Larch Street provides right-angle parking along both sides of the street between W 10th Avenue and W 12th Avenue. Access to existing off-street surface parking to the north and east of the existing arena is located along W 10th Avenue. The proposed increase in building program and size will result in additional parking demand.

TRANSIT ACCESS

Several bus routes run near Connaught Park along W Broadway (1 block north of Connaught Park), Arbutus Street (2 blocks east of Connaught Park), and Macdonald Street (3 blocks west of Connaught Park).

¹ <http://www.translink.ca/en/Plans-and-Projects/Rapid-Transit-Projects/Broadway-SkyTrain-Extension.aspx>



▲ Site Context

PEDESTRIAN ACCESS

While all four sides of the site are accessible from the sidewalk, the main pedestrian access to site amenities is from W 10th Avenue, W 12th Avenue, and Larch Street. A central pedestrian path cuts north-south across the site between the sports and playing fields, and smaller paths access the playground and splashpad from W 12th Avenue. A large central staircase navigates the grade change from Larch Street to the off-street surface parking between the arena and community centre.

BICYCLE ACCESS

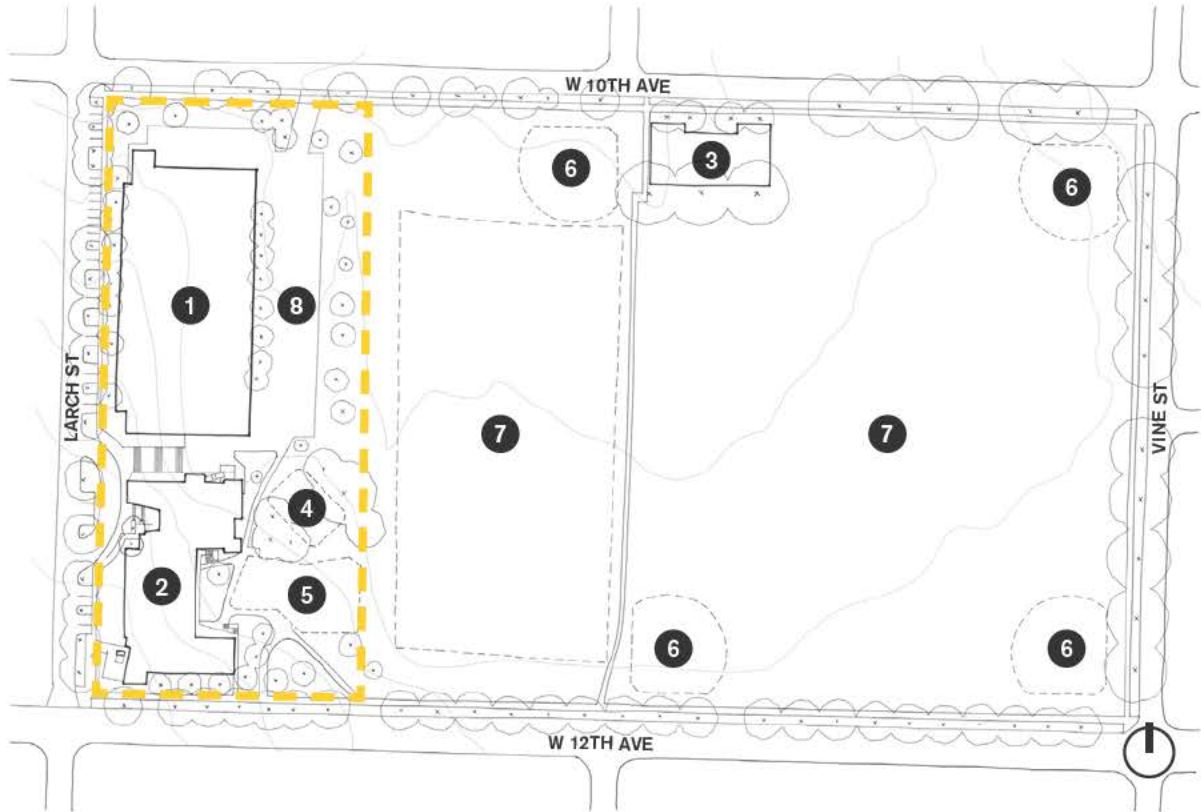
Three designated cycling routes exist adjacent to or near Connaught Park. The three routes run predominantly along:

- W 10th Avenue
- W 8th Avenue (2 blocks north of Connaught Park)
- Trafalgar Street (1 block west of Connaught Park)

SITE LAYOUT

See section 3.2 Planning Context on the next page for existing site layout and planning information.

3.2 Planning Context



Area Legend

- | | | | | | | | |
|---|----------------------------|---|-----------------------|---|------------------|---|-----------------------|
| 1 | Kitsilano Rink | 3 | Meraloma Cricket Club | 5 | Playground | 7 | Sport / playing field |
| 2 | Kitsilano Community Centre | 4 | Splashpad | 6 | Baseball diamond | 8 | Off-street parking |
|  | Buildable area | | | | | | |

EXISTING BUILDINGS + SITE AMENITIES

The site is currently home to a variety of community amenities. These include: Kitsilano Rink, Kitsilano Community Centre, Meraloma Cricket Club, a splashpad, a playground, four baseball diamonds, a variety of sport and playing fields (including a cricket pitch, rugby fields, and a soccer field), off-street parking, which provides a paved area for the seasonal Kitsilano Farmers' Market, and a number and variety of trees.

BUILDABLE AREA

The buildable area has been set between the western property line and the grass area between the existing off-street parking and sport /playing fields to maintain the existing green space and outdoor amenities on the eastern three quarters of the site. The schemes explore varying degrees of maintaining the existing splashpad, playground, and trees located along the eastern edge of the buildable area.

4.0 Planning Study

- 4.1 Scheme 1
- 4.2 Scheme 2
- 4.3 Scheme 3
- 4.4 Sectional Study

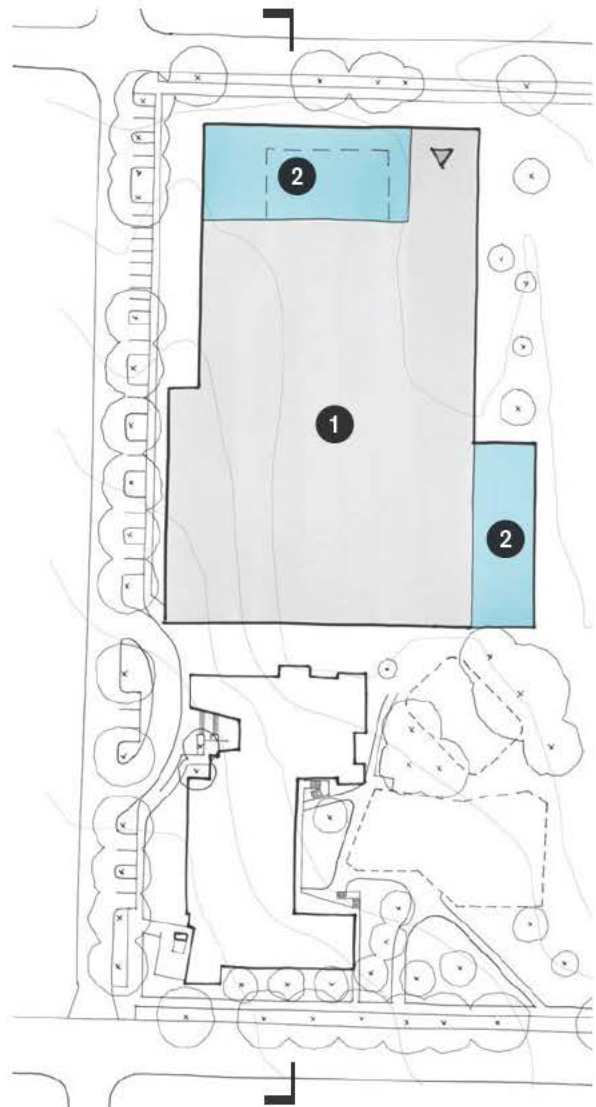
4.1 Scheme 1

Scheme 1 proposes a new aquatic centre and ice arena at the north side of the site while retaining the existing community centre with childcare. This scheme allows for the retention of most site amenities as the existing playground, splashpad, and large trees to the east of the community centre remain.

The existing ice arena is demolished for a new ice arena to be stacked over a new aquatic centre. A large central lobby replaces the existing outdoor staircase between the former ice rink and existing community centre. The lobby connects the major programs and navigates the grade change from Larch Street moving east, allowing for the various program elevations to be accessed from one space (see Sectional Study on page 28 for more information). Various outdoor spaces, including an outdoor pool with deck and second level viewing deck, provide views and an active frontage toward the sports and playing fields.

Important design considerations include comprehensive structural and environmental separation requirements to fully support the stacked ice arena over aquatic centre.

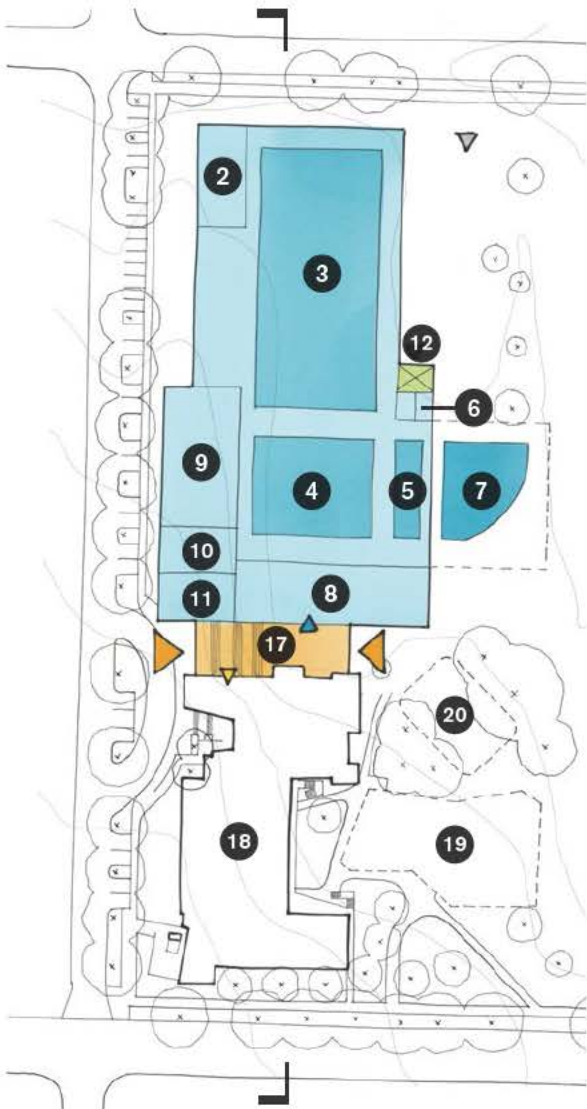
Approximately 150 underground parking stalls are provided under the community centre in addition to the approximately 60 right-angle parking stalls on Larch Street.



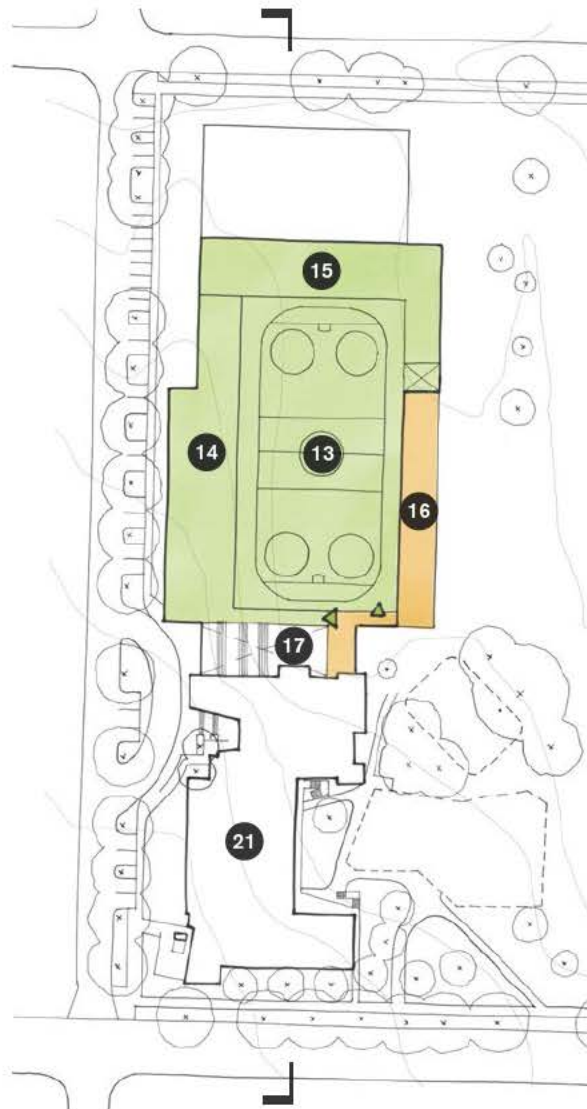
▲ Basement level plan diagram

Colour + Symbol Legend

 Aquatic Centre (new)	 Aquatics Centre entry
 Community Centre (new)	 Community centre entry
 Ice Arena (new)	 Ice Arena entry
 Childcare Centre (new)	 Childcare Centre entry
 Underground Parking (new)	 Parking entry (at grade)
 Shared area (new)	 Main entrance



▲ Main level plan diagram



▲ Second level plan diagram

0 10 20m

Area Legend

- | | | | |
|-----------------------|---------------------------|---|------------------------|
| 1 Underground parking | 7 Outdoor pool + deck | 13 Rink | 19 Existing playground |
| 2 Pool mech / storage | 8 Aquatics administration | 14 Arena support | 20 Existing splashpad |
| 3 50m lap pool | 9 Universal Change | 15 Melt pit / resurfacers | 21 Roof below |
| 4 Leisure pool | 10 Male change | 16 Viewing deck | |
| 5 Hot Pool | 11 Female change | 17 Shared lobby | |
| 6 Steam / sauna | 12 Resurfacers access | 18 Existing community centre w/ childcare | |

4.2 Scheme 2

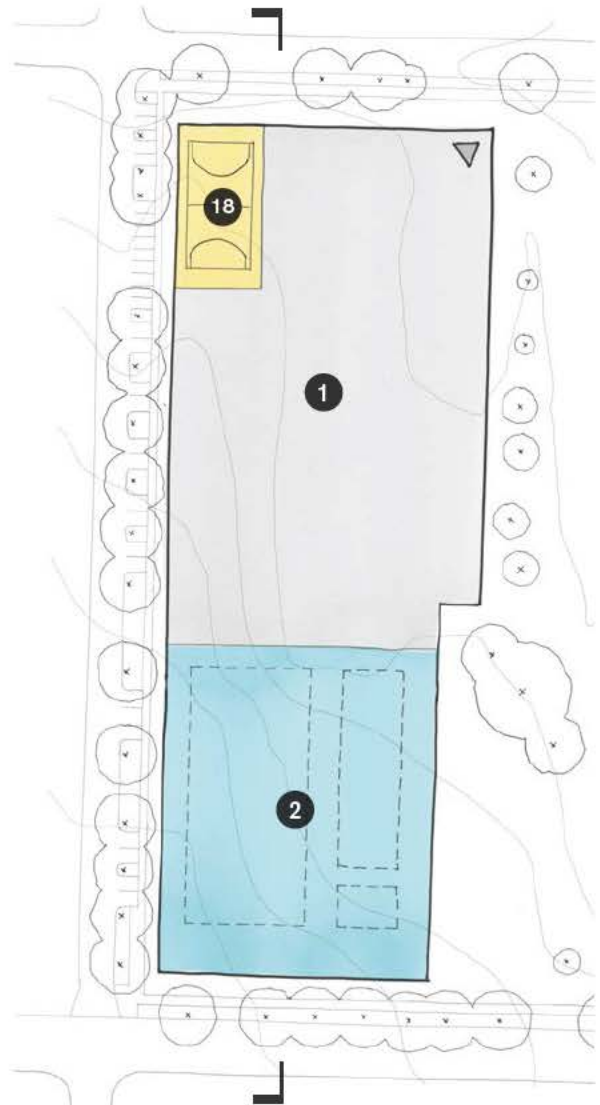
SCHEME 2A

Scheme 2A proposes a new aquatic centre, ice arena, and community centre with childcare. This scheme allows for the retention of a portion of the large trees surrounding the former splashpad.

The existing ice rink, community centre, splashpad, and playground are demolished for a new combined facility with ground level aquatic centre and ice rink stacked over community centre with childcare. A second level fitness centre is placed over the aquatic changerooms for efficiencies in changeroom location and usage as well as to provide views over the pools and sports and playing fields from the fitness centre. A large central lobby replaces the existing outdoor staircase between the former ice rink and community centre. The lobby connects the major programs and navigates the grade change from Larch Street moving east, allowing for the various program elevations to be accessed from one space (see Sectional Study on page 28 for more information). Various outdoor spaces, including an outdoor pool with deck and an entrance plaza, provide views and an active frontage toward the sports and playing fields.

This scheme allows for the active community spaces of the community centre to provide animation and views in at street level, and allows for the outdoor landscape to support community centre functions.

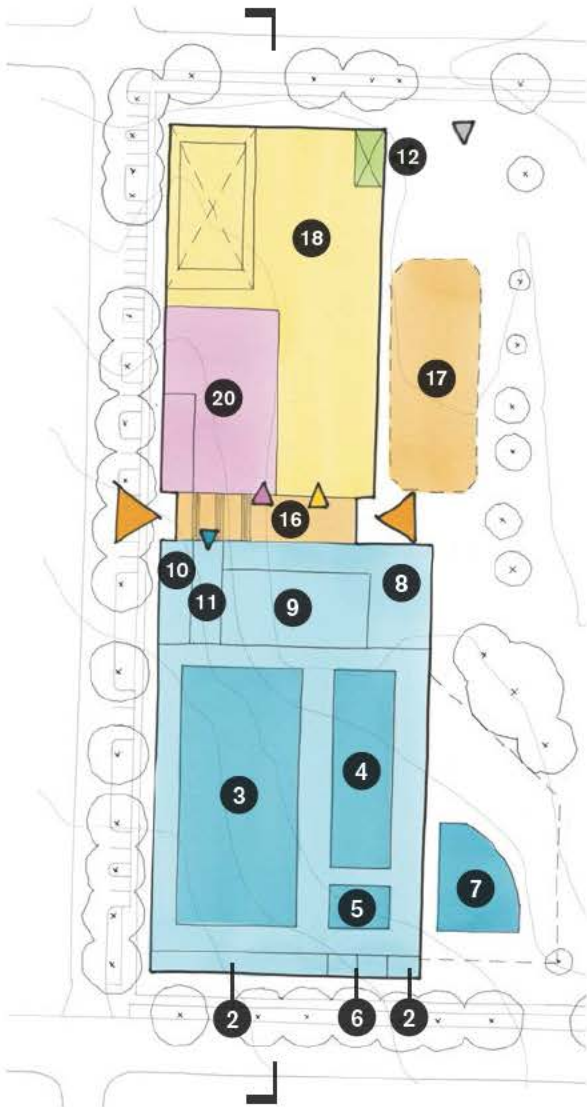
Approximately 150 underground parking stalls are provided under the community centre in addition to the approximately 60 right-angle parking stalls on Larch Street.



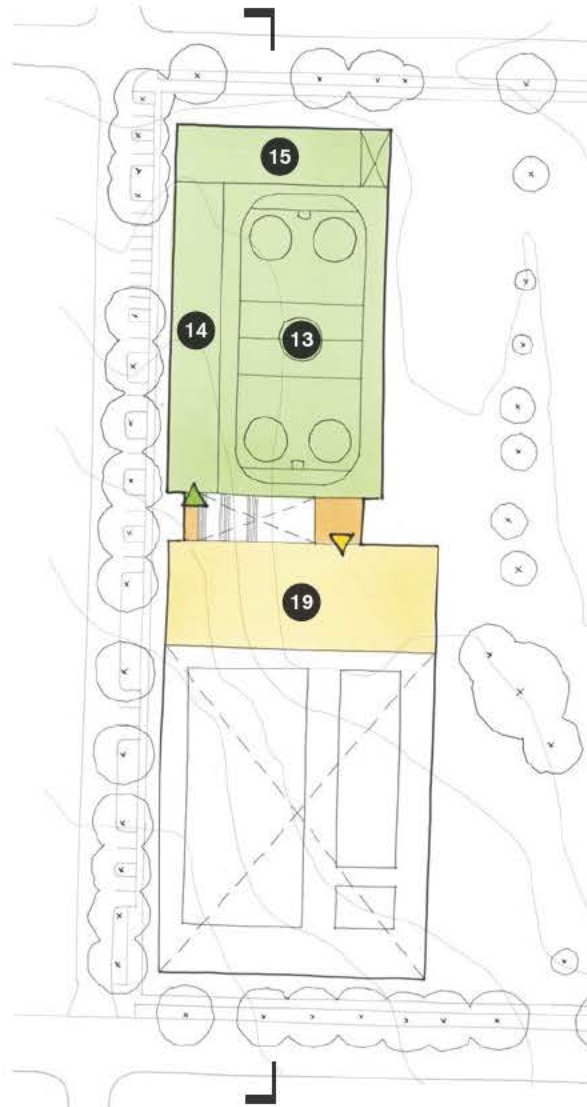
▲ Basement level plan diagram

Colour + Symbol Legend

	Aquatic Centre (new)		Aquatics Centre entry
	Community Centre (new)		Community centre entry
	Ice Arena (new)		Ice Arena entry
	Childcare Centre (new)		Childcare Centre entry
	Underground Parking (new)		Parking entry (at grade)
	Shared area (new)		Main entrance



▲ Main level plan diagram



▲ Second level plan diagram



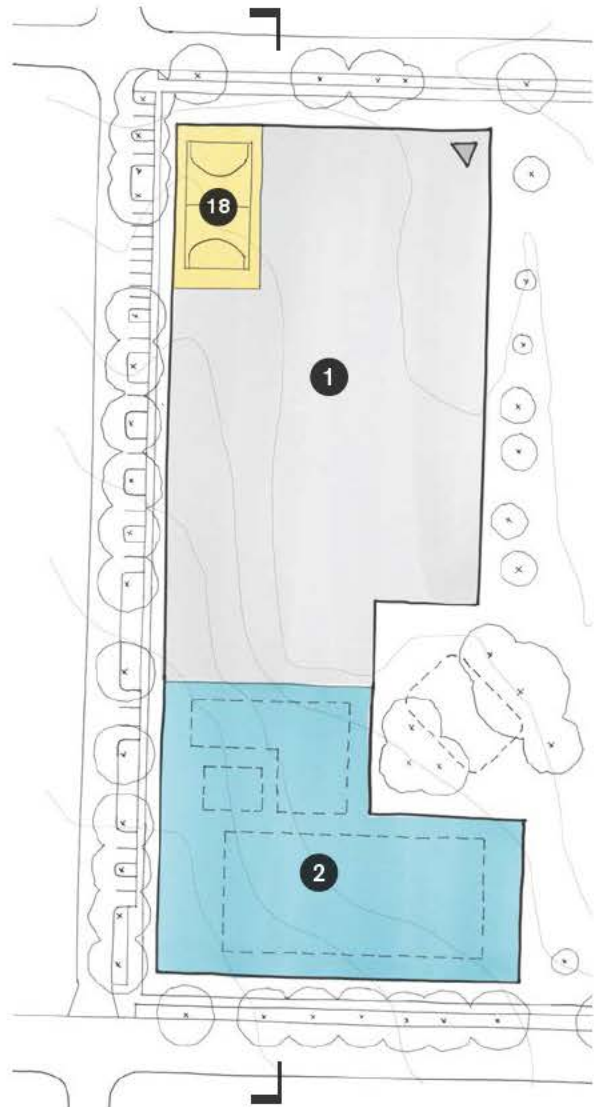
Area Legend

- | | | | |
|-----------------------|---------------------------|--------------------------|--|
| 1 Underground parking | 7 Outdoor pool + deck | 13 Rink | 19 Fitness |
| 2 Pool mech / storage | 8 Aquatics administration | 14 Arena support | 20 Childcare with covered outdoor play |
| 3 50m lap pool | 9 Universal Change | 15 Melt pit / resurfacer | |
| 4 Leisure pool | 10 Male change | 16 Shared lobby | |
| 5 Hot Pool | 11 Female change | 17 Entrance plaza / play | |
| 6 Steam / sauna | 12 Resurfacer access | 18 Community Centre | |

SCHEME 2B

Scheme 2B replicates the composition of Scheme 2A with the exception of the configuration of the aquatic centre.

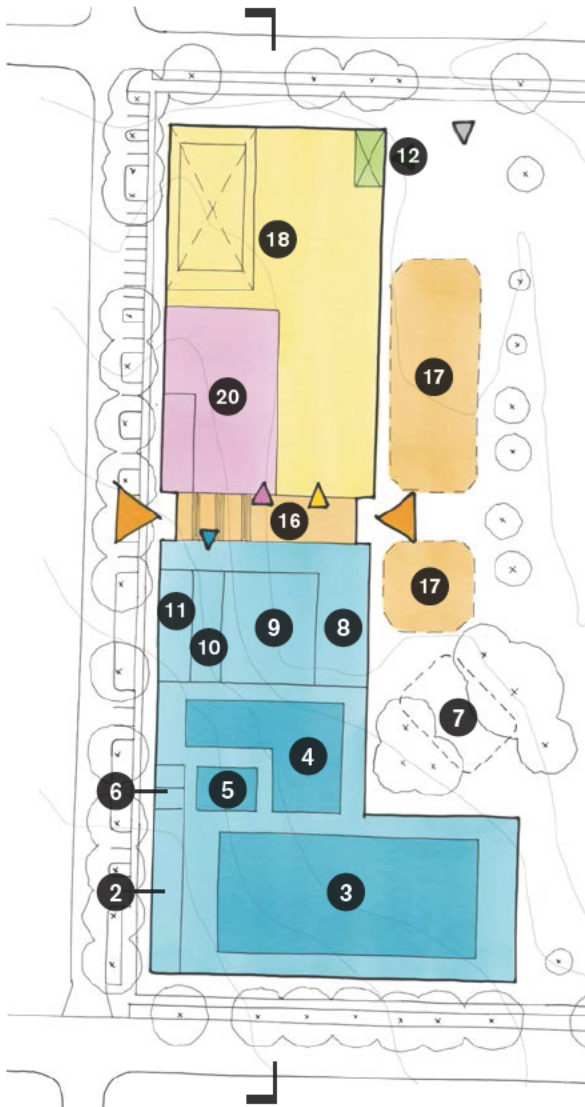
The aquatic centre is configured in an L-shape to retain the existing splashpad and all of its large surrounding trees. An alternative outdoor aquatic component option is to replace the existing splashpad and surrounding trees with an outdoor pool with deck.



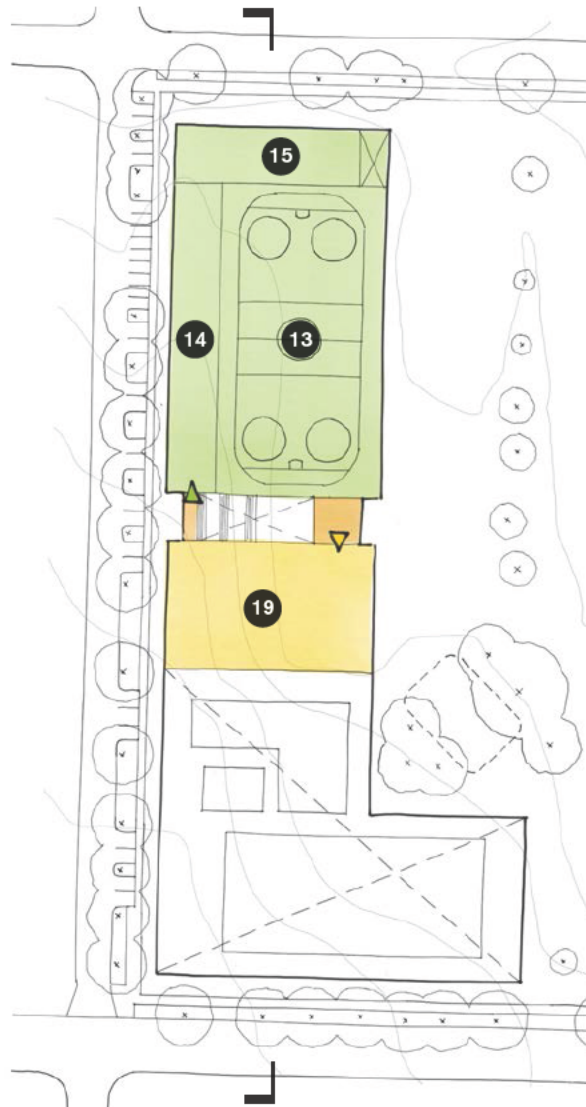
▲ Basement level plan diagram

Colour + Symbol Legend

 Aquatic Centre (new)	 Aquatics Centre entry
 Community Centre (new)	 Community centre entry
 Ice Arena (new)	 Ice Arena entry
 Childcare Centre (new)	 Childcare Centre entry
 Underground Parking (new)	 Parking entry (at grade)
 Shared area (new)	 Main entrance



▲ Main level plan diagram



▲ Second level plan diagram

0 10 20m

Area Legend

- | | | | |
|-----------------------|---------------------------|--------------------------|--|
| 1 Underground parking | 7 Existing splashpad | 13 Rink | 19 Fitness |
| 2 Pool mech / storage | 8 Aquatics administration | 14 Arena support | 20 Childcare with covered outdoor play |
| 3 50m lap pool | 9 Universal Change | 15 Melt pit / resurfacer | |
| 4 Leisure pool | 10 Male change | 16 Shared lobby | |
| 5 Hot Pool | 11 Female change | 17 Entrance plaza / play | |
| 6 Steam / sauna | 12 Resurfacer access | 18 Community Centre | |

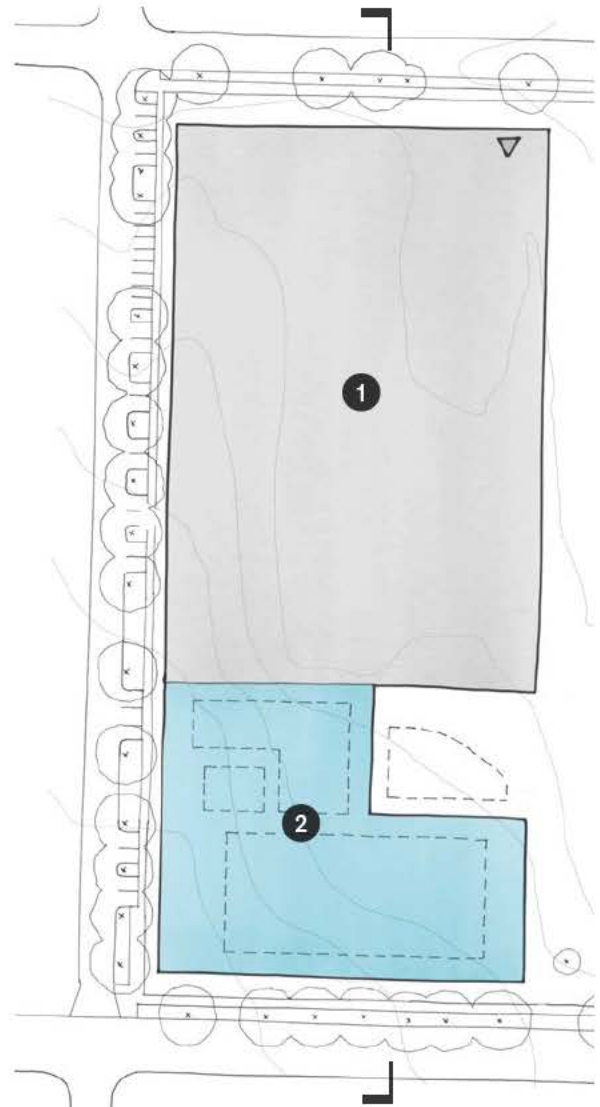
4.3 Scheme 3

SCHEME 3A

Scheme 3A proposes a new aquatic centre, ice arena, and community centre with childcare all located at grade. This scheme fully demolishes the buildable area.

The existing ice rink, community centre, playground, and splashpad with large surrounding trees are demolished for a new ground level aquatic centre, ice rink, and community centre with childcare. A second level fitness centre is placed over the aquatic changerooms to provide views over the pools and sports and playing fields from the fitness centre. A large central lobby replaces the existing outdoor staircase between the former ice rink and community centre and extends north and south to allow for pedestrian access from W 10th Avenue as well as provides a connection to the outdoor pool. The lobby connects the major programs and navigates the grade change from Larch Street moving east, allowing for the various program elevations to be accessed from one space (see Sectional Study on page 28 for more information). An outdoor pool with deck as well as a ground level community centre provides views and an active frontage toward the sports and playing fields.

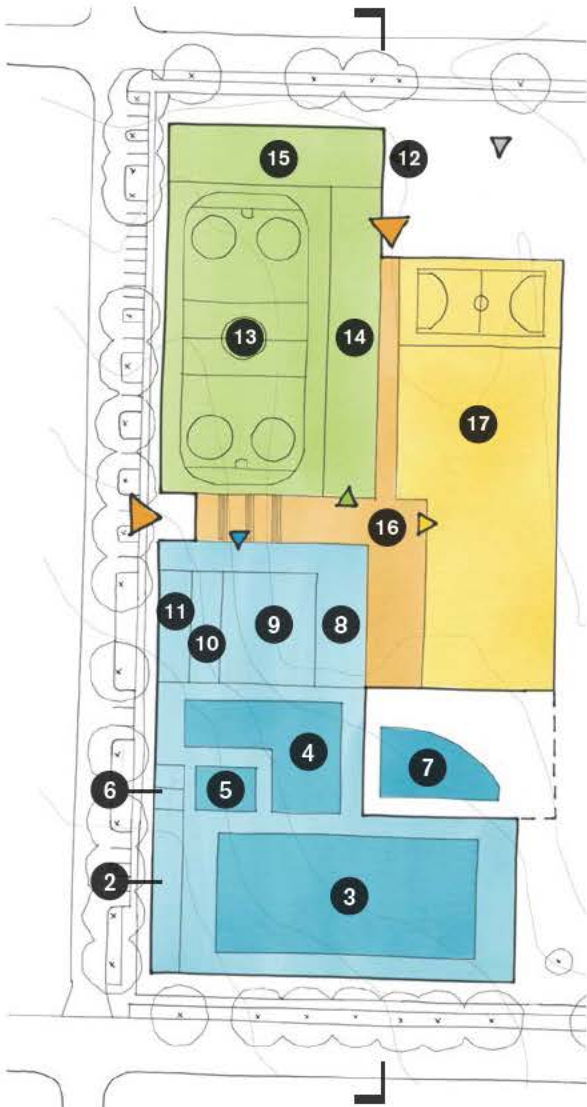
Approximately 200 underground parking stalls are provided under the community centre in addition to the approximately 60 right-angle parking stalls on Larch Street.



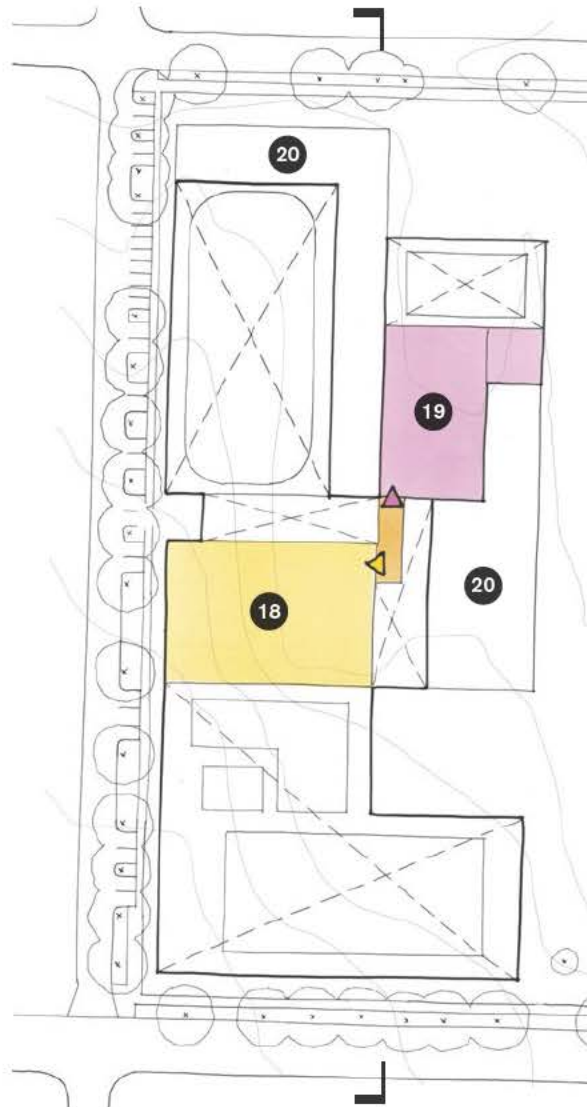
▲ Basement level plan diagram

Colour + Symbol Legend

 Aquatic Centre (new)	 Aquatics Centre entry
 Community Centre (new)	 Community centre entry
 Ice Arena (new)	 Ice Arena entry
 Childcare Centre (new)	 Childcare Centre entry
 Underground Parking (new)	 Parking entry (at grade)
 Shared area (new)	 Main entrance



▲ Main level plan diagram

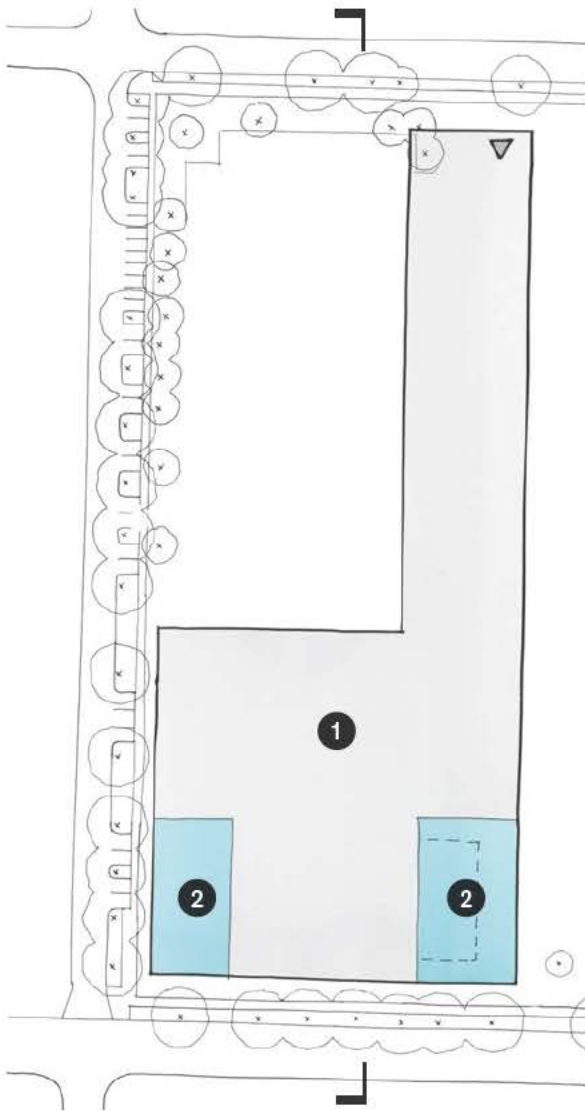


▲ Second level plan diagram

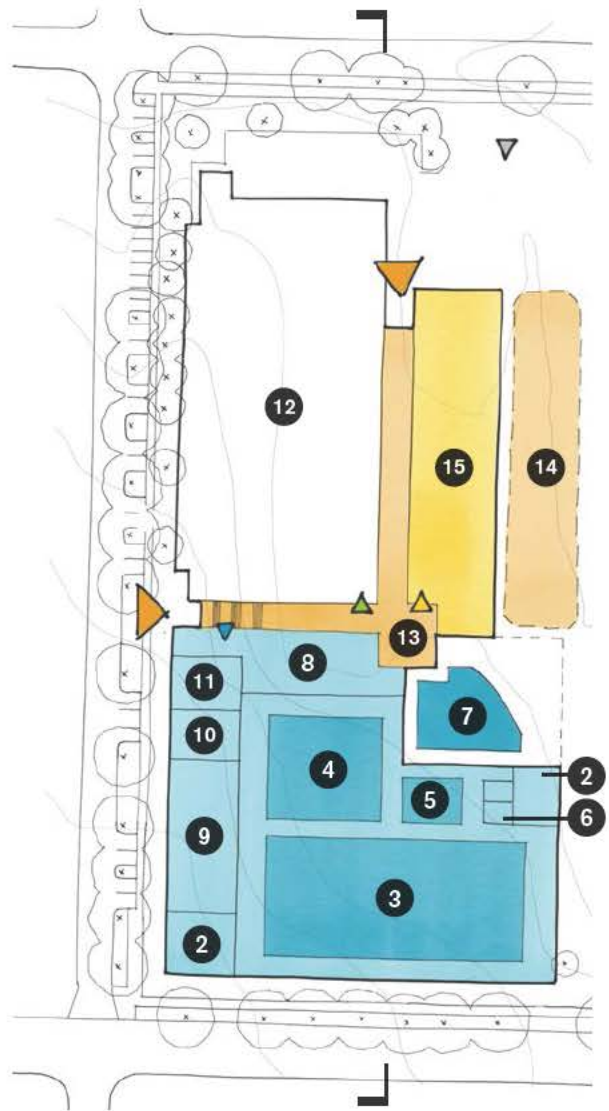
0 10 20m

Area Legend

- | | | | |
|-----------------------|---------------------------|---------------------------|--|
| 1 Underground parking | 7 Outdoor pool + deck | 13 Rink | 19 Childcare with covered outdoor play |
| 2 Pool mech / storage | 8 Aquatics administration | 14 Arena support | 20 Roof below |
| 3 50m lap pool | 9 Universal Change | 15 Melt pit / resurfacers | |
| 4 Leisure pool | 10 Male change | 16 Shared lobby | |
| 5 Hot Pool | 11 Female change | 17 Community Centre | |
| 6 Steam / sauna | 12 Resurfacers access | 18 Fitness | |



▲ Basement level plan diagram



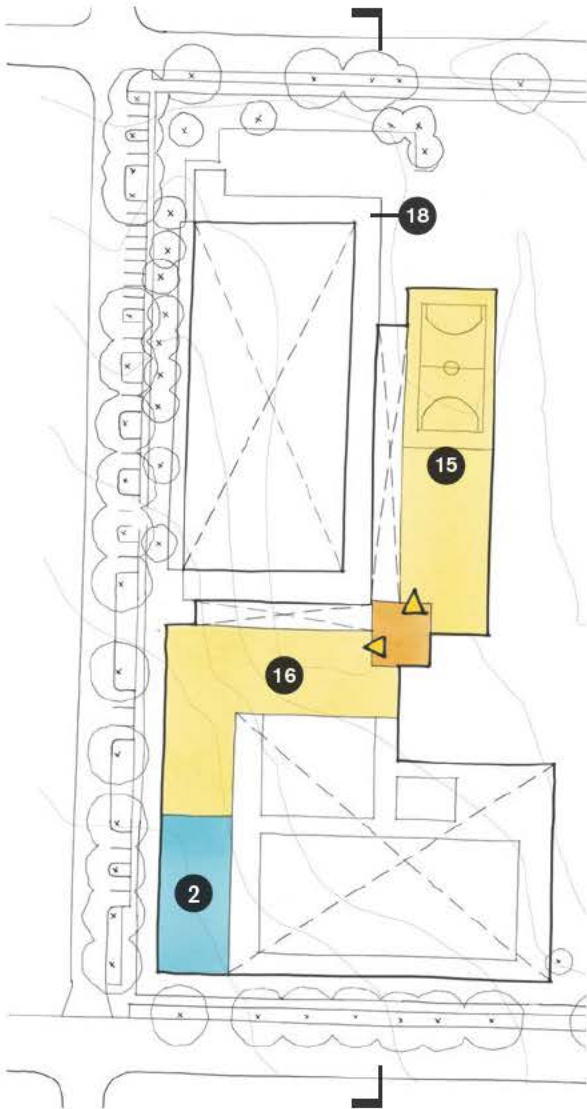
▲ Main level plan diagram

SCHEME 3B

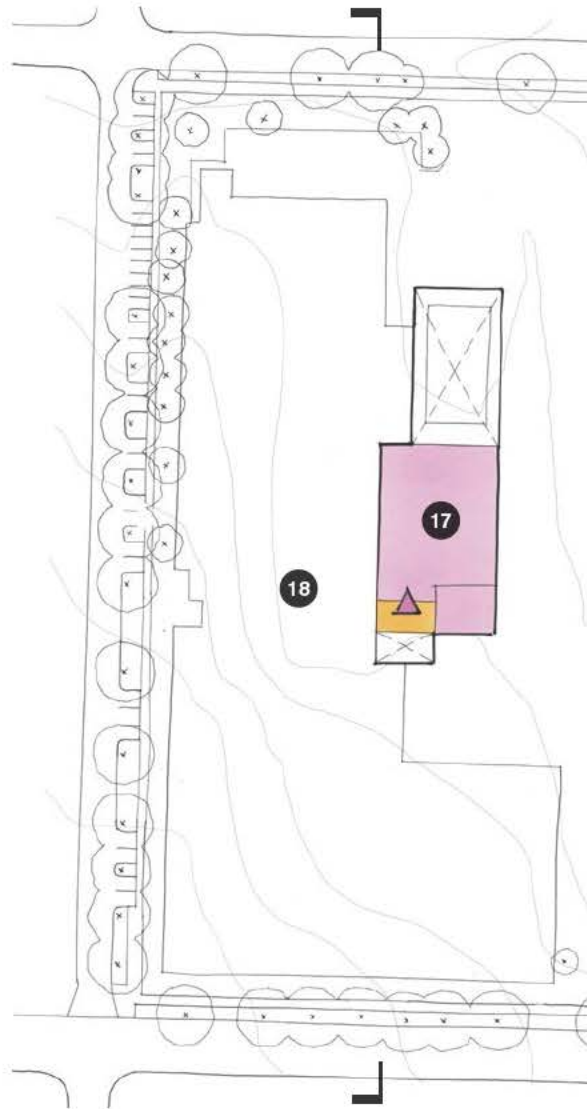
Scheme 3B replicates the overall composition of Scheme 3A with the exception of retaining the existing ice arena. The retention of the ice arena slightly reconfigures the aquatic centre and community centre with childcare. The community centre with childcare is configured over three levels (see Sectional Study on page 28 for more information) to provide area at grade for a large entrance plaza with connection to the outdoor pool. Approximately 150 underground parking stalls are provided under the community centre in addition to the approximately 60 right-angle parking stalls on Larch Street.

Colour + Symbol Legend

- | | |
|---|--|
|  Aquatic Centre (new) |  Aquatics Centre entry |
|  Community Centre (new) |  Community centre entry |
|  Ice Arena (new) |  Ice Arena entry |
|  Childcare Centre (new) |  Childcare Centre entry |
|  Underground Parking (new) |  Parking entry (at grade) |
|  Shared area (new) |  Main entrance |



▲ Second level plan diagram



▲ Third level plan diagram

0 10 20m

Area Legend

- | | | |
|-----------------------|---------------------------|--|
| 1 Underground parking | 7 Outdoor pool + deck | 13 Shared lobby |
| 2 Pool mech / storage | 8 Aquatics administration | 14 Entrance plaza / play |
| 3 50m lap pool | 9 Universal Change | 15 Community Centre |
| 4 Leisure pool | 10 Male change | 16 Fitness |
| 5 Hot Pool | 11 Female change | 17 Childcare with covered outdoor play |
| 6 Steam / sauna | 12 Existing Ice Arena | 18 Roof below |

4.4 Sectional Study

A comparative sectional study tests the vertical relationships between program areas as well as the correlation between the facility and its neighbours.

SCHEME 1

Scheme 1 proposes the tallest portion of the natatorium at the north end of the site where a potential 10m dive tower would be located. The ice arena occupies the space over the lower area of the natatorium where the leisure pool, hot pool, and aquatic support and administration areas are located. The central lobby bridges the space between the three program areas to create one large, connected space. Refer to plan diagrams on page 18 for more information.

SCHEME 2A + 2B

Scheme 2 proposes the tallest portion of the natatorium at the south end of the site where a potential 10m dive tower would be located. The building gradually steps down with the grade elevation to the north end of the site. The relationship and views between the fitness centre and natatorium is demonstrated, as well as the large central lobby connecting the various program areas at different elevations. Refer to plan diagrams on page 20 for more information.

SCHEME 3A

Similar to Scheme 2, Scheme 3A proposes the tallest portion of the natatorium at the south end of the site where a potential 10m dive tower would be located with the building gradually stepping down with the grade elevation to the north end of the site. The relationship and views between the fitness centre and natatorium is demonstrated, as well as the large central lobby connecting the various program areas at different elevations. Refer to plan diagrams on page 24 for more information.

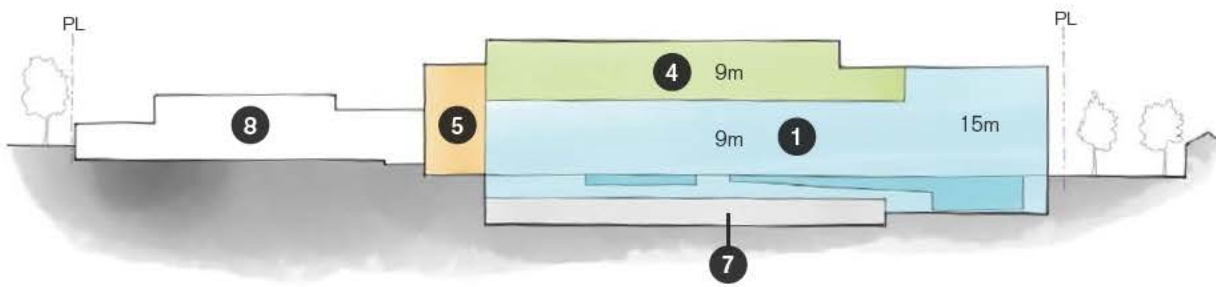
SCHEME 3B

Scheme 3 again proposes the tallest portion of the natatorium at the south end of the site where a potential 10m dive tower would be located. The community centre is stacked on two levels with childcare on the third, allowing for this portion of the building to pull away from the north site edge. The relationship and views between the fitness centre and natatorium is demonstrated, as well as the central lobby connecting the various program areas at different elevations. Refer to plan diagrams on page 28 for more information.

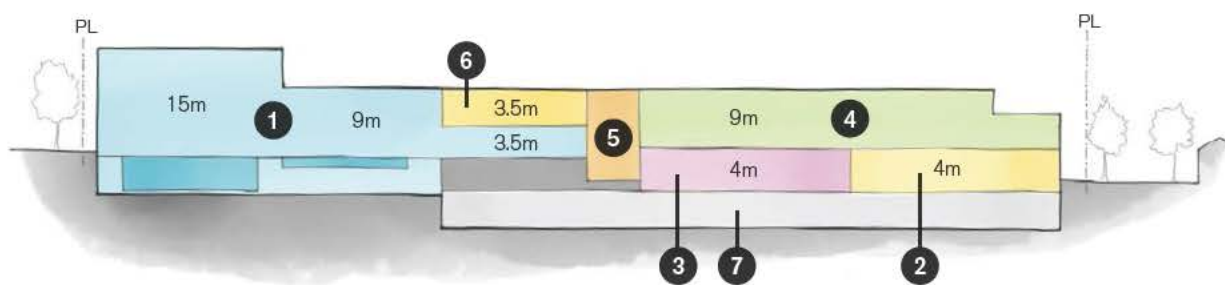
The heights indicated within the program areas on the section diagrams on page 29 indicate the interior height to the underside of structure.

Area Legend

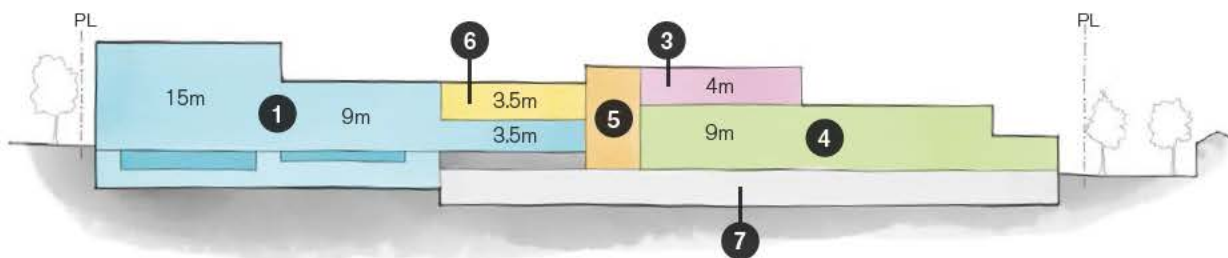
- | | | | |
|--------------------|-------------|----------------|-----------------------------|
| 1 Natatorium | 3 Childcare | 5 Shared lobby | 7 Underground parking |
| 2 Community Centre | 4 Arena | 6 Fitness | 8 Existing Community Centre |
| PL Property line | | | |



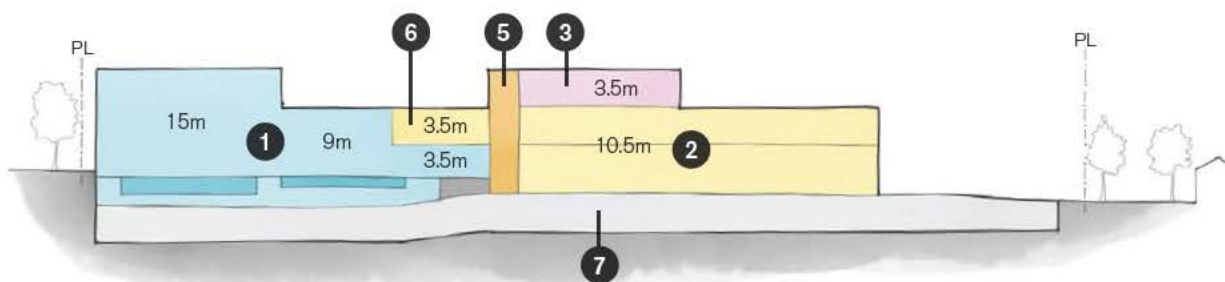
▲ Scheme 1 section diagram



▲ Scheme 2A and 2B section diagram



▲ Scheme 3A section diagram



▲ Scheme 3B section diagram



Site

HCMA

HCMA Architecture + Design
www.hcma.ca

Vancouver
400 - 675 West Hastings Street
Vancouver BC V6B 1N2 Canada

604.732.6620
vancouver@hcma.ca

Victoria
Suite 300, 569 Johnson Street
Victoria BC V8W 1M2 Canada

250.382.6650
victoria@hcma.ca

