

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 23, 2018.**

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**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

**17. North Vancouver Lawn Bowling Club Relocation Approval – File: 02-0800-30-0013/1**

Report: Director and Deputy Director, Strategic Initiatives and Services, July 18, 2018

Moved by Councillor Bell, seconded by Councillor Bookham

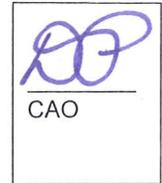
**PURSUANT** to the report of the Director and Deputy Director, Strategic Initiatives and Services, dated July 18, 2018, entitled “North Vancouver Lawn Bowling Club Relocation Approval”:

**THAT** staff be directed to proceed with detailed design and construction of a new Lawn Bowling facility at 240 East 23<sup>rd</sup> Street (Mickey McDougall Field site);

**AND THAT** staff be authorized to negotiate, and the Mayor and City Clerk be authorized to sign, a new lease with the North Vancouver Lawn Bowling Club for the lawn bowling facility.

**CARRIED**

Councillor Buchanan and Councillor Keating are recorded as voting contrary to the motion.



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER**

**REPORT**

To: Mayor Darrell R. Mussatto and Members of Council

From: Barbara Pearce, Director, Strategic Initiatives & Services  
Heather Reinhold, Deputy Director, Strategic Initiatives & Services

SUBJECT: NORTH VANCOUVER LAWN BOWLING CLUB RELOCATION  
APPROVAL

Date: July 18, 2018 File No: 02-0800-30-0013/1

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the Director and Deputy Director, Strategic Initiatives & Services, dated July 18, 2018, entitled "Lawn Bowling Relocation Approval":

**THAT** staff be directed to proceed with detailed design and construction of a new Lawn Bowling facility at 240 East 23<sup>rd</sup> Street (Mickey McDougall Field site);

**AND THAT** staff be authorized to negotiate, and the Mayor and City Clerk be authorized to sign, a new lease with the North Vancouver Lawn Bowling Club for the lawn bowling facility.

**ATTACHMENTS:**

1. Existing Site Map Doc #1679600
2. Feasibility Study Report Doc #1679594

**PURPOSE:**

The purpose of this report is to seek approval to proceed with design and construction a new clubhouse and bowling greens for the North Vancouver Lawn Bowling Club (NVLBC) on a portion of the Mickey McDougall Site.

## **BACKGROUND:**

The NVLBC has occupied a City-owned site at 2160 Lonsdale Avenue on the Rodger Burnes Green for 95 years. The NVLBC operates as a non-profit society. The existing clubhouse and bowling greens were constructed in 1966 and renovated with a small addition in 1981.

The existing clubhouse, including associated storage sheds and outbuildings, is approximately 5,000 square feet. The lower floor contains change rooms, office space, equipment storage, workshop and maintenance rooms. The second floor, accessible only by stairs, contains a kitchen and the main gathering space for viewing, events and other club activities. The club has two bowling greens (126 ft. x 126 ft.) which are surfaced with natural grass, requiring extensive maintenance and which cannot be used in the wet winter season. The Club currently has 291 members. The current season generally runs between May to September. In the off season, the clubhouse is utilized by members for a variety of recreational activities.

In June 2017, Council directed staff to undertake a feasibility study for relocating the North Vancouver Lawn Bowling Club to a portion of the Mickey McDougall site as part of the overall redevelopment plan for the Harry Jerome precinct. At the same time, Council directed staff to undertake a feasibility study with Flicka Gymnastics for their potential use of the Mickey McDougall building. While these projects are not dependent on one another, the feasibility study was undertaken with consideration of both to allow for coordination and to ensure that one did not preclude the other.

## **DISCUSSION:**

### **Mickey McDougall Site:**

Since late 2017, staff have been working closely with the North Vancouver Lawn Bowling Club to assess the opportunity for a new facility on the Mickey McDougall site. The Mickey McDougall site is centrally located at 240 East 23rd Street and in close proximity to the proposed new Harry Jerome Community Recreation Centre. The existing Mickey McDougall site includes the Mickey McDougall Building and surrounding gravel field and tennis courts.

The portion of the Mickey McDougall site contemplated for the relocation of Lawn Bowling focused on the area currently occupied by the gravel field and two tennis courts. This area comprises approximately 65% of the total City-owned site or 1.3 acres (6,755 m<sup>2</sup>). (See Attachment #1.) For discussion on the existing site use and proposed new park areas as part of the overall Harry Jerome precinct redevelopment, please see the July 18, 2018 report of the Director and Deputy Director, Strategic Initiatives & Services entitled "Harry Jerome Community Recreation Centre – Project Approval".

### **Lawn Bowling Relocation Feasibility Study:**

A Feasibility Study to assess the opportunity to relocate Lawn Bowling to Mickey McDougall site is now complete (See Attachment # 2). The Feasibility Study included: an in-depth review of the existing facility; a review of previous studies; site visits to other relevant facilities; review and assessment of site layout options in coordination with Flicka

Gymnastics; development of a Functional Program; and the development of a Preferred Concept Design.

Overall Site Layout Options:

A series of stakeholder meeting were held jointly with Flicka Gymnastics to review and assess concept options in consideration of the entire site. Three high level approaches to the overall site redevelopment were considered:

1. Re-purpose the existing Mickey McDougall building by Flicka with minimal interference on the remainder of the site and build a new clubhouse for NVLBC;
2. Renovate the existing Mickey McDougall building to expand the gym for use by Flicka, add underground parking and co-locate NVLBC's clubhouse with the building;
3. Replace the existing Mickey McDougall building (phased), construct underground parking and build a new clubhouse for NVLBC on St. Andrews Ave.

Through evaluation and consideration of each of these options, Option #1 was confirmed as the preferred direction from a budget, stakeholder need and site opportunity perspective.

Functional Program:

Focused stakeholder sessions were held with NVLBC to document and assess the needs for a new lawn bowling facility. Through the Functional Program process, it was confirmed that a program area of 5,000 square feet, which includes all storage, was required. In addition, a desired enhancement option of approximately 1,200 square feet for indoor lawn bowling was identified.

As in the existing NVLBC facility, the Functional Program identified that the main gathering space needed to be a multi-purpose room with a seating capacity for 150 people. This would allow for continued use for events and external rentals. It was also noted that a fully accessible space was required; the existing clubhouse is not accessible.

Concept Design - Preferred Option:

Based on the findings through the Functional Program, the preferred concept design for a new lawn bowling facility is for a 2-storey clubhouse, located on the west side of the site, with staggered bowling greens (see Attachment #2 for Preferred Concept Site Plan).

This preferred concept design allows for the following:

- With the clubhouse located on the west side of the site, a green buffer is maintained around the site perimeter which can allow for public walkways and a green space at the south-east corner of the site;
- The smaller building footprint of a 2-storey form allows for additional site area for other public uses and better accommodates the bowling green layout;
- The first floor of the clubhouse can accommodate universal change rooms which are easily accessed from the bowling greens;
- The first floor of the clubhouse can accommodate centralized storage which is easily accessible from both indoors and outdoors

- The second storey of the clubhouse includes the main gathering space, which can expand onto a covered deck area to allow for the required seating capacity of up to 150 people;
- The second storey main gathering space also offers viewing opportunities over the greens;
- The 2-storey building footprint creates an allowance of space for a future indoor bowling green (an enhancement that would need to be completed by NVLBC) which would expand NVLBC's programming and provide an alternative facility for members with physical limitations.

The NVLBC supports the preferred concept and has provided the following resolution of support:

*"Be it resolved that the NVLBC Board supports the proposal put forward by the CNV Project Manager and Architect to relocate the NVLBC clubhouse and greens to the Mickey McDougall site as outlined in the most recent proposal provided to the NVLBC Board Executive. The proposal to consist of a two storey clubhouse of approximately 6,000 square feet with two 124' X 124' artificial greens"*

Passed Unanimously.

#### Information Session:

Two conceptual design options for the Mickey McDougall site overall were included as part of the HJCRC Public Information Session held on May 23, 2018. The two options showed different site layout scenarios: one with the clubhouse located along St. Andrews; and one with the clubhouse located on the west side. Feedback received in general was focused on the loss of parkland for informal activities and the potential impact of increased parking and traffic within the neighbourhood.

As a result of the public feedback received, the preferred option locates the clubhouse close to the Mickey McDougall building, offering a greater setback to the surrounding residential streets and providing a better green buffer. In addition, some on-site parking has been accommodated.

#### Transportation / Parking:

The overall Transportation Study for the Harry Jerome precinct considered the relocation of Lawn Bowling to the Mickey McDougall site. Based on the close proximity of the existing facility and similarities in the existing and proposed use, significant changes to traffic and parking are not anticipated. The existing lawn bowling facility has 14 parking stalls. In addition, during events, cars are occasionally parked on the grass area surrounding the clubhouse. There are currently 24 on-street parking stalls associated with the Mickey McDougall site located along 24<sup>th</sup> Street as well as adjacent on-street parking on St. Andrews and 23<sup>rd</sup> Street. The preferred concept plan for the overall Mickey McDougall site offers an additional 20 parking stalls, with an internal site drop-off and round-about for all users and service vehicles to minimize any potential impacts on the surrounding neighbourhood. In addition, the site is well connected by the Green Necklace as well as public walkways throughout the site.

**NEXT STEPS:**

The relocation of lawn bowling is a critical first step in enabling the redevelopment of the overall Harry Jerome precinct. Detailed design of the facility would proceed through the summer and early fall, and construction would begin in 2018.

Handover of the current Lawn Bowling site for development purposes is targeted for July 2019. The intent of the above schedule is to deliver a new facility for lawn bowling as expeditiously as possible, and the schedule is intended to deliver a new facility for all or partial season. It is necessary to point out however there may be a gap in service. The May 2019 handover of the current site is critical to the phased development of the Harry Jerome Neighborhood Lands, and critical to the success of the financial plan for the new HJCRC. While not optimal for the NVLBC, the new facility will deliver the ability to extend the playing season beyond the current May-September season. Artificial fields are usable year round, and will significantly enhance service of the NVLBC. In addition, the possibility of offering indoor lawn bowling adds a further enhancement to current programs.

**FINANCIAL IMPLICATIONS:**

As part of the Feasibility Study, a Class D cost estimate has been completed. The overall estimated for relocating Lawn Bowling, as outlined in the Preferred Concept Design, totals \$6.5 M, which includes \$1.08 M in contingencies and escalation. Costs related to the indoor lawn bowling component (a program enhancement) would be the responsibility of the North Vancouver Lawn Bowling Club.

Operating, Leasing costs and Taxes:

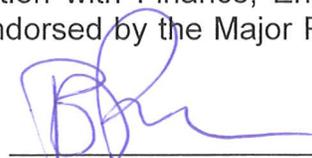
Under the current lease, NVLBC is responsible for the operating costs (approx. \$30,000 per year). NVLBC also receives a community facility grant of \$17,000 which covers the lease cost for the facility. As part of establishing a new facility lease, NVLBC will be responsible for the operating costs associated with the new clubhouse and greens.

CNV currently undertakes major and lifecycle work and costs for the facility. These costs were high at \$40,000 in 2016 due to the aging condition of the existing clubhouse. There is a permissive tax exemption of \$213,000 for the existing property. A similar exemption would likely be sought for the new site.

**INTER-DEPARTMENTAL IMPLICATIONS:**

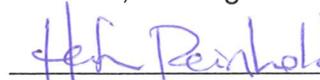
This project has been developed in coordination with Finance, Engineering, Parks & Environment and Planning. This report was endorsed by the Major Projects Committee on July 17, 2018.

RESPECTFULLY SUBMITTED:



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Barbara Pearce  
Director, Strategic Initiatives & Services



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Heather Reinhold  
Deputy Director, Strategic Initiatives & Services

# Mickey McDougall Site Map





**ARCHITECTURAL FEASIBILITY STUDY REPORT FOR**

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**PROJECT TITLE**

**City of North Vancouver**  
Mickey McDougall Site  
Feasibility & Schematic Option Studies

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**PREPARED FOR**

City of North Vancouver  
Strategic Initiatives & Services  
141 West 14<sup>th</sup> Street  
North Vancouver BC V7M 1H9

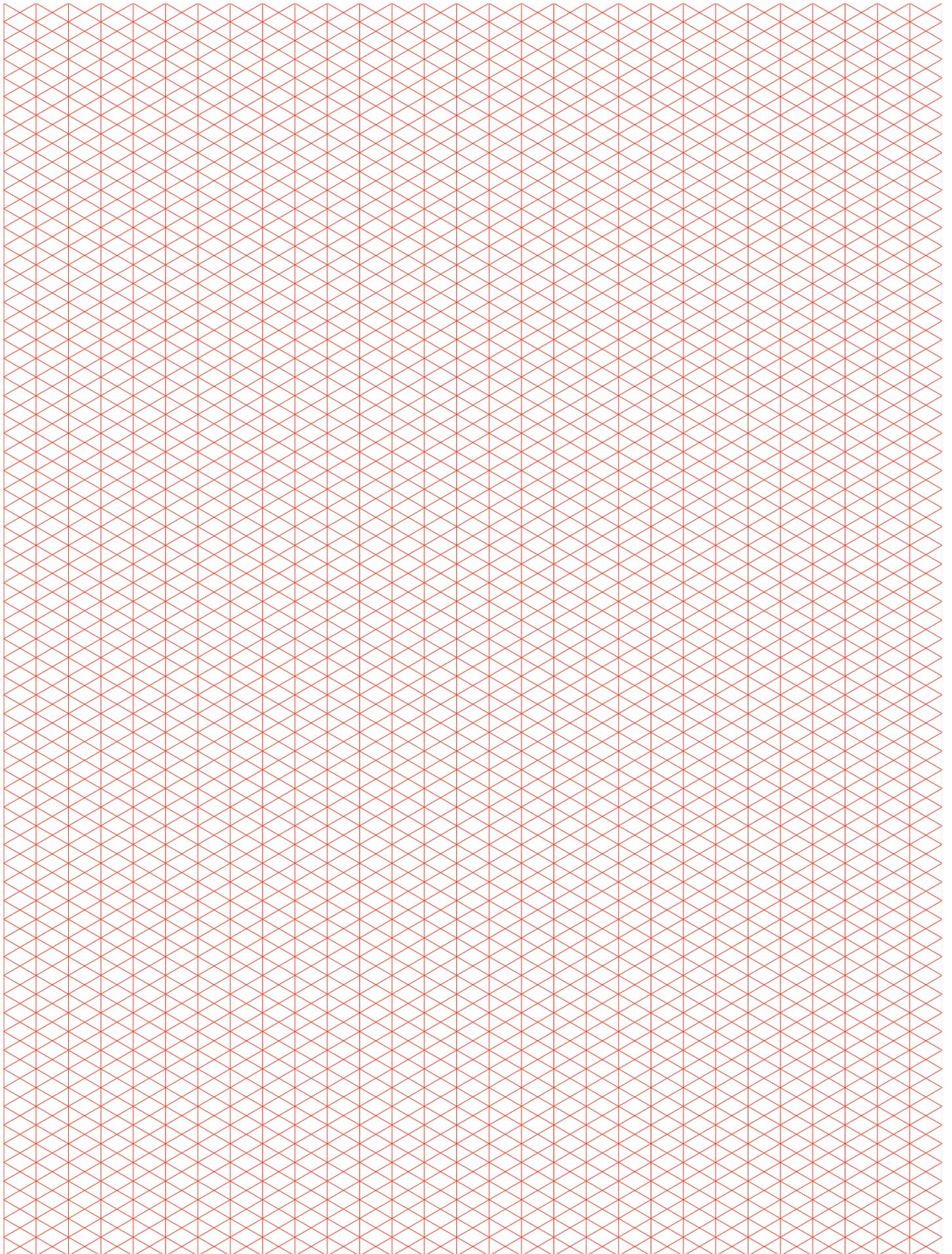
'Gret Sutherland, PROJECT MANAGER

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**DATE + DELIVERABLES**

July 16, 2018

1 PDF by email to [gsutherland@cnv.org](mailto:gsutherland@cnv.org)



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As in the case of any project, the key to success lies in how to balance stakeholder need, feasibility, cost, and results – all with the ambition of providing a facility that will serve the user well into the future.

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## EXECUTIVE SUMMARY

In the winter of 2018, the City of North Vancouver (“the City”) retained Carscadden Stokes McDonald Architects (“Carscadden”), and their consultant team to explore the potential for repurposing the Mickey McDougall site for two stakeholder groups – Flicka Gymnastics Club (“Flicka”) and the North Vancouver Lawn Bowling Club (“NVLBC”). This Feasibility and Schematic Options Study has included a substantial stakeholder engagement process to assess the needs of both groups; and explored siting, programming, and schematic options for each on the Mickey McDougall site.

The City of North Vancouver is embarking in a bold new direction for community recreation in the city with the development of the new Harry Jerome Community Recreation Centre (“HJCRC”). As this significant project proceeds, the City recognizes the importance of planning for the future of the adjacent Mickey McDougall Site, in coordination with Flicka Gymnastics and the North Vancouver Lawn Bowling Club which are both currently located in the existing Harry Jerome complex.

The Mickey McDougall site is home to a gravel field and the Mickey McDougall Recreation Centre. The facility was built as an elementary school in 1967, repurposed as a community centre in 1982, and currently houses a large gymnasium, activity and change rooms, and a performing arts studio. Flicka Gymnastics currently leases spaces in the existing Harry Jerome Community Recreation Centre and will not be moving to the new facility, and the North Vancouver Lawn Bowling Club leases land in Rodger Burnes Green Park directly south of the existing Harry Jerome Community Recreation Centre, which will be redeveloped as a part of the new HJCRC project.

As many of the current uses of the Mickey McDougall facility will be accommodated by the new HJCRC, this study looked at options to either repurpose, renovate, or replace the Mickey McDougall facility as the new home for Flicka Gymnastics Club. Similarly, this study explores schematic design options for a new North Vancouver Lawn Bowling Club clubhouse and greens on the Mickey McDougall site. Through consultation with the City, the project team, and the stakeholder groups, a Preferred Concept was developed for the site and both groups.

Together with the new HJCRC, the redevelopment of the Mickey McDougall site will help create a refreshed recreation and community precinct in Upper Lonsdale and a true community hub for all of North Vancouver. This study establishes critical groundwork as a part of this exciting process.

Some key considerations were established from the start, in addition to the needs of the stakeholder groups:

- The project timeline for both Flicka and NVLBC is closely tied to the development of the new HJCRC and is carefully considered as it relates to the budget and program for these groups.
- The Mickey McDougall site is adjacent to a residential neighbourhood and development of the site must be sensitive to their needs and contribute positively to area.
- North Vancouver has set ambitious energy and sustainability targets and this project will target LEED Silver.

## INTRODUCTION

### Project Team

Architecture	<b>Carscadden Stokes McDonald Architects Inc</b> Bruce Carscadden, PARTNER ARCHITECT AIBC Kelsy Whitten, INTERN ARCHITECT AIBC
Structural	<b>Read Jones Christoffersen Engineers</b> Damien Stoneham, ASSOCIATE P.ENG Michael Dunn, DESIGN ENGINEER
Mechanical	<b>The AME Group</b> Harold Stewart, PRINCIPAL Kevin Shea, ASSOCIATE P.ENG
Landscape Architecture	<b>Binnie + Associates</b> Matthew Harbut, LANDSCAPE ARCHITECT Catherine Eiswerth, LANDSCAPE ARCHITECT
Quantity Surveying	<b>Ross Templeton + Associates</b> Ross Templeton, PRINCIPAL MRCIS PQS

The consulting team was assisted by the City of North Vancouver and contributions from the stakeholder groups who gave their time, energy, and guidance in this process and in the preparation of this report. Key participants include:

#### City of North Vancouver

Gret Sutherland, ARCHITECT AIBC, PROJECT MANAGER  
Robert Skene, MANAGER, FACILITIES AND REAL ESTATE

#### Flicka Gymnastics Club

Keith Ryan, EXECUTIVE DIRECTOR  
Nicole Turcotte, BOARD OF DIRECTORS  
Julie Privora, BOARD OF DIRECTORS  
Scott Morgan, BOARD OF DIRECTORS

#### North Vancouver Lawn Bowling Club

Harry Caruthers, PRESIDENT  
Bruce Murray, 1<sup>ST</sup> VICE PRESIDENT  
Robin Woods, 2<sup>ND</sup> VICE PRESIDENT  
Nannely Lawson, PAST PRESIDENT  
Brian Newman, TREASURER  
Bonnie Smith, SECRETARY

### Report Organization

This report is structured to reflect the design research process employed in arriving at the report's final outcomes as well as to provide the City of North Vancouver with a suitable document to frame future discussions surrounding the Mickey McDougall site and stakeholder groups – Flicka and the NVLBC.

To that end, the report details the review and analysis conducted through the course of research as well as the design options that were explored. It is intended to capture, in a broad sense, issues critical to the potential project moving forward.

## REVIEW + ANALYSIS



MICKEY MCDUGALL FACILITY (FIG 1)



NVLBC (FIG 2)

A project initiation meeting with both stakeholder groups and a Mickey McDougall facilities tour was held on February 23<sup>rd</sup>, 2018. The City of North Vancouver, Carscadden Stokes McDonald Architects, and Flicka Gymnastics Club toured the existing Flicka gymnasium and the Mickey McDougall facility. Afterward, the City, Carscadden, and the North Vancouver Lawn Bowling Club met at their clubhouse and toured their existing facility.

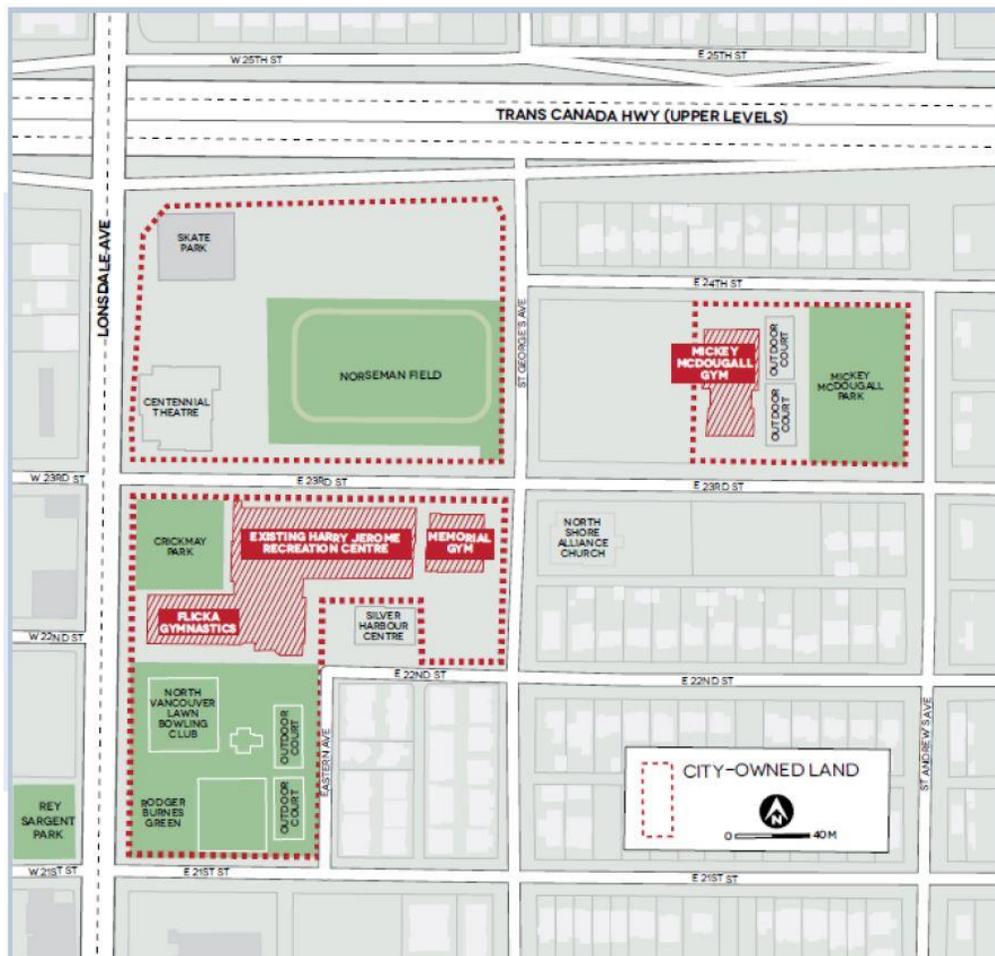
The intention of this meeting was to introduce the project team to the stakeholder groups and to visit the existing Flicka and NVLBC facilities and the Mickey McDougall building and site. The programmatic requirements for Flicka and the NVLBC were reviewed in general terms as well as potential opportunities for both groups on the site.

### Received Documents

In addition to meetings and tours of the existing facility and site, the following important documents were made available for reference by the City of North Vancouver and stakeholder groups:

- North Vancouver Recreation Commission. *Drawings*. “Mickey McDougall Rec Centre.” December 2003. Received 21 Feb 2018.
- City of North Vancouver. “Mickey McDougall Existing Gross Floor Area”. Received 21 February 2018.
- Altus Group Limited. “Mickey McDougall Property Condition Review” Mickey McDougall Community Recreation Centre.” 6 March 2015. Received 21 February 2018.
- Hobbs, Winter & MacDonald, BC Land Surveyors. *Drawings*. “Topographic Survey Plan.” 1 February 2018. Received 28 February 2018.
- Diamond Head Consulting Ltd. “Mickey McDougall Preliminary Arborist Report.” 6 February 2018. Received 28 February 2018.
- Diamond Head Consulting Ltd. “Mickey McDougall Preliminary Tree Retention & Removal Plan.” 6 February 2018. Received 28 February 2018.
- City of North Vancouver. *Drawings*. “Green Necklace Multi-use Trail.” 26 January 2018. Received 1 March 2018.
- CEI. “Harry Jerome Recreational Centre Precinct Assessment Analysis.” 4 January 2011. Received 13 March 2018.
- Thompson, Berwick & Pratt Architects. *Drawings*. “North Vancouver Senior High School.” 1964. Received 13 March 2018.
- City of North Vancouver. “Lawn Bowling Club Tours.” 26 September 2017. Received 15 March 2018.

- North Vancouver Lawn Bowling Club. “Lawn Bowling Clubhouse Areas.” Received 15 March 2018.
- North Vancouver Lawn Bowling Club “Lawn Bowling Club Space Requirements.”. Received 15 March 2018.
- North Vancouver Lawn Bowling Club. *Drawings*. “Existing N.V. Lawn Bowling Club Clubhouse.” Received 15 March 2018.
- Flicka Gymnastics. “Flicka Gymnastic Facility Precedents.” Received 16 March 2018.
- Flicka Gymnastics. *Drawings*. “Flicka HJCRC Gym D Layout.” Received 17 April 2018.
- Ehling & Brockington Architects. *Drawings*. “North Vancouver Recreation Centre Sports Complex drawings (Gym D).” 1964. Received 25 April 2018.
- North Vancouver Lawn Bowling Club. “NVLBC Program Schedule.” Received 17 May 2018.
- Flicka Gymnastics. “Flicka Program Overview Options.” Received 28 May 2018.



CONTEXT PLAN, CITY OF NORTH VANCOUVER RFP (FIG 3)

Site analysis included consideration of sun exposure, physical site constraints, access and site circulation, and adjacent program implications, views, and orientation.



AERIAL VIEW OF MICKEY MCDUGALL SITE, SW CORNER (FIG 4)

On the site itself, several key factors were observed:

#### Site Condition

Through site visits, along with the “Preliminary Arborist Report” by Diamond Head Consulting Ltd. in 2018 (see Appendix A), and other documents provided by the City of North Vancouver, the current condition of the Mickey McDougall site was analyzed.

The total area of the site is approximately 10,500 m<sup>2</sup> and consists of the Mickey McDougall facility building, two tennis courts, and a gravel field used occasionally for informal activities, soccer practice, etc. The site has well-maintained landscaped lawns, garden beds, and trees on and off-site.

The arborist report identifies the trees on the site as primarily native species, including Douglas-fir, Western redcedar, and Western Hemlock. Adjacent the Mickey McDougall building, there are ornamental deciduous trees including a Japanese Maple, Purple Plum, and Weeping Willow. A large oak tree located at the entrance to the Mickey McDougall facility, holds high retention value on the site. Diamond Head Consulting Ltd. also provided a “Preliminary Tree Retention and Removal Plan” (see Appendix A) outlining tree retention in relation to their preliminary arborist report tree inventory. This

has been further illustrated in the Site Analysis drawing for this feasibility study (see fig.8 and Appendix B) and considered throughout the development of the design options.



LANDSCAPING AT THE NORTH END OF THE MICKEY MCDUGALL FACILITY (FIG 5)

### Topography

Unsurprising for its location on the North Shore, the site experiences a change in grade. Its location in Upper Lonsdale means that it sits with the North Shore mountains to the north and Vancouver Harbour to the south. From the SW corner of the Mickey McDougall site in particular, there are views of the city skyline to the south. These qualities bring interest and appeal to the site, but also create certain challenges for siting and access.

The change in grade is roughly 7.5m across the entire site and runs generally from the NE corner down to the SW (see Appendix A). On the site there are two existing tennis courts and a gravel field – all of which are enclosed by chain link fencing. Within the fenced areas, the site is generally flat and level.

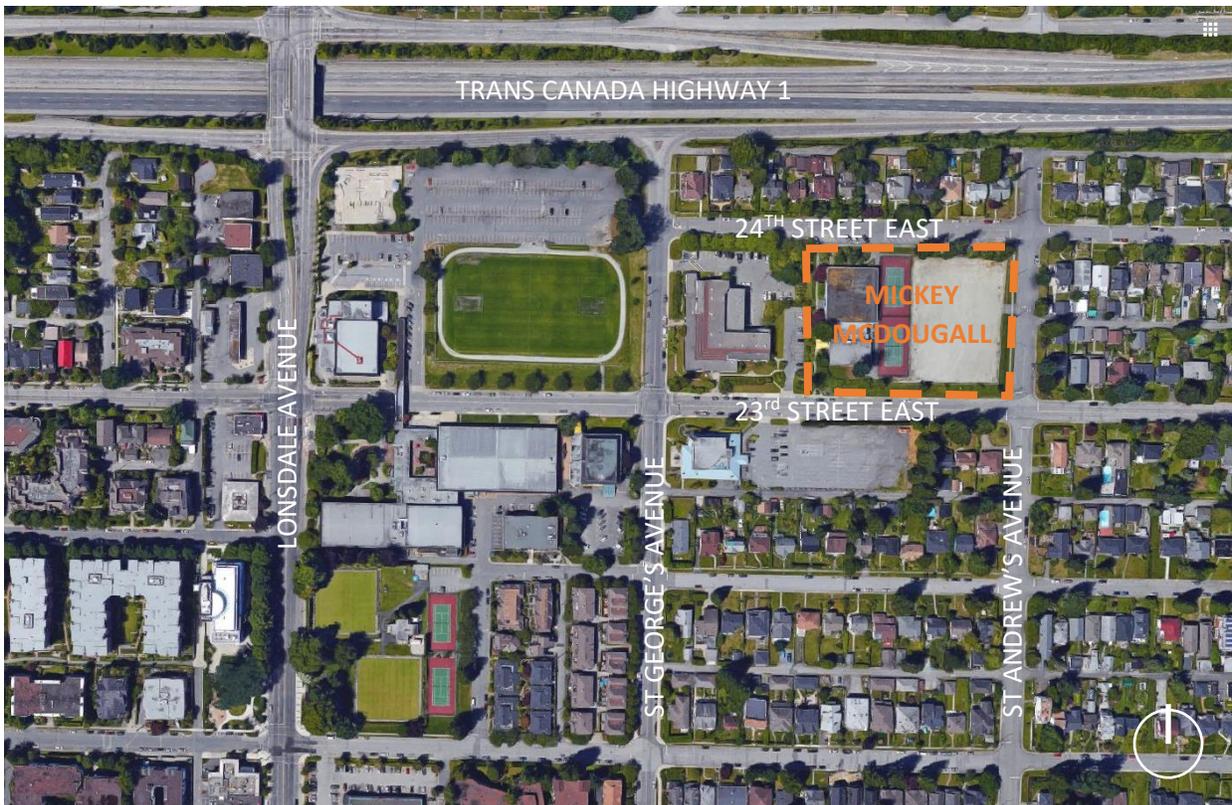
In this feasibility study, the topography of the site was carefully considered in several ways, including: how it would affect access to the site for vehicle parking or providing services, bicycles, and pedestrians. Topography was very important in locating the lawn bowling greens which are required to be very level.

## Neighbourhood

The City of North Vancouver is growing, and the immediate vicinity of Central Lonsdale will see significant changes in the coming years. New residential development, related commercial development, and the community recreation centre development are planned for the area. That being said, the existing neighbourhood surrounding the Mickey McDougall site still consists of primarily residential single-family homes, zoned RS-1.

The Mickey McDougall site is located two blocks east of one of the primary vehicular arteries through the City of North Vancouver, Lonsdale Avenue. High density residential and commercial uses in this area are generally contained within the blocks immediately lining Lonsdale Avenue. Beyond these blocks, uses shift to primarily residential and park space. The Mickey McDougall site bridges between these two scales of development. Any future facility growth with increased use of the site should be sensitive to the surrounding residential neighbourhood and its scale.

The block is shared with the Provincial Courthouse. There is a church and parking lot to the south. The Mickey McDougall site is zoned P-1 for park use and there is a required 7.62m (25 foot) building setback required from the property line (see fig. 8 and Appendix B).



AERIAL VIEW, NEIGHBOURHOOD (FIG 6)

## Site Access

Cities throughout the Lower Mainland and the rest of the country are actively working to improve access for all members of their communities. Forms of transportation and accessibility need to be considered from the start of any development on the Mickey McDougall site.



GREEN NECKLACE TRAIL, IMAGE CITY OF NORTH VANCOUVER (FIG 7)

The site is in a prime location for public transportation and vehicle access off of Lonsdale Avenue, and is situated along the City of North Vancouver's new 'Green Necklace Trail', currently under construction (see fig. 7 & 8). The trail will provide a cycling and pedestrian connection across the city, complete with landscaping and green features. This adjacency provides the Mickey McDougall site with the exciting opportunity to align its development with the active transportation and community improvement intentions of the new trail.

There is not currently any existing onsite parking on the Mickey McDougall site; as it is zoned P-1 for park use the city does not have a requirement for parking to be provided. However, there are 24 existing on street parking stalls at the north edge of the site as well as service vehicle access to the Mickey McDougall building.

Building set back for P-1 Assembly use is not less than 7.62m (25 feet) from lot line.

Residential neighbourhood - respect views through the site  
Some trees in the north east corner appear to have the lowest value and may be removed and replaced



Courthouse parking is on a private, adjacent site.

Significant slope at south edge of the site. 23rd St E is lower than the site.

Large Oak tree near the entrance has high retention value

**LEGEND**

- Lot line
- Lot line set back
- ← Primary entry
- ← Secondary entry
- ⊙ Tree (high value)
- ⊙ Tree (low value)
- ~ 0.5m contour
- Zoning
- P Parking
- ← Vehicular access
- Green Necklace Trail
- ↔ long views
- ↔ views in
- ~ desire lines

SITE ANALYSIS PLAN (FIG 8)

In reviewing the existing Mickey McDougall facility and the current facilities being used by Flicka and the NVLBC, we can better understand the needs of all stakeholder groups moving forward.

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MICKEY MCDUGALL ENTRANCE, WEST SIDE (FIG 9)

### Existing Facilities Review

The feasibility study brings together two unique stakeholder groups within the City of North Vancouver’s public recreation programming and explores the potential for finding a new home for them on the Mickey McDougall site. Before establishing design options, it was necessary to understand not only the Mickey McDougall site and facility, but also the current facilities of Flicka Gymnastics Club and the NVLBC. Through this process we were able to better understand the needs and potential for both groups.

### Mickey McDougall Facility

The existing Mickey McDougall Recreation Centre was built as an elementary school in 1967 and repurposed as a community centre in 1982. It currently houses a gymnasium, large activity area, kitchen, washrooms, change rooms, and a performing arts studio. At present, its primary programs include an Early Years Childcare, exercise classes, sports facility rentals, and occasionally interim use of the gymnasium by local schools undergoing renovations.

The Existing Facility Review of the Mickey McDougall Recreation Centre included analysis of the relevant building drawings and documents provided by the City of North Vancouver, and tours of the facility. A consultant meeting was held on April 12<sup>th</sup>, 2018 with RJC Structural and AME Mechanical engineering consultants, Carscadden and the City of North Vancouver. A subsequent site visit to Mickey McDougall was held with the structural consultant. The Structural and Mechanical reports for the facility are included in the Appendices to this report (see Appendix G & H) and are summarized below. The Concept Options for Flicka were broken into three categories, 1 – Repurpose, 2 – Renovate, and 3 – Replace, all with varying degrees of intervention on the existing facility. For this reason, the Structural and Mechanical reports address the building with these options in mind.

The “Property Condition Review” and *Immediate Repairs & Capital Reserve Analysis* prepared by Altus Group Ltd. in 2015 was a key document in determining the feasibility of repurposing the existing Mickey McDougall building for future use by Flicka (for building upgrade details, see Appendix A). Additionally, the “CEI-Building Assessment” (which is superseded by the Altus Group Report), which contains the *Building Assessment* completed by Structural Engineer Bogdonov Pao, and the *Mechanical & Electrical Building Assessment* by Cobalt Engineering, were reviewed by the consultants in addition to the Existing Mickey McDougall Building drawings and other received documents.

Although the building is over 50 years old now, the Mickey McDougall facility has been relatively well maintained and is still a well-loved facility in the community. Some key architectural features were observed through site visits and review of the received documents:

- Accessibility upgrades have been done to the building, including a ramp in the east corridor into the gymnasium, ramp access to the entries on the east and west sides of the building, and an exterior ramp to the second-floor multipurpose room.
- Fire Protection items are in need of upgrade, including the installation of a sprinkler system and replacement of the fire alarm system with an addressable system.
- The gymnasium has an attractive exposed steel beam and wood decking structure, with a wood gymnasium floor over a 4ft crawlspace.
- The multipurpose room has an attractive exposed glulam beam and wood decking structure, as well as hardwood floors. The multipurpose room has large windows bringing in a lot of natural light, and nice views of the city skyline.
- The existing change rooms are generous spaces and include male and female W/C and showers, and male and female instructor office with W/C and shower which could be converted for multiple uses.
- Interior finishes are aging and could be updated.
- Exterior finishes are showing wear, including deteriorating painted cedar siding and stucco in need of repair.
- Surrounding the building are hardscaping and landscaping features, including pathways, trees, and some garden.



EXISTING MICKEY MCDUGALL GYM (FIG 10)



EXISTING MICKEY MCDUGALL MULTIPURPOSE ROOM (FIG 11)

General **Structural** comments for the Mickey McDougall building are summarized below (See Appendix G for Structural Report):

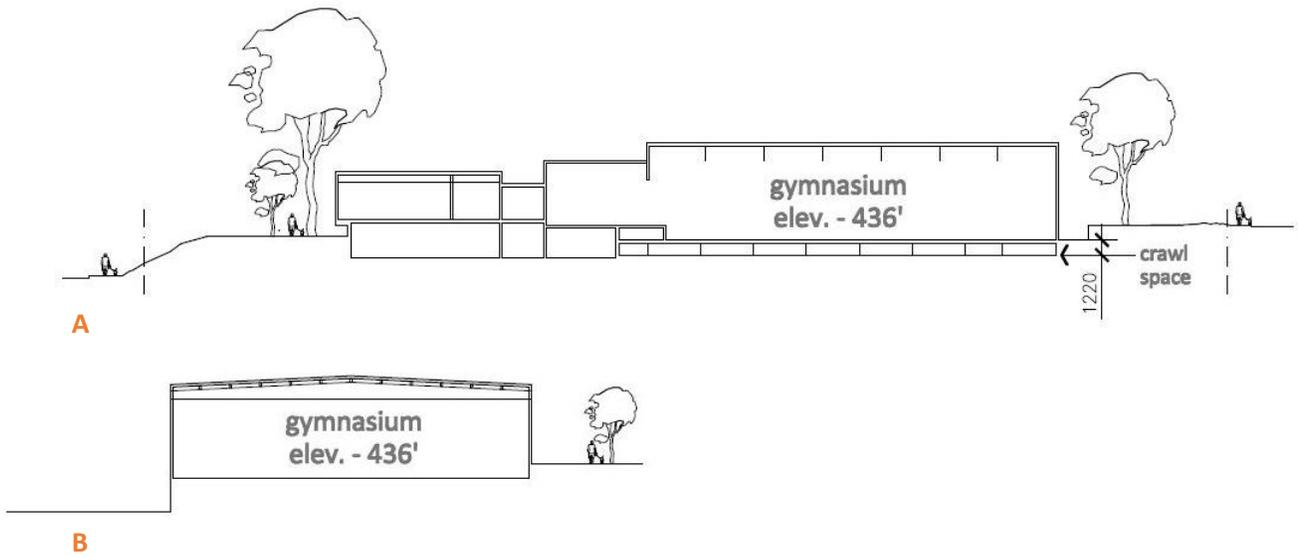
- Generally, RJC agrees with the structural upgrade concepts presented by Bogdonov Pao in the “CEI Building Assessment” (see Appendix A).
- A cost-effective approach to expanding the existing gymnasium could be an expansion into the existing stage area, adding length to the gymnasium without affecting the exterior structure.
- An addition to the north end of the gymnasium would require demolition of the existing north wall and retaining wall (see fig. 12) and an expansion joint would be required to accommodate for the differential building movements. The structure of the addition could be different from the existing structure.
- Creating pits in the floor into the crawl space of the gymnasium is feasible, providing they don’t interfere with foundations. Framing would be required around the pits (see sketch Appendix G).



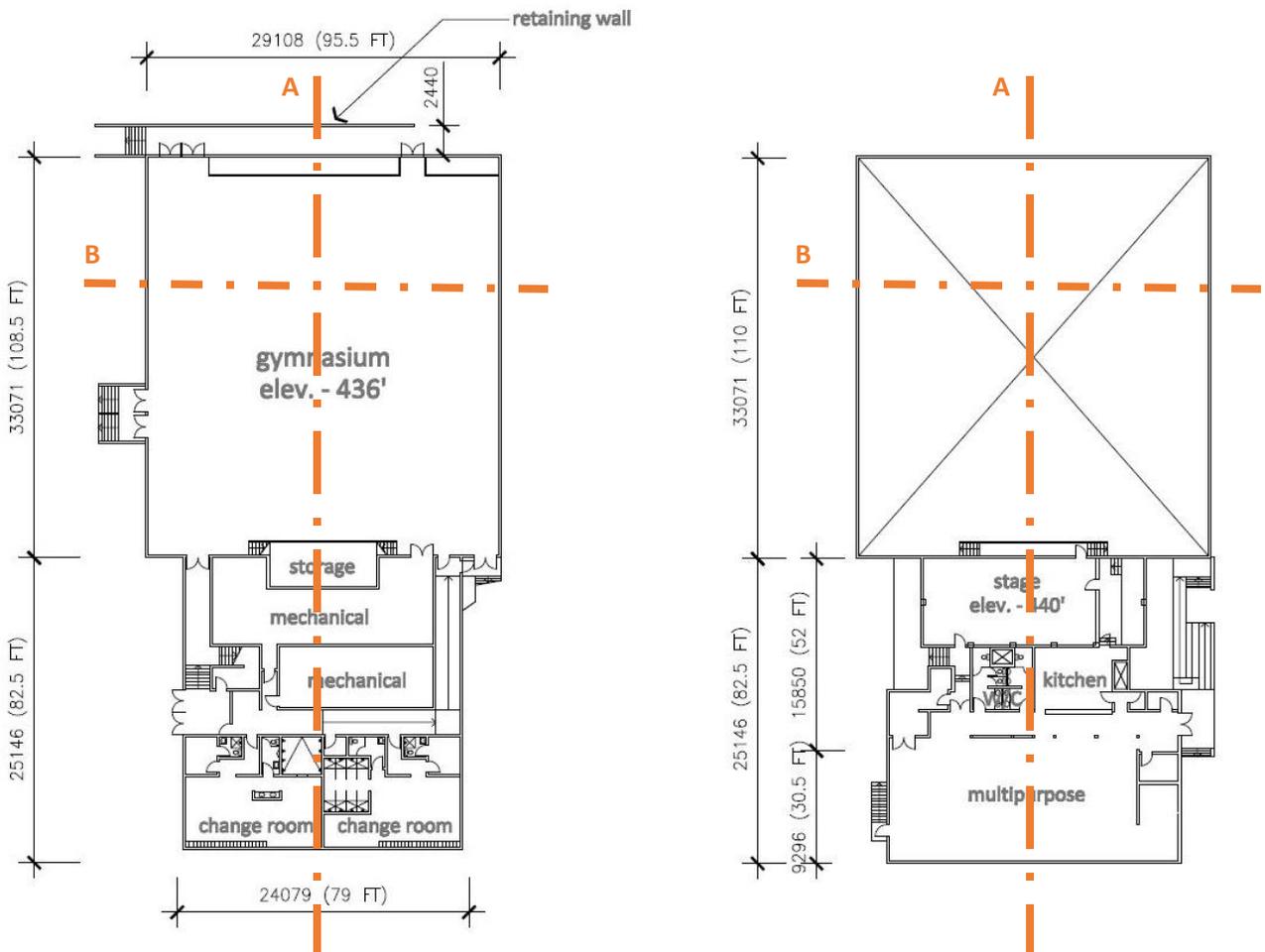
NORTH WALL & RETAINING WALL (FIG 12)

General **Mechanical** comments for the Mickey McDougall building are summarized below (See Appendix H for Mechanical Report):

- The building Mechanical systems were reported to be near the end of their life span at the time of the *Building Assessment: Mechanical and Electrical Engineer – Cobalt* as a part of the “Harry Jerome Recreation Centre Precinct: Assessment Analysis” by CEI in 2010 (see Appendix A) so there is the potential that replacement of these systems will be necessary in the near future.
- If a basic mechanical systems upgrade is considered, it would require that the facility be shutdown for a period of time. This could entail the replacement of the boiler systems, replacement of the Air Handler for the gymnasium, while potentially maintaining the existing ductwork distribution.
- With replacement of the mechanical systems, a rooftop Air Handler that feeds into the gymnasium could be an option, freeing up space inside the building for other use.
- If the facility was to be replaced, the project could have high potential for achieving Passive House certification because of the program and building type. Whether or not certification is sought, the design and construction of a Passive House standard envelope would be recommended.
- The facility is in proximity and could be connected to the Lonsdale Energy Corporation (LEC) district energy heating utility with a major renovation or rebuild.
- It is likely that the gymnasium may need to be cooled, unless Flicka is willing to accept a higher than maximum temperature with the addition of large overhead fans to help reduce the temperature effects. Thermal comfort is possible at higher temperatures with higher velocity airflow but should be considered further.
- Chalk dust could be addressed with a localised exhaust system located throughout the gymnasium.



EXISTING MICKEY MCDUGALL SECTIONS (FIG 13)



EXISTING MICKEY MCDUGALL PLANS (FIG 14)

### Flicka – HJCRC Gym D

Flicka Gymnastics Club is currently running its program out of Gym D in the Harry Jerome Community Recreation Centre (see fig. 18 and Appendix B). When the community recreation centre was first constructed in 1964, the space was originally a curling rink but was eventually converted for use as a gymnasium. Flicka has leased the gymnasium space, which totals approximately 13,500ft<sup>2</sup>, since 1999 and has access to the adjacent washroom facilities, upper viewing area, and multipurpose room within the HJCRC (approximately 1,000ft<sup>2</sup>).

In order to provide the pits required for programming, Flicka has installed a raised flooring system within the gym. The space also accommodates a small staff office and some cubbies for storage (see fig.15).



EXISTING FLICKA GYM, HJCRC GYM D (FIG 15)

### NVLBC – Clubhouse & Greens

The NVLBC facility includes a two-storey clubhouse, two bowling greens, storage sheds and outbuildings (see fig 19 and Appendix B), located at the corner of Lonsdale Avenue and 21<sup>st</sup> Street East, where they have been since the club was founded in 1923. The site is easily accessible by transit or vehicle and parking stalls are provided for the members on site.

The current clubhouse was constructed in 1966 and renovated in 1981. The building itself is 3,915ft<sup>2</sup> with approximately 400ft<sup>2</sup> deck space and a veranda, and storage sheds and outbuildings of approximately 450ft<sup>2</sup> for a total of nearly 5,000ft<sup>2</sup>. The club membership is diverse and serves a range of age groups and abilities, however, the second floor is only accessible by stairs. The clubhouse contains a main room for events and programs such as banquets, darts and seasonal events with an adjacent kitchen and beverage area. There is also a men's and women's change room and washroom, office, and various equipment and maintenance rooms.

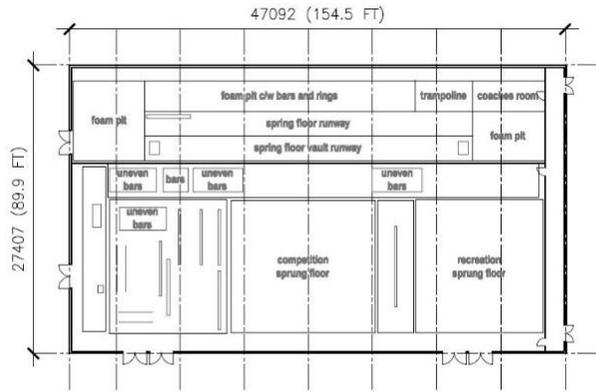
The bowling greens are both 126ft x 126ft and are staggered to allow for views of both greens from the clubhouse decks. They are natural grass which requires extensive maintenance and can not be used in the wet winter season.



EXISTING NVLBC MAIN ROOM (FIG 16)



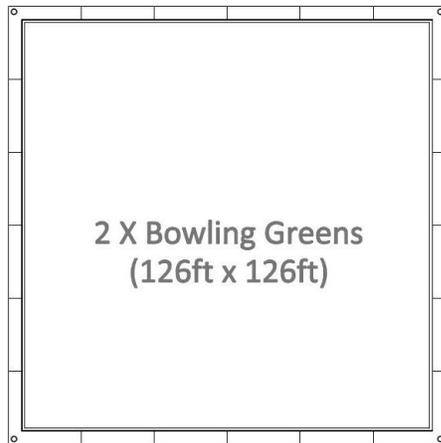
EXISTING NVLBC CLUBHOUSE (FIG 17)



+ shared W/C  
 multipurpose room,  
 support spaces  
 (approx. 1000SF)

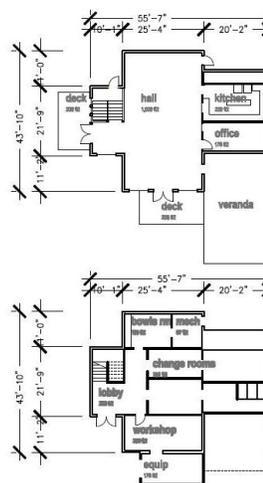
**Total 13,500 ft<sup>2</sup> + 1,000 ft<sup>2</sup>**

EXISTING FLICKA GYM D PLAN (FIG 18)



**Total 3,915 ft<sup>2</sup> + 1,000 ft<sup>2</sup>**

EXISTING NVLBC CLUBHOUSE & GREENS PLAN (FIG 19)



+ viewing decks  
 approx. 400 ft<sup>2</sup>  
 + sheds, outbuildings  
 approx. 450 ft<sup>2</sup>

**2nd Floor  
 1,855 ft<sup>2</sup>**

**1st Floor  
 2,060 ft<sup>2</sup>**

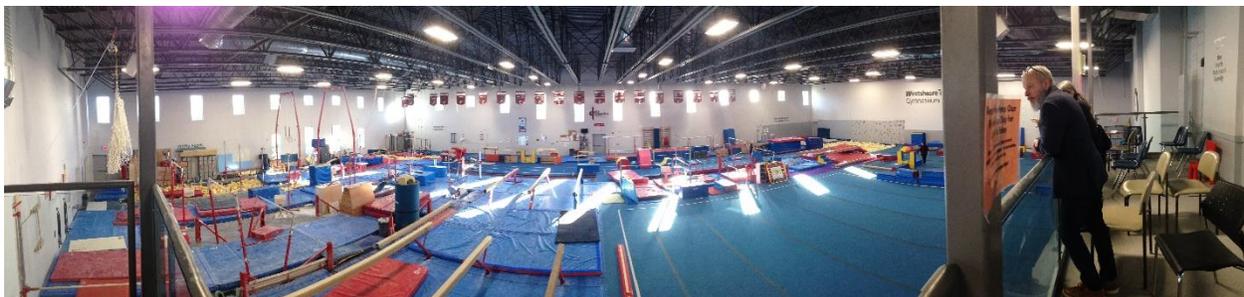
## Precedent Review

A review of relevant precedents for both Flicka and the NVLBC and tours of the Delta Gymnastics Society facility and the West Vancouver Lawn Bowling Club were conducted as a part of the process in establishing a desired program and informing concept options.

### Flicka Gymnastics

Carscadden, along with Flicka and the City, visited the Delta Gymnastics Club on March 16<sup>th</sup>, 2018 for a tour of the facility (see Appendix K). Key take-aways from the tour include:

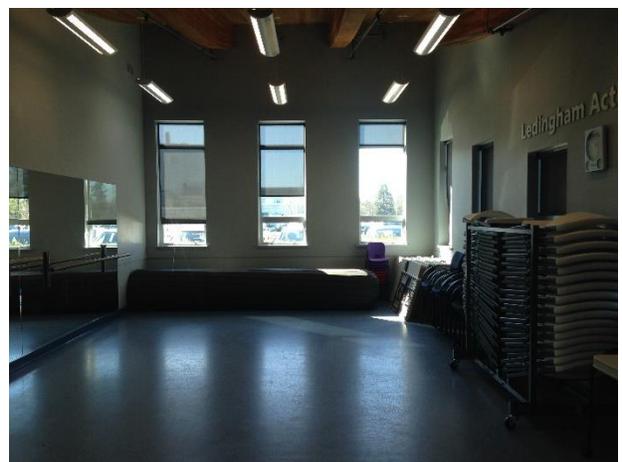
- Child size W/C facilities were a necessary addition to the facility (see fig. 21).
- Although a viewing area is an important feature, enclosing the space would help keep athletes from being distracted (see fig. 20).
- Lockers and a breakout space would be useful amenities for the programs.
- A direct connection between change rooms and W/C is provided.
- The gymnasium area is 15,500 ft<sup>2</sup> and is at full program capacity.
- During competitions, chairs for seating are arranged on the gym floor.
- The walls require protective surface to prevent damage from athletes.
- Primary acoustic treatment comes from the gym mats and equipment itself.
- The windows in the gym are south facing and create issues with glare.
- Delta Gymnastics has 11 staff workstations and an office of approximately 850 ft<sup>2</sup>.
- The multipurpose room is well used for classes, birthday parties, etc. (see fig. 21).



DELTA GYMNASIUM SOCIETY GYMNASIUM & VIEWING BALCONY (FIG 20)



DELTA GYMNASIUM SOCIETY W/C FACILITIES (FIG 21)



DELTA GYMNASIUM SOCIETY MULTIPURPOSE ROOM (FIG 22)

A precedent review was done of gymnastics facilities from around the world and some key features were identified:



GYM HALL TNW, UTRECHT, NL ARCHITECTS (FIG 23)

### *Light & Air*

Although glare from direct light can be an issue in gymnastics, natural light and air are integral to any building, especially one that is inhabited for such long periods of time like a gym. Clerestories and strategies for diffusing natural light can be implemented mitigate this.

### *Welcoming & User Friendly*

Although the primary user of the gym facility are the athletes, it is important to consider the facilities broader uses. Coaches, staff, parents, and the spectators should feel welcome day-to-day and during events.

Viewer seating, multipurpose room, and event spaces have the potential to further benefit the broader north shore community.



GYMNASTICS TRAINING CENTRE OF GUIMARÃES, PITAGORAS GROUP (FIG 24)

### *Function*

The athletes' enjoyment and success are the primary focus of a gymnastics organization and subsequently the building itself. The facility can better serve the gymnasts by recognizing their needs, lockers for storage and changing facilities (including child size and family change for preschool age), a breakout room for eating/lounge, and of course ample space for programming for all ages and abilities.



GYMNASTICS TRAINING CENTRE OF GUIMARÃES, PITAGORAS GROUP (FIG 25)

## NVLBC

Carscadden, along with the NVLBC and the City, visited the West Vancouver Lawn Bowling Club on March 15, 2018 for a tour of the facility (see Appendix K). Additionally, the City and the NVLBC conducted surveys of the West Vancouver, Ladner, New Westminster, and South Burnaby Lawn Bowling Clubs in September, 2017 (see Appendix A). Key take-aways from the West Vancouver tour include:

- The clubhouse has an indoor bowling facility in the basement (see fig.27).
- The main room has space to hold events, darts, carpet bowling, among other things.
- The club has two outdoor bowling greens, one is gravel and the other is natural turf.
- The clubhouse has one locker room for changing shoes and storing personal items, rather than gender specific change rooms.
- There is a kitchen and beverage room located off of the main room.



WEST VANCOUVER VIEWING AREA (FIG 26)



WEST VANCOUVER INDOOR BOWLING (FIG 27)

A precedent review was done of lawn bowling facilities from around the world and some key features were identified:

### *Valued Viewing*

Lawn bowling is not just for the players, but for the spectators as well. Views of the playing green from the sidelines and the clubhouse are important.

Shaded benches, an elevated deck, or shaded patio are all highly valued features of the lawn bowling facility.

### *Community Connection*

A lawn bowling facility, especially within an urban context, provides green space and landscaping features which can benefit the larger community.

The walkways around the greens and benches on site can be accessed by the public and enjoyed by everyone.

### *Social Spaces*

The lawn bowling club serves many purposes in addition to the bowling itself. The clubhouse is a gathering place and holds events and social activities for its members in all seasons.

The clubhouse should provide flexibility in its uses, from a space for hosting large dinners, to member meetings, barbecues, poker and game nights. It's a social club as well as a sports club for its members.



PROPOSED WARRAWEE CLUBHOUSE, SYDNEY, MCCULLUM ASHBY ARCHITECTS (FIG 28)



FLOWER CITY LAWN BOWLING FACILITY, BRAMPTON, ZAS ARCHITECTS (FIG 29)



KEAST PARK COMMUNITY PAVILION, SEAFORD, JACKSON CLEMENTS BURROWS (FIG 30)

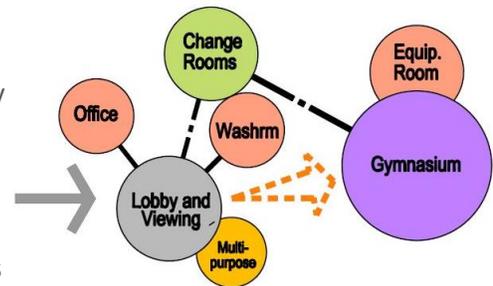
## PROGRAM DEFINITION + ROOM REQUIREMENTS

### Functional Program

#### Flicka

Flicka provides gymnastics programming for a variety of age groups and abilities and athletes come from all over the North Shore and the Lower Mainland. In 2016, they registered nearly 1600 athletes, roughly 1400 recreational gymnasts plus competitive athletes, and the waitlist continues to grow.

To develop a functional program for Flicka a Program Workshop was held on March 16<sup>th</sup>, 2018 and the program was refined throughout the feasibility study. It was important to establish the functional program early on in order to develop the concept options and, finally, the preferred concept.



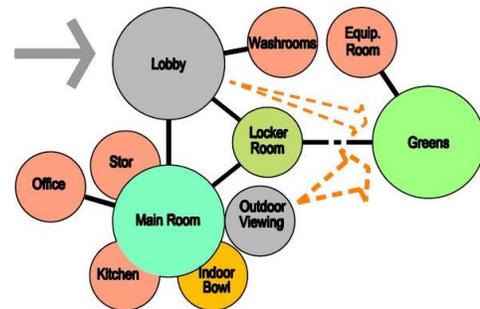
FLICKA PROGRAM DIAGRAM (FIG 31)

Flicka’s functional program established a total area of roughly 2,800ft<sup>2</sup> for support spaces, plus gymnasium space that could range from 15,000ft<sup>2</sup>, 20,000ft<sup>2</sup>, to 25,000ft<sup>2</sup>, depending on the design concept and level of intervention on the Mickey McDougall site (see Appendix C). Additionally, a multipurpose room of 500ft<sup>2</sup> – 800ft<sup>2</sup> was considered a program enhancement. Parking requirements were also considered.

#### NVLBC

The NVLBC membership is open to everyone in the community and serves primarily City of North Vancouver and the District of North Vancouver residents. As of 2016, the club had around 250 members and is one of the largest bowling clubs in Canada.

To develop a functional program for the NVLBC a Program Workshop was held on March 15<sup>th</sup>, 2018 and the program was refined throughout the feasibility study. It was important to establish the functional program early on in order to develop the concept options and, finally, the preferred concept.



NVLBC PROGRAM DIAGRAM (FIG 32)

The NVLBC functional program established a total area of between 3,400 ft<sup>2</sup> and 5,000ft<sup>2</sup> with a program enhancement for indoor bowling of approximately 1,200ft<sup>2</sup> (see Appendix C). The program includes storage and facilities that are currently housed in sheds and outbuildings in the existing facility, and a generous main room with seating capacity for 150 people banquet style for events. Parking requirements were also considered.

### Room Data Sheets

Room data sheets were created to support the functional program and concept option development (see Appendix D).

## CONCEPT OPTIONS

The intention of the concept option process was to identify opportunities for architectural responses to the programmatic needs identified by Flicka and the NVLBC, and the City of North Vancouver, in the context of the existing Mickey McDougall site and facility. The long-term viability, budget and schedule considerations were integral to the discussion and design decisions.

A total of six Concept Option Workshops were held (three each for both stakeholder groups) in order to iterate on the Concept Options and to receive feedback from Flicka and the NVLBC. Through this process we were able to arrive at the Preferred Concept Option (see following section) with consensus from both groups and the City of North Vancouver.

The three concept options address the project at the scale of the entire Mickey McDougall site, as well as at the scale of Flicka's and the NVLBC's facility and program requirements. They show varying degrees of intervention on the site in order to zero in on an option that meets the program, schedule, and budget needs of all stakeholders.

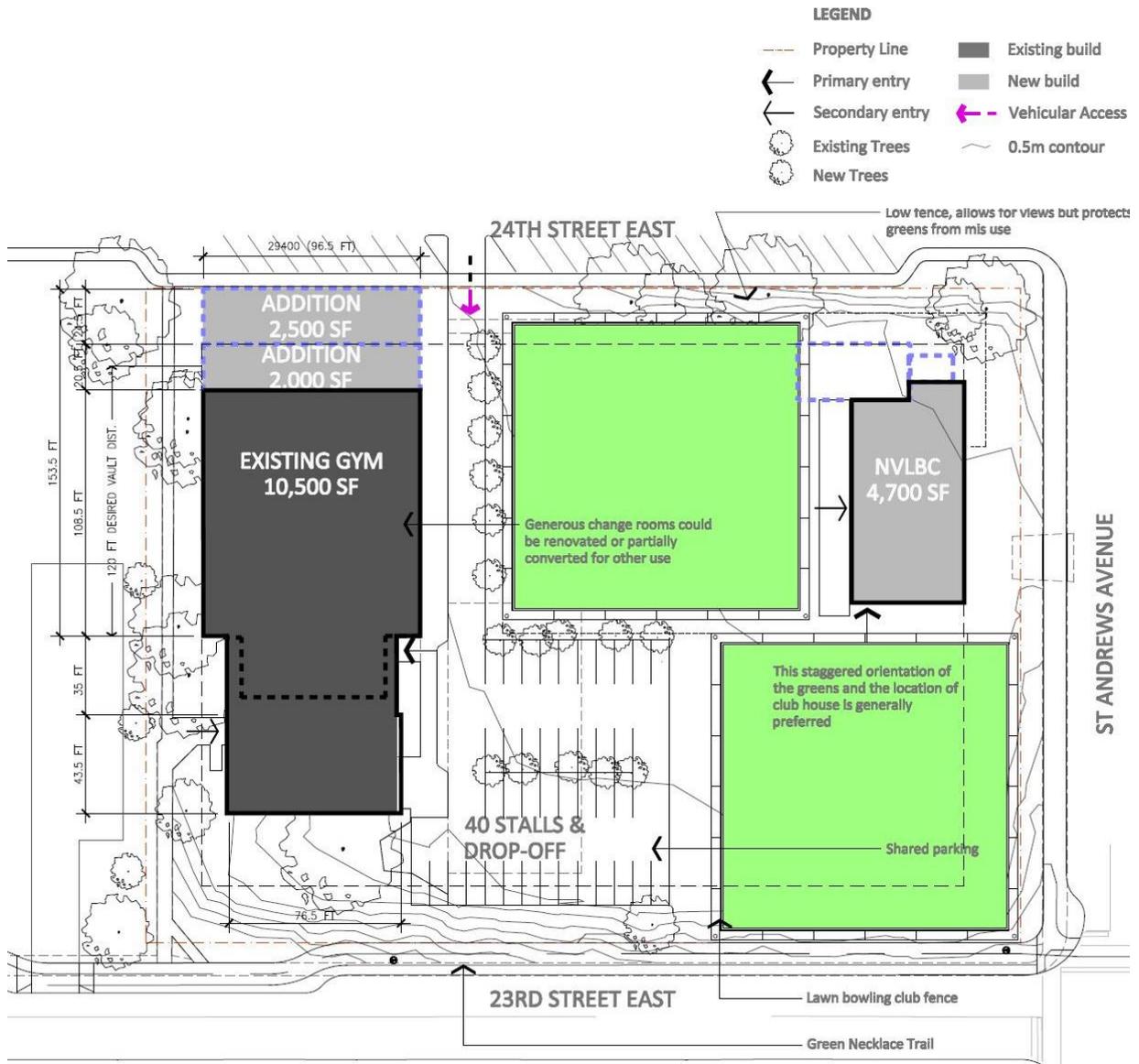
### Concept Options

The Concept Options are separated into three distinct categories, *Repurpose*, *Renovate*, and *Replace*, all with varying approaches and degrees of intervention on the Mickey McDougall site. Through the Concept Option Workshop process these general themes were iterated on numerous times, and the options presented here in the report were the outcomes of this process ahead of the Preferred Concept.

#### Concept Option 1 - Repurpose

Concept Option 1 (see fig. 33) retains the existing Mickey McDougall building and appropriates the gym, performance space and activity room for Flicka programming (see Appendix E). At the north end of the building there is also room for a potential future addition, as the existing gym area does not fully meet Flicka's program needs. The NVLBC clubhouse is located at the NE corner of the site. The one-storey building overlooks both bowling greens, which are staggered on the site (see Appendix E). The clubhouse has the potential for an expansion to house an indoor bowling space (a program enhancement). Key features of the design to note:

- Minimal intervention to the existing Mickey McDougall facility, basic building upgrades to accommodate Flicka's program.
- The existing Mickey McDougall gymnasium, plus the stage and multipurpose areas, have a total of 13,800 ft<sup>2</sup>, just over the area of Flicka's existing facility but less than their desired program.
- Staggered green layout provides views from the NVLBC clubhouse onto both greens.
- An addition at the north end of the gym could be phased and would allow Flicka to meet higher programming demands in the future.
- Parking is accessed off of 24<sup>th</sup> Street East due to the topography of the site. 40 stalls and a drop-off area are shared by Flicka and the NVLBC.



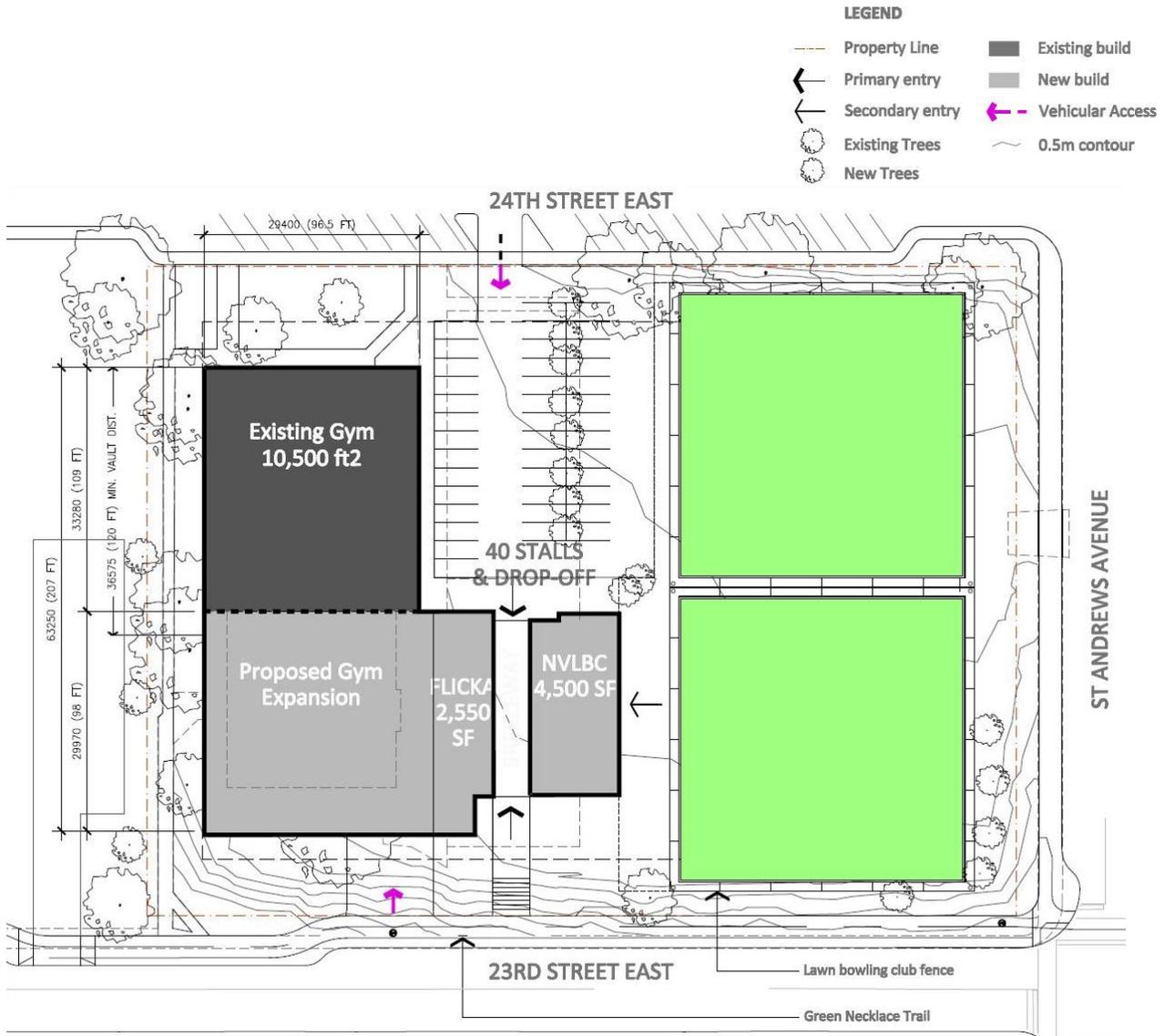
CONCEPT OPTION 1 - REPURPOSE (FIG 33)

### Concept Option 2 - Renovate

This option retains the existing gymnasium at the north end of the Mickey McDougall facility, with an addition at the south end of the building (see fig.34). This provides Flicka with 20,000 ft<sup>2</sup> of gymnasium space and combines both Flicka and the NVLBC into one building, separated by a breezeway (see Appendix E). The shared facility provides opportunities for sharing event, multipurpose, and support spaces between Flicka and the NVLBC. Key features of the design to note:

- Shared facility spaces provide opportunities for cost savings and increased program spaces for both groups.
- The NVLBC clubhouse is a two-storey facility and looks out over the bowling greens.

- Parking is accessed off of 24<sup>th</sup> Street East due to the topography of the site. 40 stalls and a drop-off area are shared by Flicka and the NVLBC.
- Pedestrian access and entrance connects to the Green Necklace Trail to the south.
- Project schedule may require phasing, with the NVLBC facility built before the Flicka renovation of the Mickey McDougall building.



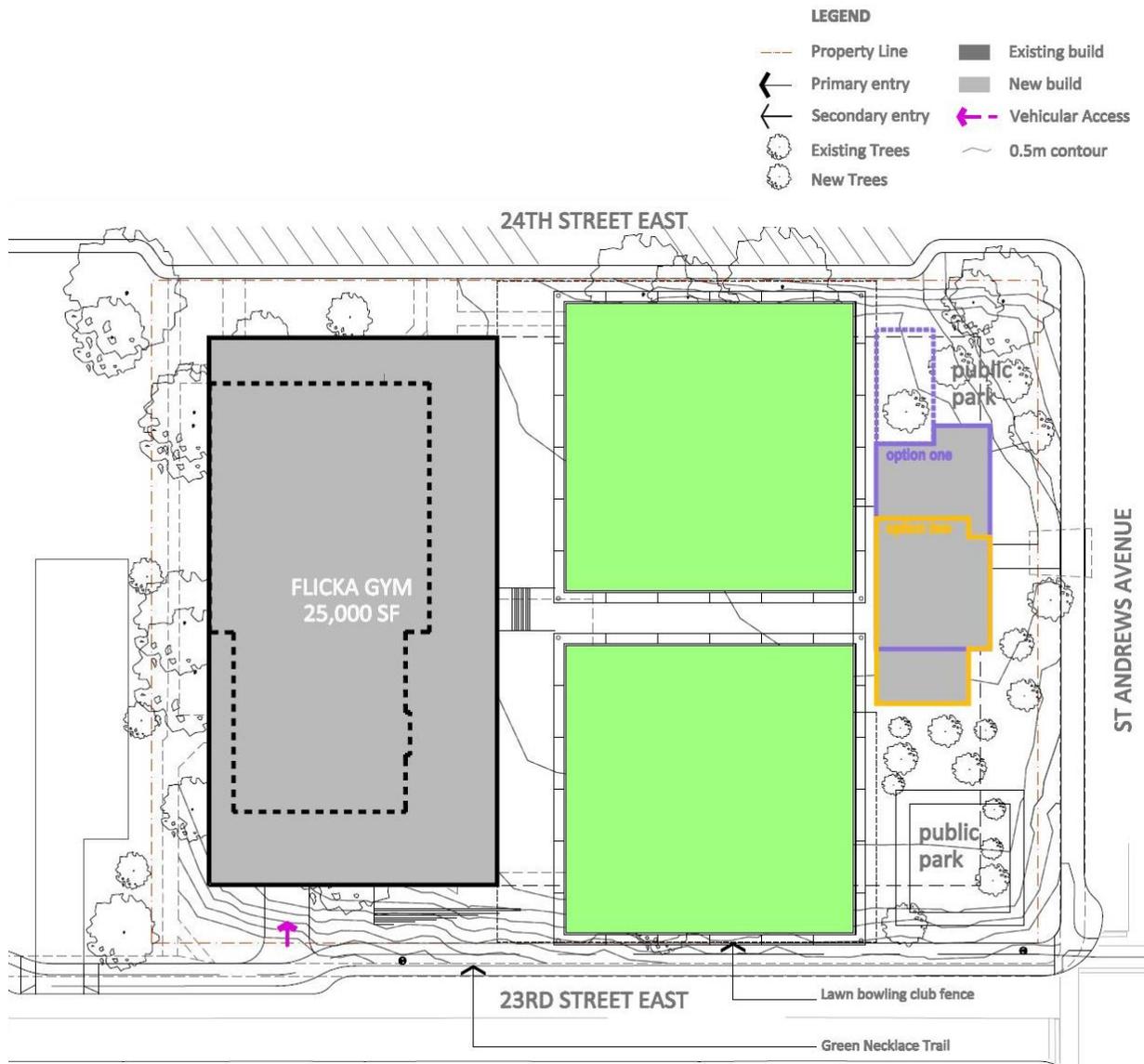
CONCEPT OPTION 2 - RENOVATE (FIG 34)

Concept Option 3 - Replace

This option removes the existing Mickey McDougall facility entirely and Flicka and the NVLBC facilities are new construction (see fig. 35). The NVLBC clubhouse is centered at the east edge of the site with public park space on either side. The Flicka facility is recessed into the existing topography, allowing the

double-height space to appear smaller, in response to the neighbourhood (see Appendix E). Key features of the design to note:

- This design responds to the scale surrounding neighbourhood by minimizing the apparent height of the Flicka gymnasium and the green park corners act as buffers and give back to the community.
- An underground parking lot is accessed from 23<sup>rd</sup> Street East and is shared between Flicka and the NVLBC, including bike parking accessed from the Green Necklace Trail.
- This option meets Flicka’s maximum program with a 25,000 ft<sup>2</sup> gymnasium space.
- The site layout allows for either the one-storey or two-storey options for the NVLBC clubhouse.



CONCEPT OPTION 3 - REPLACE (FIG 35)

## PREFERRED CONCEPT

Through the concept option process, the stakeholder groups were able to identify a Preferred Concept based on aspects of the earlier designs and with further consideration of programming, budget, and scheduling needs.

A total of four Preferred Concept Workshops were held with Flicka and the NVLBC including a joint workshop where both groups came together to discuss the Mickey McDougall Site Concept. This ongoing discourse translated itself into the Preferred Concept, which includes the overall Preferred Site Concept, as well as the preferred schematic options for Flicka and the NVLBC (see Appendix F).

A public information session was also held, in conjunction with the Harry Jerome Community Recreation Centre project, on May 23<sup>rd</sup> to present the Site Concept to-date for public input. Feedback and public opinion were also considered in arriving at the Preferred Concept.

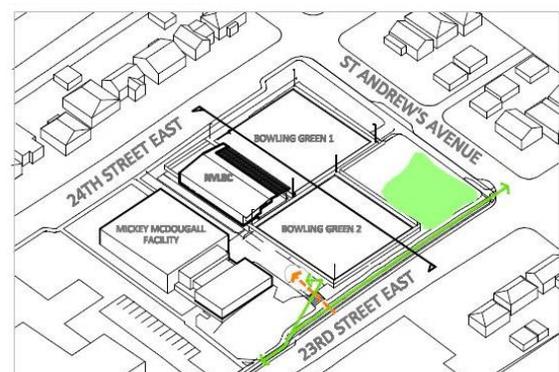
### Preferred Concept

The Preferred Concept is comprised of the Preferred Site Concept, the Preferred Concept – Repurpose schematic design for Flicka, and the Preferred Concept – Two Storey schematic design for the NVLBC. Schedule was further considered in the feasibility of the Preferred Concept as well as budget, and the “Mickey McDougall Site Feasibility Study Class D Project Estimate” was prepared by the Quantity Surveyor for this design (see Budget and Appendix J).

### Preferred Site Concept

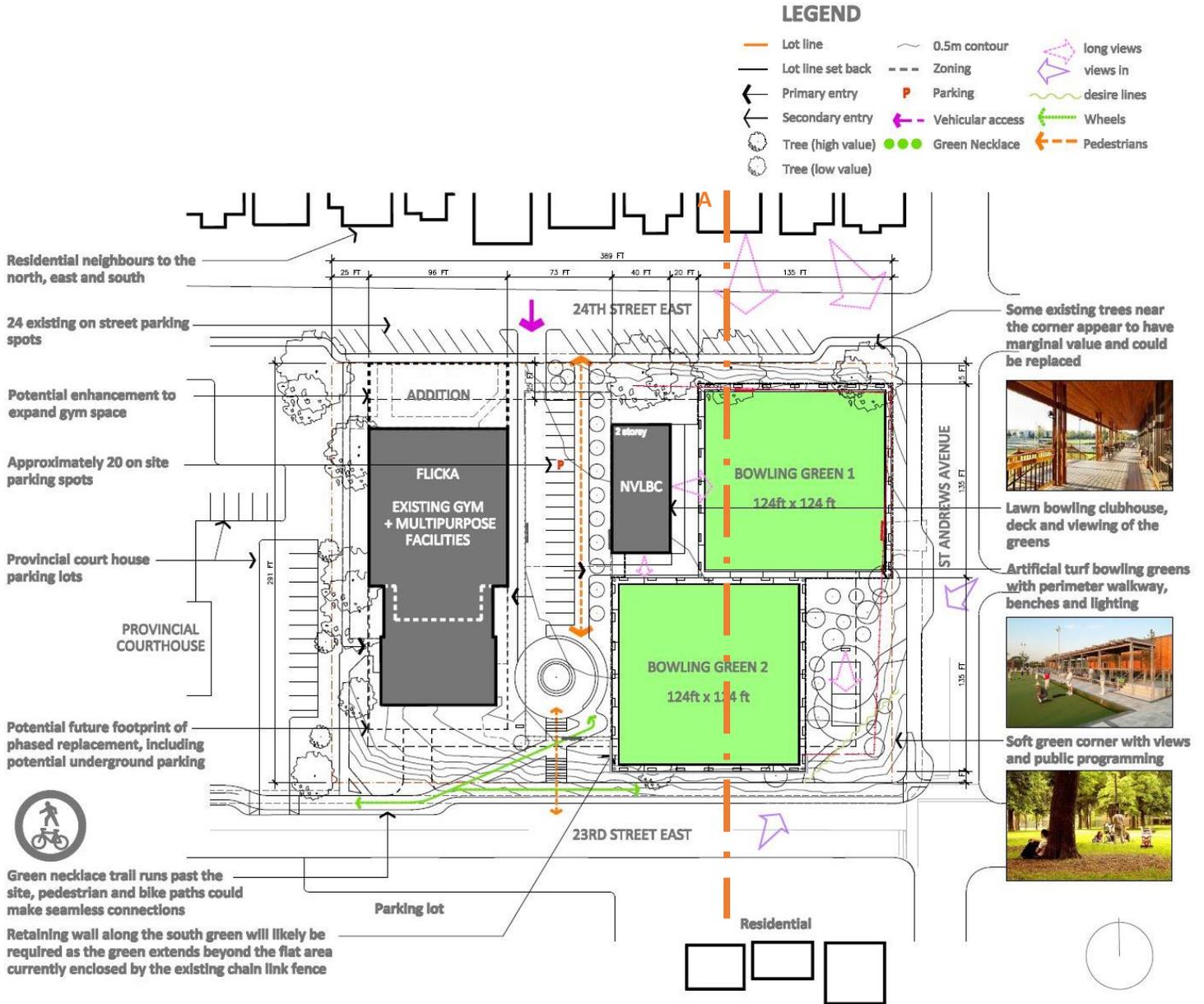
This site concept locates the NVLBC clubhouse in close relationship to the Mickey McDougall facility and 24<sup>th</sup> street vehicle access with shared parking. The bowling greens are on the east side of the site and are staggered to provide the clubhouse with views onto both (see Appendix I). A public green space softens the edge of the site in the SE corner and provides a public amenity for the neighbourhood. The Preferred Site Concept incorporates several preferred features that were identified through the concept option process, and addresses feasibility within the existing site condition, unique topography, neighbourhood context, and required access to the site as identified through the review and analysis. Key features of the design to note:

- The stakeholder groups reported that onsite parking was highly desirable to ensure the usability of the facilities; 20 parking stalls, a drop-off and roundabout serve both groups.
- A public green space is provided for the community at the SE corner of the site. There is space for activities such as pickleball and benches for enjoying views.
- Circulation through the site connects with stairs and a ramp to the Green Necklace Trail. Walkways around the bowling greens connect to the public green space.

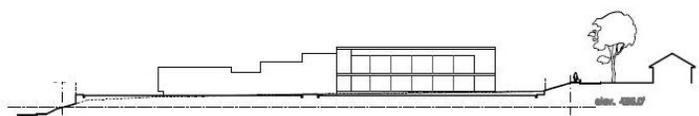


1. Open landscaped features on the east side for views and sight lines
2. Locate NVLBC clubhouse in a close relationship to the Mickey McDougall Gym
3. Access shared parking from 24th St. to minimize ramps and steep slopes

PREFERRED SITE CONCEPT MASSING DIAGRAM (FIG 36)



PREFERRED SITE CONCEPT PLAN (FIG 37)



**A**  
PREFERRED SITE CONCEPT SECTION (FIG 38)

### Flicka Preferred Concept – Repurpose

Through further consideration of the schedule and budget, Flicka chose to proceed with the ‘Repurpose’ option for their use of the Mickey McDougall facility. By utilizing the available spaces, including the gymnasium, stage area, multipurpose room, change rooms and support spaces, with minor renovations, Flicka feels that they will be able to meet their basic programming needs in the existing facility (see Appendix F).

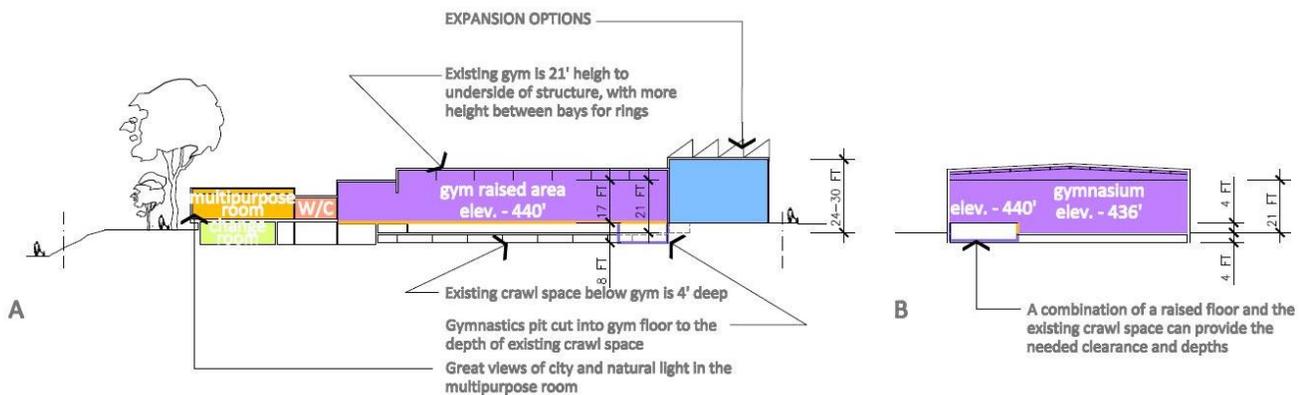
An expansion option was also explored, which would allow Flicka to construct an addition at the north end of the gymnasium, expanding it by approximately 3,850 ft<sup>2</sup> and allowing Flicka to grow their program to meet demand in the future. This addition could be built to accommodate pits, trampolines, rings, and other gymnastics features, and the structure could be different than that of the existing gym.

Key features of the design to note:

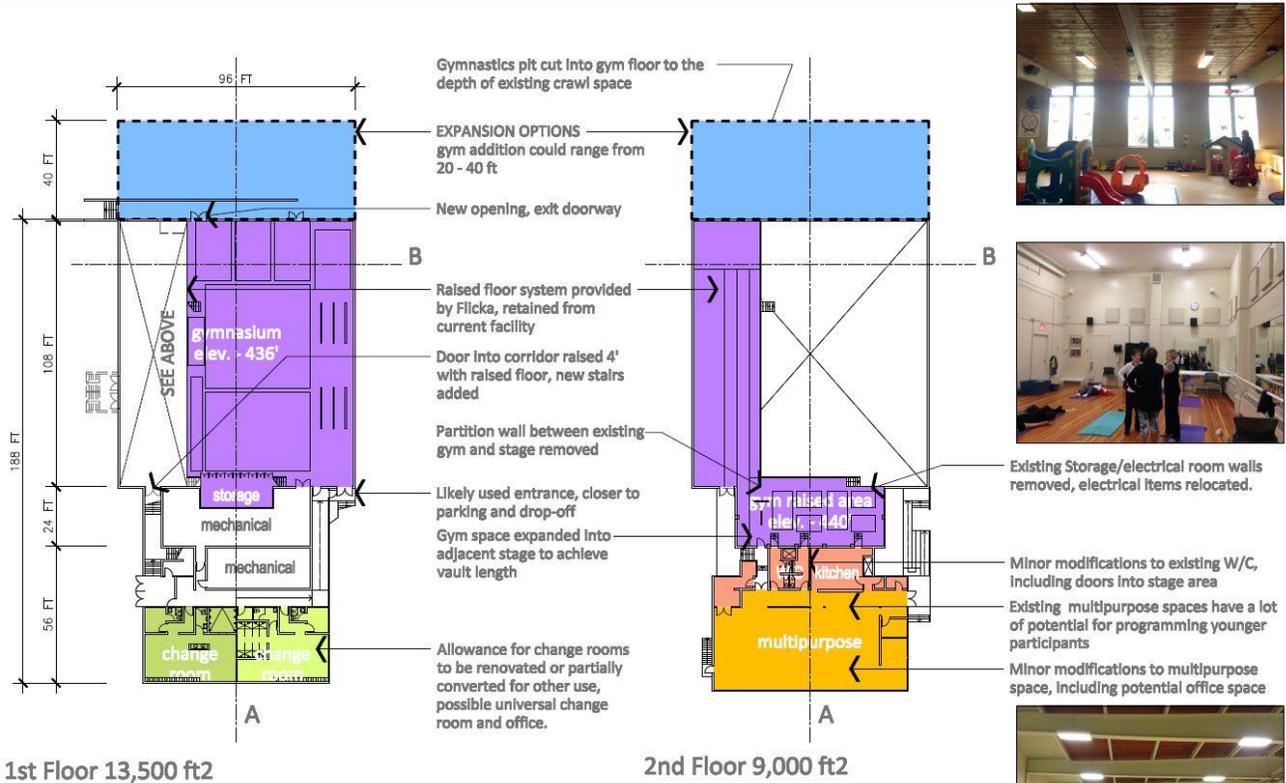
- A raised floor in the gymnasium connects to the existing stage area to provide the 120ft length required for competitive vault.
- By creating pits into the existing crawl space, in addition to the raised floor area, the pits would meet the depth required at 8ft (see fig. 40).
- With minor modifications, existing W/C on the second floor are connected to the gymnasium area, allowing supervision during programming.
- The multipurpose room provides program space for youth recreation groups. The 10ft to the underside of the structure in this space restricts programming possibilities.
- With renovation, the existing changeroom areas could serve multiple functions, which could include a universal changing area, office space, and storage.



FLICKA PREFERRED CONCEPT PHASING DIAGRAM (FIG 39)



FLICKA PREFERRED CONCEPT SECTION (FIG 40)

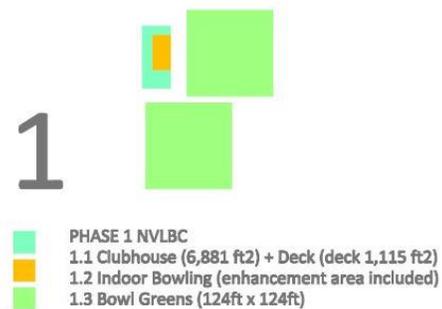


FLICKA PREFERRED CONCEPT PLAN (FIG 41)

### NVLBC Preferred Concept – Two Storey

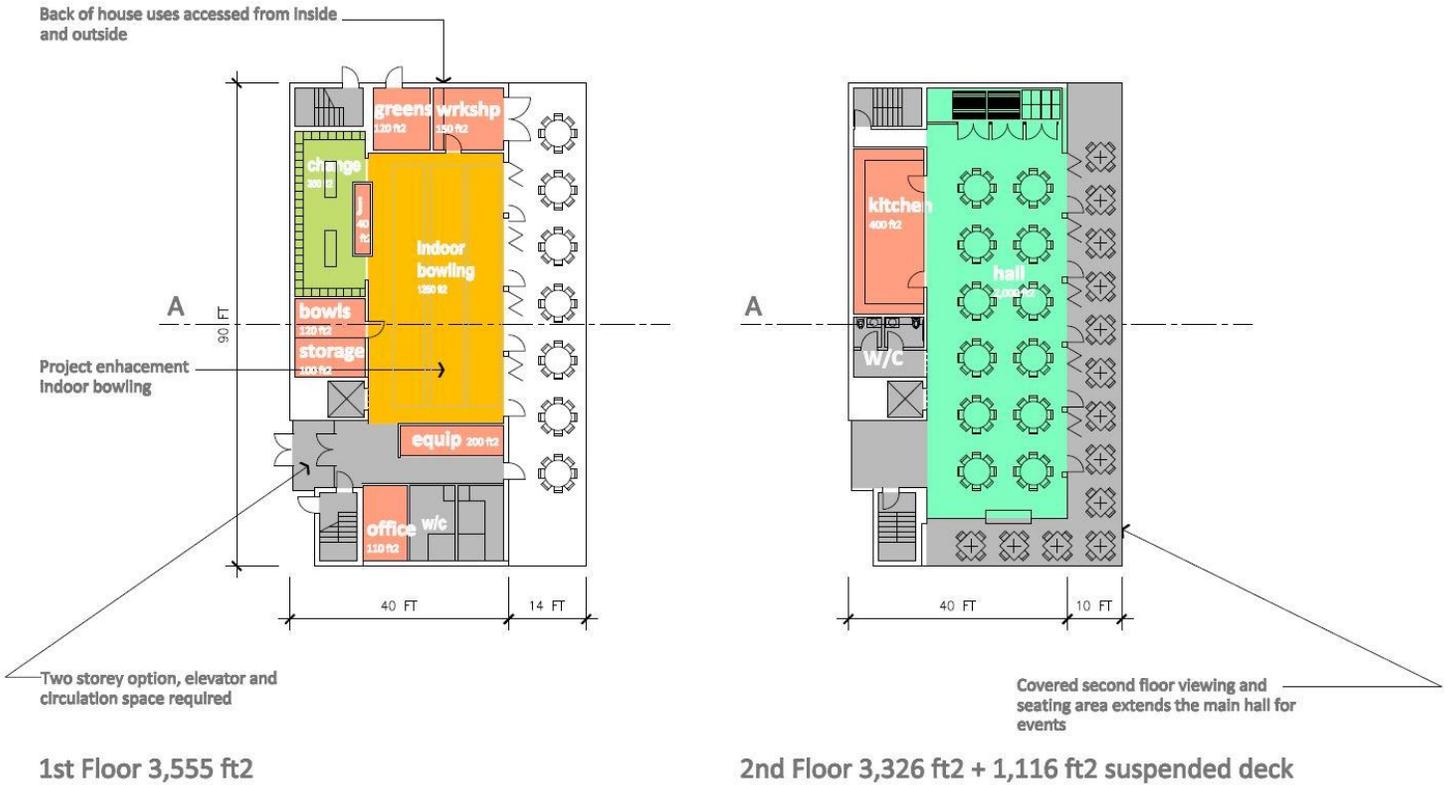
The two storey clubhouse option responds to the programming needs the NVLBC and the context of the Preferred Site Concept (see Appendix F). Located in close proximity to the shared parking and the Mickey McDougall facility, the clubhouse is easily accessed by vehicle or active transportation via the Green Necklace Trail. The smaller footprint of the two storey clubhouse design allows it to fit comfortably within the site and provides great views from the second-floor deck on to both bowling greens. The first floor has back-of-house items, like the workshop and equipment storage, which are accessible from the inside and outside. The project enhancement for indoor bowling is also included in this design (see Appendix C). Key features of the design to note:

- The main hall can extend into the covered deck area and seat 150 people for events. The main hall also includes space for storage for tables and chairs and is directly connected to the kitchen and beverage area.
- An elevator and circulation space are required for accessibility in the two storey clubhouse.

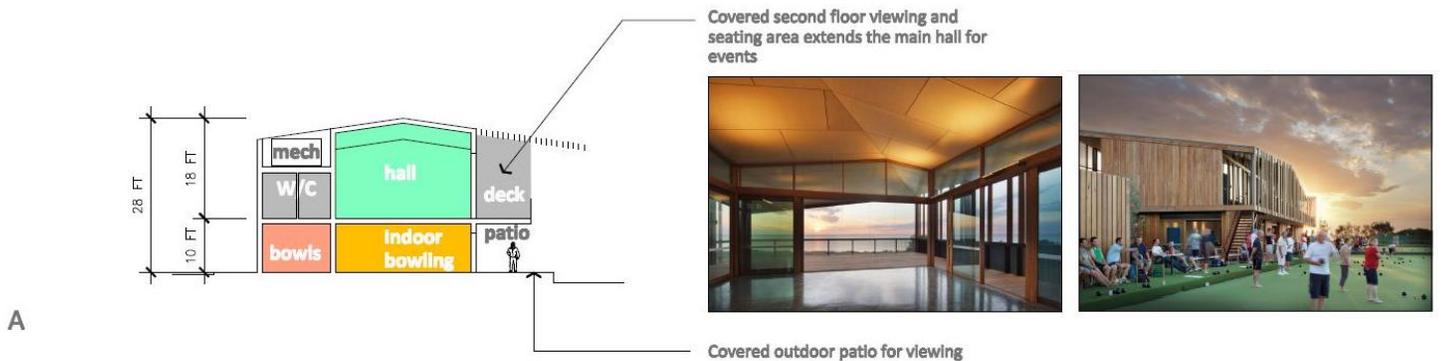


NVLBC PREFERRED CONCEPT PHASING DIAGRAM (FIG 42)

- A universal change room with lockers for shoes and other bowling equipment is provided on the first floor off of the indoor bowling space.
- The Indoor Bowling space allows the NVLBC to expand their programming in the winter and provides an alternative for members with physical limitations.
- Storage spaces that were previously accommodated in outbuildings and sheds at the existing NVLBC facility are now included in the main building and are accessible from the inside and outside.



NVLBC PREFERRED CONCEPT PLAN (FIG 43)



NVLBC PREFERRED CONCEPT SECTION (FIG 44)

## BUDGET

Throughout the design concept process, early cost estimates based on cost/ft<sup>2</sup> for similar projects for Flicka and the NVLBC were developed to help inform decisions and to arrive at the Preferred Concept (see Appendix E & F).

A Class D cost estimate report was prepared following the completion of the Preferred Concept design (see Appendix F) and includes an updated estimate provided for the cost of the synthetic lawn bowling greens (see Appendix I). Generally, the cost estimates generated by external consultant at Class D level are within range of the estimates made throughout the design process (see Appendix J).

The total project cost is estimated at \$6 million for the NVLBC clubhouse and greens. Additional enhancements such as indoor bowling area and special lighting could increase the project budget by up to \$540,000.

It is worth noting that the Class D cost estimate represents an early observation of associated costs in the development of a project. The *PPP Canada Schematic Design Estimate Guide* defines a Class D cost estimate as intended for the “screening of various alternative solutions” and is expected to hold a level of precision of 20%-30%. That is to say, the intent is to understand the cost implications of a particular proposal in a calculated, but still general way.

Development of the Mickey McDougall site and incorporation of Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club is a significant contribution to recreation in North Vancouver. The analysis and options presented in this report provide a framework for discussion and future phases of the project.

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## CONCLUSION

The general structure of this report is intended to record the process of its development and to offer a series of varied but related strategies for how the City of North Vancouver might utilize the Mickey McDougall site and incorporate Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club.

The Concept Options – and in particular the final Preferred Concept – are the result of extensive consultation with both groups and the City of North Vancouver in order to arrive at a shared idea for what the future of the Mickey McDougall site may be. The Preferred Concept strives to address the existing site and building conditions, topography, the neighbourhood context, and required site access.

To determine the feasibility of the Preferred Concept for all stakeholder groups – program, budget, and schedule were carefully considered to accommodate for a wide variety of existing and future conditions.

The Concept Option and Preferred Concept material produced by Carscadden Stokes McDonald Architects, as well as the Review and Analysis, Program Definition, and Budget are intended to provide the City of North Vancouver with a framework for discussion and information useful in future phases of the project.

## APPENDICES

- A. Received Documents
- B. Review + Analysis Panels
- C. Functional Program Panel
- D. Room Data Sheets
- E. Concept Option Panels
- F. Preferred Concept Panels
- G. Structural Report – *RJC Engineers*
- H. Mechanical Report – *The AME Group*
- I. Landscaping Report – *Binnie + Associates*
- J. Budget Report – *Ross Templeton + Associates*
- K. Meeting Records

## B. Review + Analysis Panels

# Site Analysis

## Mickey McDougall

The site is centrally located in the City of North Vancouver, in close proximity to the future Harry Jerome Community Recreation Centre. The site offers natural lighting opportunities and has some existing planting. The existing building sits on the west side and can be accessed from 23rd and 24th St.

Building set back for P-1 Assembly use is not less than 7.62m (25 feet) from lot line.

Residential neighbourhood - respect views through the site

Some trees in the north east corner appear to have the lowest value and may be removed and replaced



Courthouse parking is on a private, adjacent site.

Significant slope at south edge of the site. 23rd St E is lower than the site.

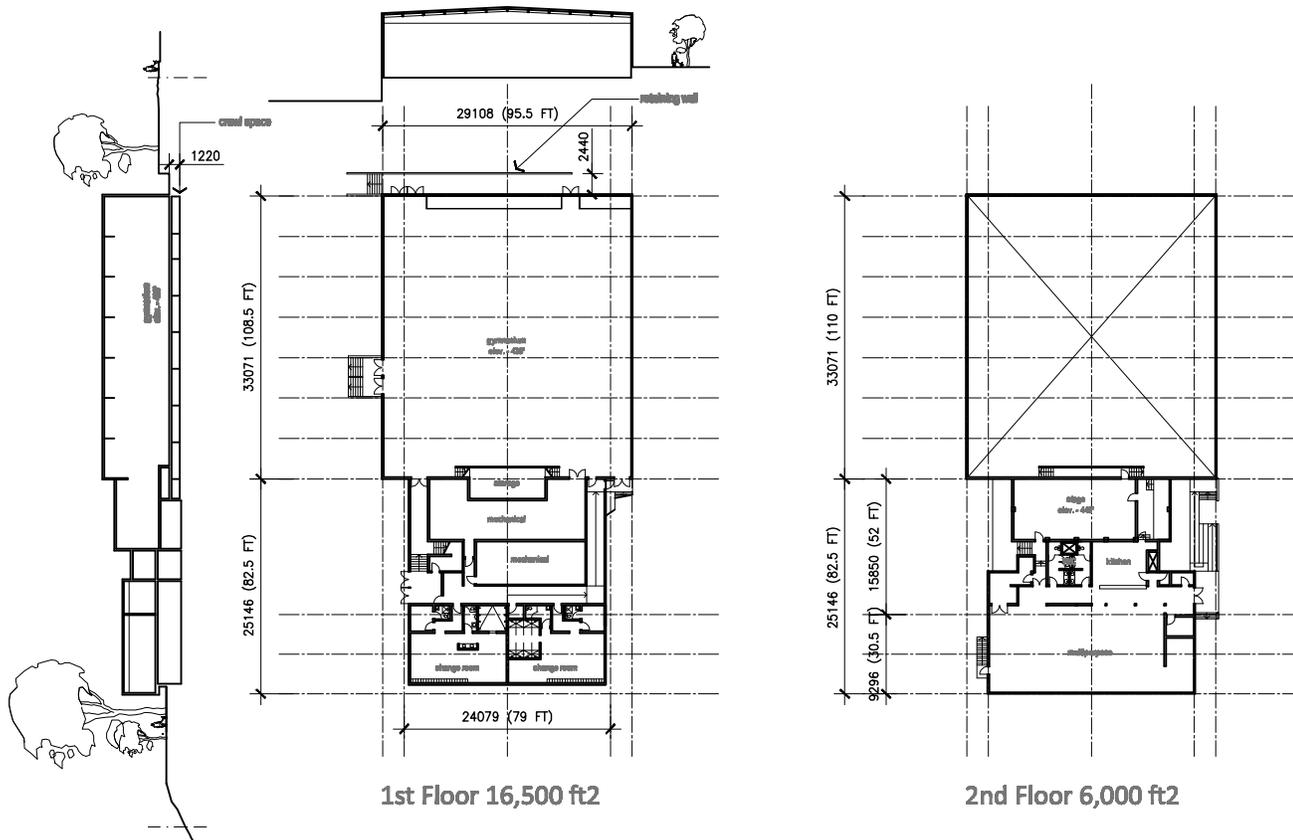
Large Oak tree near the entrance has high retention value

**LEGEND**

- Lot line
- - - Lot line set back
- Primary entry
- ↔ Secondary entry
- ⊙ Tree (high value)
- ⊙ Tree (low value)
- 0.5m contour
- Zoning
- ⊙ Parking
- ↔ Vehicular access
- ⊙ Green Node
- ⊙ Trail
- ⊙ long views
- ⊙ views in
- ⊙ desire lines

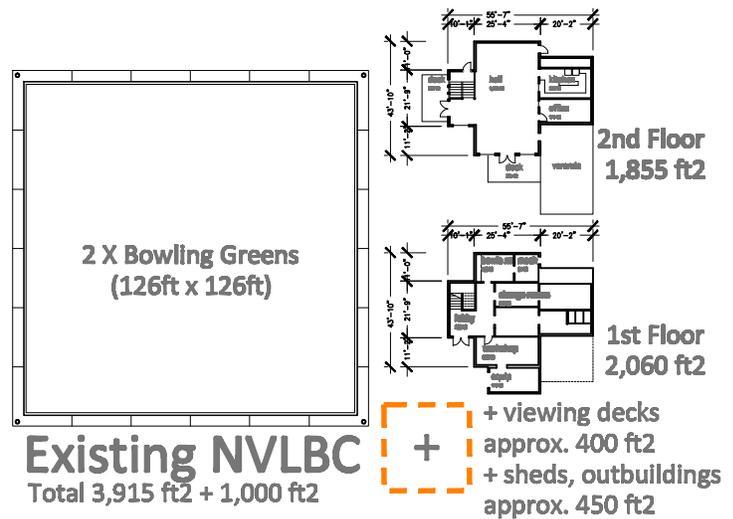
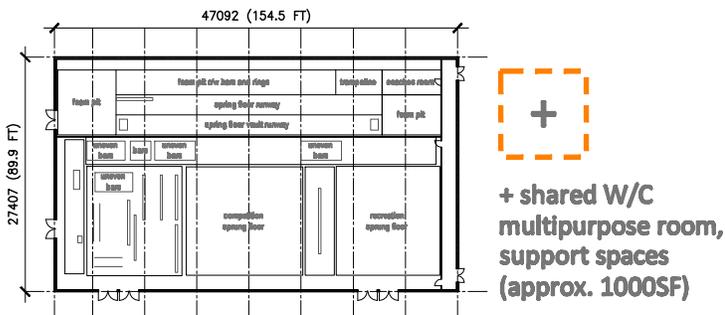
# Existing Facilities Review

This panel summarizes the existing Mickey McDougall building, which has been constructed and renovated over a number of years, and the existing facilities currently occupied by Flicka and the NVLBC. The Existing Mickey McDougall building review also included Structural and Mechanical reviews as well as an existing Property Condition Report.



## Existing Mickey McDougall

Total 22,500 ft<sup>2</sup>



## Existing NVLBC

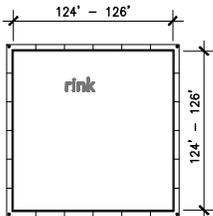
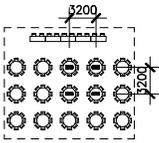
Total 3,915 ft<sup>2</sup> + 1,000 ft<sup>2</sup>

## C. Functional Program Panels

## Program Mickey McDougall Site

This panel provides an overview of the features, functions, and technical requirements for N.V. Lawn Bowling and Flicka Gymnastics Club. Program, budget, and project drivers. If the budget is paramount then the program will need to be tailored to suit.

### N.V. Lawn Bowling preliminary total 3,400 - 5,000 ft<sup>2</sup> gross



#### 1. Public Spaces (600-1,000 ft<sup>2</sup> gross)

- 1.1 Entry and Lobby (150 - 300 ft<sup>2</sup> net)  
Direct access to parking, sidewalks, and bike paths, the entrance should offer a warm and welcoming vibe.
- 1.2 Public Washrooms (400-600 ft<sup>2</sup> net)  
Accessible washrooms including a toilet room, hands free. Baby change station. Directly off the lobby.
- 1.3 Viewing (400-600 ft<sup>2</sup>)\*  
Shaded / covered outdoor viewing spaces with full view of the bowling greens. \*not included in building area

#### 2. Indoor Activity Spaces (1,100 - 2,200 ft<sup>2</sup> gross)

- 2.1 Main Room (1,000 to 2,000 ft<sup>2</sup>)  
Banquets, social gatherings and food. Views of the greens is highly desirable. Convertible to indoor bowling, darts and similar activities. Seats 150 people banquet style. Table and chair storage included.

#### 3. Locker Room (350-460 ft<sup>2</sup> gross)

- 3.1 Locker Room (300-400 ft<sup>2</sup>)  
Lockers for equipment and benches for shoe changes.

#### 4. Service and Support Spaces (1,350 ft<sup>2</sup> gross)

- 4.1 Kitchen and Beverages (400 ft<sup>2</sup>)  
Direct access to the main room, the kitchen is used as servery and by volunteers. No deep frying. Residential type appliances (2 refrigerators, 2 stoves, 2 sinks) and a sanitizing dishwasher. Includes beverage area of 100 ft<sup>2</sup>
- 4.2 Office (110 ft<sup>2</sup>)  
A single office provides the facility manager a work space that is private and secure, located off of the main room.
- 4.3 Equipment Room (200 ft<sup>2</sup>)  
Equipment for matches, accessible from outside.
- 4.3 Bowls Room (120 ft<sup>2</sup>)  
Rental bowls, putters, etc. Must be secure.
- 4.4 Custodial Closet (40 ft<sup>2</sup>)
- 4.5 Storage (100 - 200 ft<sup>2</sup>)
- 4.6 Workshop/ Maintenance Room (100 ft<sup>2</sup>)
- 4.7 Greens Maintenance Room (120 ft<sup>2</sup>) (revised 3 May)

#### 5. Outdoor Activity Spaces

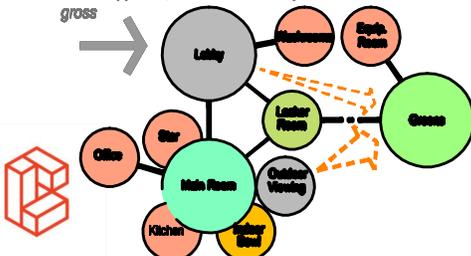
- 5.1 Two Bowls Greens 124'-126' optimal (revised 3 May)  
Artificial turf is preferred as it can be used all year and is easier to maintain. It may also reduce the size of the equipment room.

#### 6. Enhancements

- 6.1 Indoor Bowling  
3 rinks at 45'x6' total area  
50'x22' approx 1,200 ft<sup>2</sup> gross

#### 7. Parking

- 7.1 Parking stalls  
1 space per 1240 ft<sup>2</sup> (110m<sup>2</sup>)  
4,500 ft<sup>2</sup> = 4 stalls



### Flicka Gymnastics Club preliminary total 22,800 ft<sup>2</sup>



#### 1. Public Spaces (400 ft<sup>2</sup>)

- 1.1 Entry and Lobby (100 ft<sup>2</sup>)  
Direct access to parking, sidewalks, and bike paths, the entrance should offer a warm and welcoming vibe. Reception and Control Point.
- 1.2 Public Washrooms (100 ft<sup>2</sup>)  
Accessible washrooms including a toilet room, hands free. Baby change station. Directly off the lobby
- 1.3 Parent Viewing (100 ft<sup>2</sup>)  
Viewing for parents into the gym but spaces should be separated behind glass.

#### 2. Indoor Activity Space (15 to 25,000 ft<sup>2</sup>)

- 2.1 Gymnasium (15,000, 20,000 and 25,000 ft<sup>2</sup>)  
Critical dimension will allow for activities like vaults, a single uninterrupted space will improve supervision. Competitive vault requires minimum length of 125'.

#### 3. Change Rooms (1,000 ft<sup>2</sup>)

- 3.1 Men Change Room (400 ft<sup>2</sup>)  
Lockers for equipment, benches and changing. Washrooms should be visually connected to gym for supervision.
- 3.2 Women Change Room (400 ft<sup>2</sup>)  
Lockers for equipment, benches and changing. Washrooms should be visually connected to gym for supervision.

#### 4. Service and Support Spaces (1240 ft<sup>2</sup>)

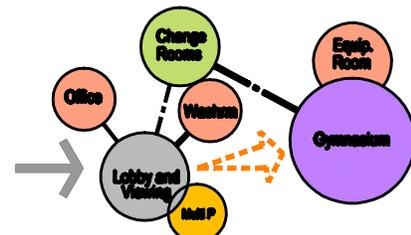
- 4.2 Office (200 ft<sup>2</sup>)  
Open office provides the facility manager, staff, coaches with a work space that is private but directly accessed from the lobby
- 4.3 Equipment Storage Room (100 ft<sup>2</sup>)
- 4.4 Custodial Closet (40 ft<sup>2</sup>)
- 4.5 Storage (200 ft<sup>2</sup>)

#### 6. Enhancements

- 6.1 Multipurpose Rooms (500 - 600 ft<sup>2</sup>)  
Two multipurpose rooms that can be combined and could accommodate 20-25 in a classroom set-up or 10-30 as a party room.
- 6.2 Food and Beverage (200 ft<sup>2</sup>)

#### 7. Parking

- 7.1 Parking stalls  
1 space per 1240 ft<sup>2</sup> (110m<sup>2</sup>)  
23,000 ft<sup>2</sup> = 10 stalls

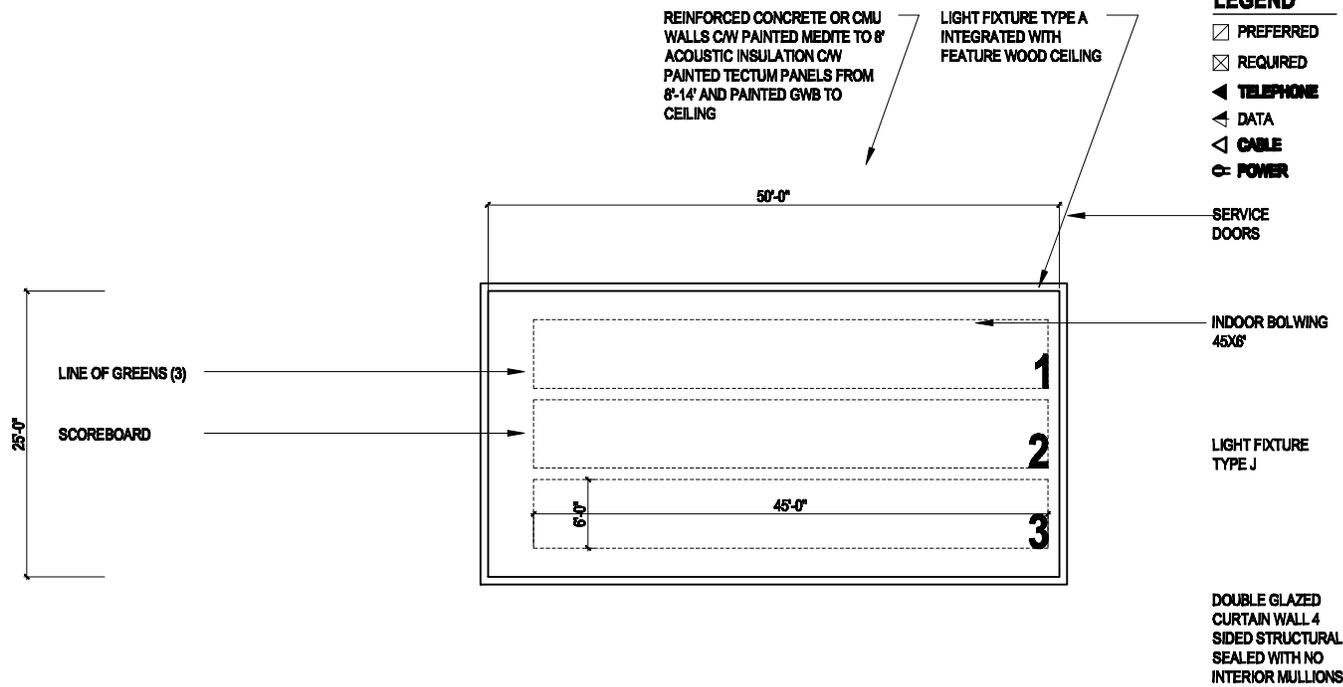


REVISED TO 10 JUNE 2016

## D. Room Data Sheets

# INDOOR BOWLING ROOM

SCALE: 1/8" = 1'-0"



MOTORIZED BLIND C/W BLACKOUT

CENTER DRIVE MOTORIZED CURTAIN

SERVICE DOORS

## AREA

1,000 TO 2,000 FT<sup>2</sup>

## CLEAR CEILING HEIGHT

12'-0" MINIMUM

## FINISHES

**FLOOR:** WOOD SPORTS FLOOR OR CARPET

**BASE:** RUBBER BASE

**WALLS:** PAINT

**CEILING:** FEATURE WOOD CEILING C/W FEATURE LIGHTING

## DOOR SCHEDULE

**(A) MATERIAL:** WOOD DOOR

**FINISH:** STAINED ALUMINUM

**FRAME:** 2 X 3'-0"

**WIDTH:** 7'-0"

**HEIGHT:** CLASSROOM FUNCTION

**LOCKSET:** FOB ACCESS

**HARDWARE:** RUBBER STRIKE NRP HINGES WALL/FLOOR STOP PANIC HARDWARE

## FF&E

- FLOODING TABLES AND CHAIRS
- TV, Projector
- 

## SIGNAGE

TYPE 1

## ADJACENT SPACES

- PROXIMITY TO CHANGEROOMS
- DIRECT ACCESS TO KITCHEN
- VIEWS TO GREENS

## MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON MULTIPURPOSE ASSEMBLY 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 120 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAV'S/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.
- STORAGE MINIMUM OUTDOOR AIR REQUIREMENTS 0.12CFM/SQFT RELIEF AIR THROUGH ACOUSTICALLY LINED TRANSFER DUCT IN CEILING TO RETURN AIR PLENUM

## QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

## SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

## AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

## ELECTRICAL

- WALL RECEPTACLES AROUND PERIMETER
- GFCI RECEPTACLES BY SINK
- DAYLIGHT SENSORS
- PROVIDE TWO CLOCKS
- ILLUMINATION (FC): 30

## NOTES

- OCCUPANT LOAD = 111 SM / 1.85 SM PER PERSON (LOUNGE) = 150
- BANQUET STYLE SEATING FOR 150
- SHADE
- PREFERRED LOCATION IS ON SECOND FLOOR



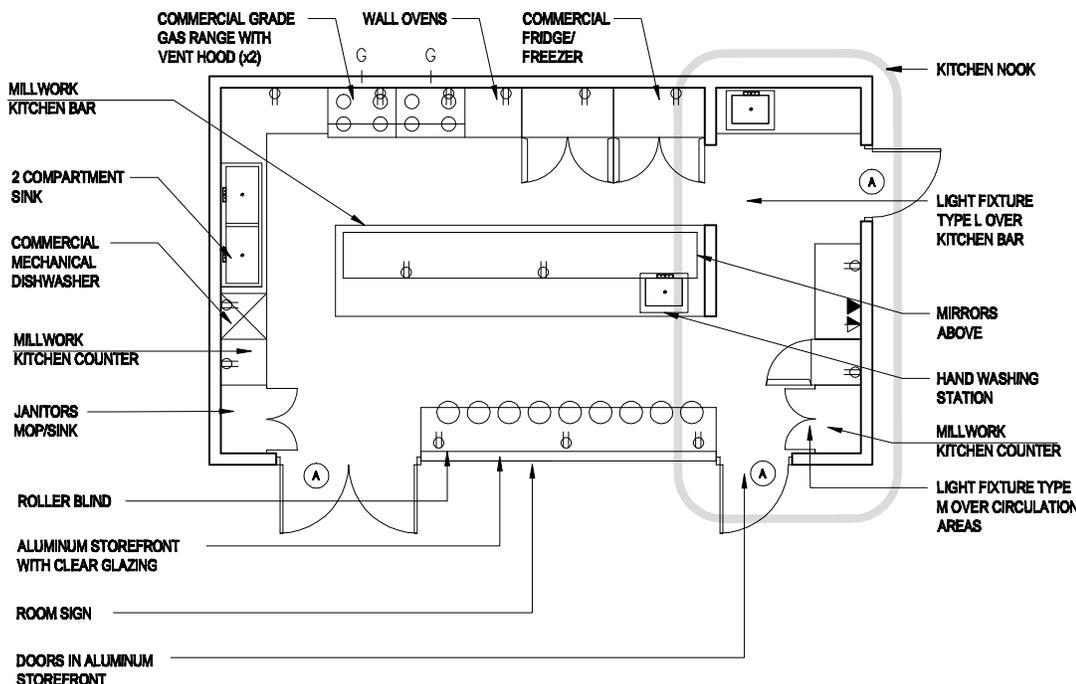
Mickey Site Feasibility  
McDougall Study

# KITCHEN

SCALE: 1/8" = 1'-0"

## LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊖ POWER



## AREA

450 SF

## CLEAR CEILING HEIGHT

8'-0" MINIMUM

## FINISHES

FLOOR: RESILIENT FLOORING  
 BASE: RUBBER BASE  
 WALLS: PAINT  
 CEILING: GYPSUM WALL BOARD (MOISTURE RESISTANT) (WASHABLE)

## DOOR SCHEDULE

- (A) MATERIAL: WOOD DOOR  
 FINISH: STAINED ALUMINUM  
 WIDTH: 2 X 3'-0" OR 3'-0"  
 HEIGHT: 7'-0"  
 LOCKSET: CLASSROOM FUNCTION  
 HARDWARE: FOB ACCESS ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP

## FF & E

PORTABLE SEATING (STOOLS) FOR 10

## SIGNAGE

TYPE 1

## ADJACENT SPACES

- DIRECT ACCESS TO SENIORS CENTRE IS PREFERRED
- CLOSE PROXIMITY TO LARGE MULTIPURPOSE, YOUTH CENTRE, GYM AND ELEVATOR ARE A BENEFIT

## MECHANICAL

- HVAC: DEDICATED MAKE UP AIR UNIT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- DEDICATED EXHAUST FAN FOR A COMMERCIAL KITCHEN REQUIRED IN ACCORDANCE WITH NFPA 96 - CONTROLS REQUIRED FOR INTERLOCKING KITCHEN EXHAUST AND MAKE-UP AIR UNIT AS WELL AS SOLENOID VALVE TO ISOLATE GAS ON FIRE ALARM
- COMMERCIAL KITCHEN EXHAUST HOOD COMPLETE WITH FIRE SUPPRESSION SYSTEM REQUIRED IN ACCORDANCE WITH NFPA 96
- PLUMBING: DOMESTIC HOT AND COLD WATER TO KITCHEN SINKS, GREASE INTERCEPTOR MAY BE REQUIRED IN ACCORDANCE WITH LOCAL CODE, FLOOR DRAINS REQUIRED

## QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

## SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

## AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

## ELECTRICAL

- RECEPTACLES AT COUNTER FOR EQUIPMENT
- MINIMUM TWO RECEPTACLES PER WALL
- GFCI RECEPTACLES BY SINK
- CAMERA FOR BROADCASTING VIDEO TO REMOTE LOCATION
- ILLUMINATION (FC): 50

## NOTES

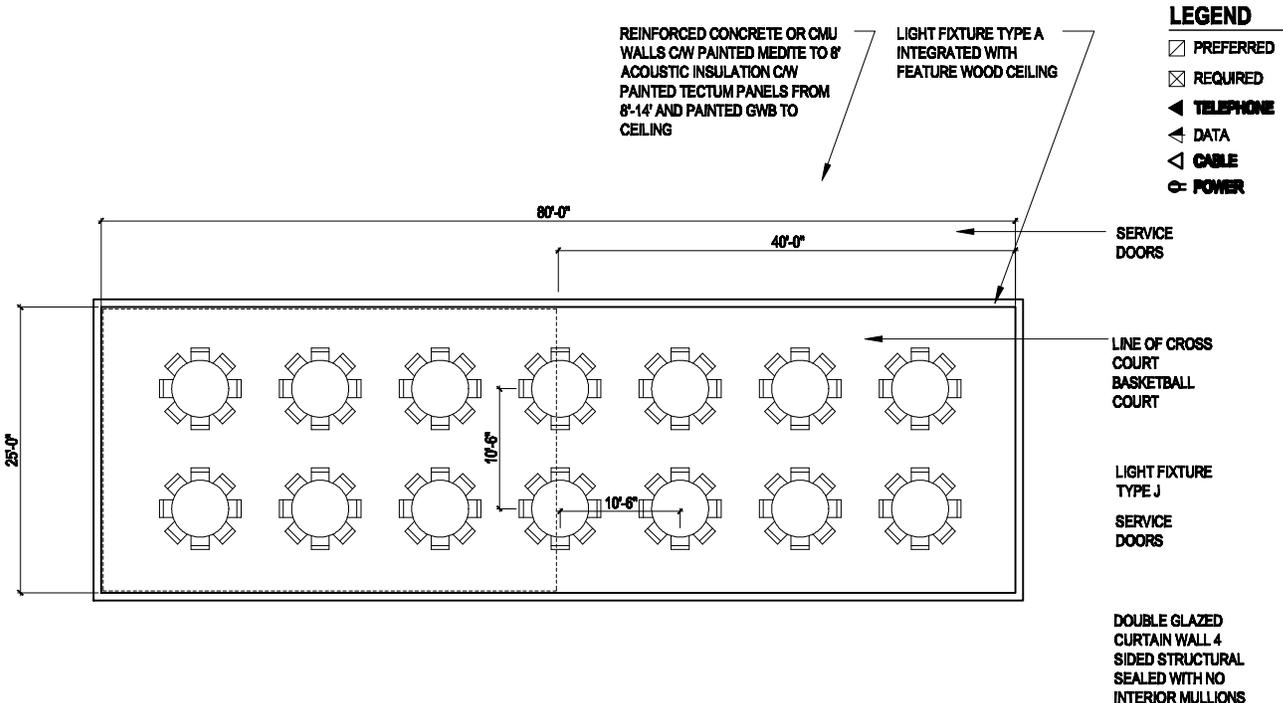
- OCCUPANT LOAD = 42 SM / 9.30 SM PER PERSON (KITCHEN) = 5
- PREFERRED LOCATION IS ON MAIN FLOOR OR SECOND FLOOR



Mickey McDougall Study Site Feasibility Study

# LAWN BOWLING MAIN ROOM

SCALE: 1/8" = 1'-0"



**AREA**  
1,000 TO 2,000 FT<sup>2</sup>  
**CLEAR CEILING HEIGHT**  
12'-0" MINIMUM  
**FINISHES**  
FLOOR: WOOD SPORTS FLOOR OR CARPET  
BASE: RUBBER BASE  
WALLS: PAINT  
CEILING: FEATURE WOOD CEILING C/W FEATURE LIGHTING

**DOOR SCHEDULE**  
A MATERIAL: WOOD DOOR  
FINISH: STAINED ALUMINUM  
FRAME: 2 X 3'-0"  
WIDTH: 7'-0"  
HEIGHT: CLASSROOM FUNCTION  
LOCKSET: FOB ACCESS  
HARDWARE: ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP PANIC HARDWARE

**FF&E**  
• FLOODING TABLES AND CHAIRS  
• TV, Projector

**SIGNAGE**  
TYPE 1

**ADJACENT SPACES**  
• PROXIMITY TO CHANGEROOMS  
• DIRECT ACCESS TO KITCHEN  
• VIEWS TO GREENS

**MECHANICAL**  
• MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON MULTIPURPOSE ASSEMBLY 5 CFM/PERSON, 0.06 CFM/SQFT  
• MAX OCCUPANCY (ASHRAE 62.1 2007) : 120 PEOPLE/1000 SQFT  
• OPERATING TEMP: SUMMER 24C, WINTER 21C  
• RH: 50-60%  
• HVAC: VAV'S/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.  
• STORAGE  
MINIMUM OUTDOOR AIR REQUIREMENTS 0.12CFM/SQFT  
RELIEF AIR THROUGH ACOUSTICALLY LINED TRANSFER DUCT IN CEILING TO RETURN AIR PLENUM

**QUALITIES**  
 NATURAL LIGHT  
 VIEWS TO OUTDOORS  
 WINDOWS  
 ACCESS TO OUTDOORS  
 ROLLER BLINDS  
 COLUMN FREE SPACE

**SYSTEMS**  
 TELEPHONE  
 WIFI  
 LOOP SYSTEM  
 PA SYSTEM  
 DATA  
 POWER  
 PA SPEAKERS  
 CCTV  
 CABLE  
 PROJECTOR/SCREEN  
 FOB/CARD ACCESS  
 VACANCY SENSOR

**AMENITIES**  
 COUNTERS  
 SINK  
 SHOWER  
 MIRRORS  
 EXHAUST/SPECIAL HVAC  
 BULLETIN BOARDS  
 KITCHENETTE  
 HOSE BIB  
 HAND DRYERS  
 BARRE  
 SHOW POWER  
 JANITORS SINK

MOVING PARTITIONS  
 LOCKERS  
 FIREPLACE  
 COFFEE SERVICE  
 REINFORCED WALLS  
 SHELVING  
 ACOUSTIC WALL FINISH  
 WATER FOUNTAIN  
 BOTTLE FILLER  
 BABY CHANGE TABLE  
 SECURITY GRILLE  
 TV SET (80")  
 CLOCK

**ELECTRICAL**  
• WALL RECEPTACLES AROUND PERIMETER  
• GFCI RECEPTACLES BY SINK  
• DAYLIGHT SENSORS  
• PROVIDE TWO CLOCKS  
• ILLUMINATION (FC): 30

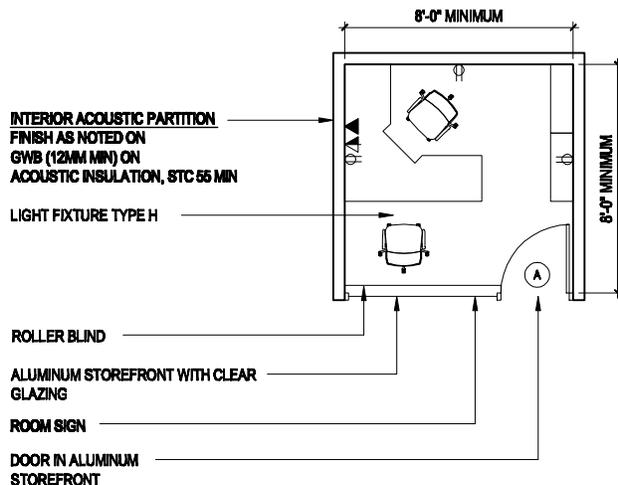
**NOTES**  
• OCCUPANT LOAD = 111 SM / 1.85 SM PER PERSON (LOUNGE) = 150  
• BANQUET STYLE SEATING FOR 150  
• SHADE  
• PREFERRED LOCATION IS ON SECOND FLOOR



Mickey McDougall Study Site Feasibility Study

## LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊕ POWER



## AREA

100 SF

## CLEAR CEILING HEIGHT

8'-0" MINIMUM

## FINISHES

FLOOR:	RESILIENT FLOORING
BASE:	RUBBER BASE
WALLS:	PAINT
CEILING:	ACOUSTIC CEILING

## DOOR SCHEDULE

(A)	MATERIAL:	WOOD DOOR
	FINISH:	STAINED
	FRAME:	ALUMINUM
	WIDTH:	3'-0"
	HEIGHT:	7'-0"
	LOCKSET:	CLASSROOM FUNCTION
	HARDWARE:	FOB ACCESS ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP

## FF & E

- 2 X OFFICE CHAIRS
- 1 X L-SHAPE DESK C/W KEYBOARD TRAY AND STORAGE
- 2 X FILE CABINETS
- RECYCLE AND GARBAGE

## SIGNAGE

TYPE 1

## MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON OFFICE SPACE 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 5 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAV'S/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.

## ADJACENT SPACES

- PREFER CLOSE PROXIMITY TO BOARDROOM, FILE ROOM, AND LUNCH ROOM

## QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

## SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

## AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

## ELECTRICAL

- MINIMUM ONE RECEPTACLE PER WALL, TWO RECEPTACLES AT WORKSTATION
- ILLUMINATION (FC): 30

## NOTES

- OCCUPANT LOAD = 9 SM / 9.30 SM PER PERSON (OFFICE) = 1
- PREFERRED LOCATION IS ON MAIN FLOOR OR SECOND FLOOR

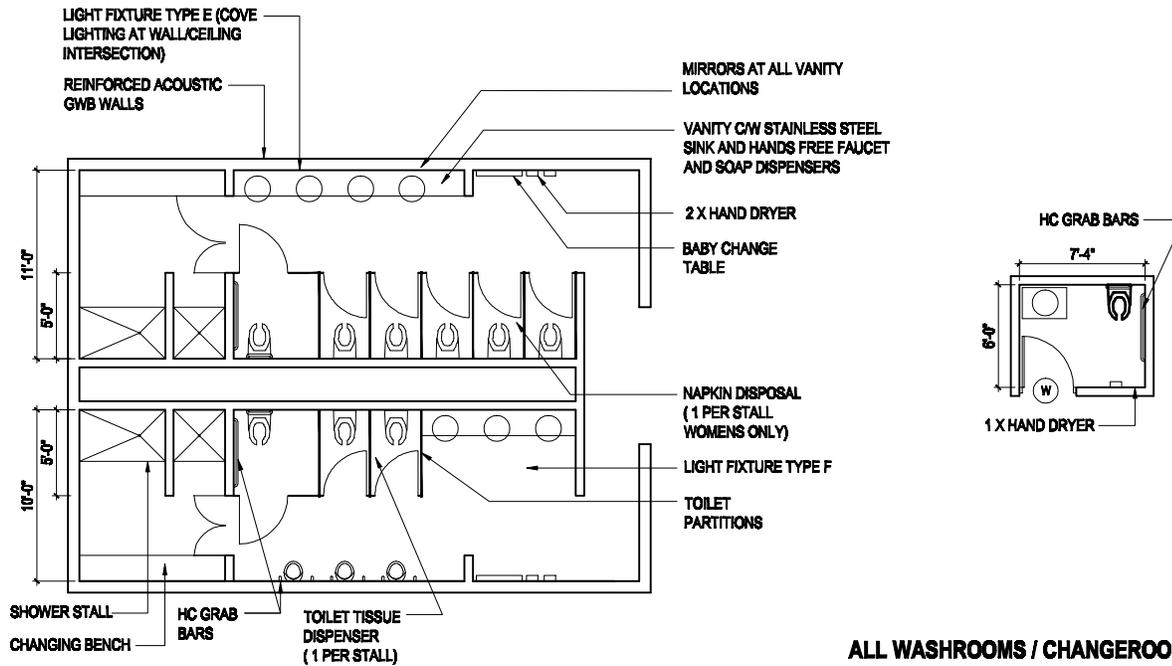


# PUBLIC WASHROOMS & CHANGEROOM

SCALE: 3/32" = 1'-0"

## LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊕ POWER



## ALL WASHROOMS / CHANGEROOMS TO INCLUDE

- CUBICLE PARTITIONS
- HC GRAB BARS
- HC FOLDING SHOWER SEATS
- INFANT FOLDING SEATS
- HAND DRYERS
- HAIR DRYERS
- TOILET TISSUE DISPENSERS
- MIRRORS
- SOAP DISPENSERS
- NAPKIN DISPENSER
- NAPKIN DISPOSALS
- HOOK STRIPS
- TOWEL HOOKS

## AREA

750 SF

## CLEAR CEILING HEIGHT

8'-0" MINIMUM

## FINISHES

FLOOR: CERAMIC OR PORCELAIN TILE  
 BASE: CERAMIC TILE  
 WALLS: CERAMIC TILE  
 CEILING: GYPSUM WALL BOARD (MOISTURE RESISTANT) (WASHABLE)

## DOOR SCHEDULE

(W) MATERIAL: WOOD DOOR  
 FINISH: STAINED ALUMINUM  
 WIDTH: 3'-0"  
 HEIGHT: 7'-0"  
 LOCKSET: PRIVACY FUNCTION  
 HARDWARE: LOCKSET W/ NRP HINGES WALL/FLOOR STOP

## FF & E

N/A

## SIGNAGE

TYPE 4

## MECHANICAL

- WASHROOM EXHAUST BASED ON ASHRAE 62.1 2007 FOR PUBLIC TOILETS DUCTS TO CENTRAL EXHAUST SYSTEM
- TRANSFER OF SUPPLY AIR FROM ADJACENT SPACES FOR MINIMUM OUTDOOR AIR REQUIREMENTS THROUGH DOOR TRANSFER GRILLES
- DOMESTIC HOT WATER TO LAVATORIES FROM CENTRAL DOMESTIC WATER SYSTEM
- DOMESTIC COLD WATER TO WATER CLOSET'S AND URINALS. ALL PLUMBING FIXTURES WILL BE LOW FLOW.
- FLOOR DRAINS REQUIRED

## ADJACENT SPACES

- DIRECT CONNECTION TO A JANITORS ROOM IS PREFERRED
- CHANGEROOMS ARE PREFERRED TO BE CLOSE TO GYM AND LARGE MULTIPURPOSE

## QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

## SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

## AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

## ELECTRICAL

- ACCOMMODATE HAND DRYERS, URINALS, LAVATORIES
- ALLOW FOR F/A STROBE LIGHT
- ILLUMINATION (FC): 15
- PROVIDE OCCUPANCY SENSORS

## NOTES

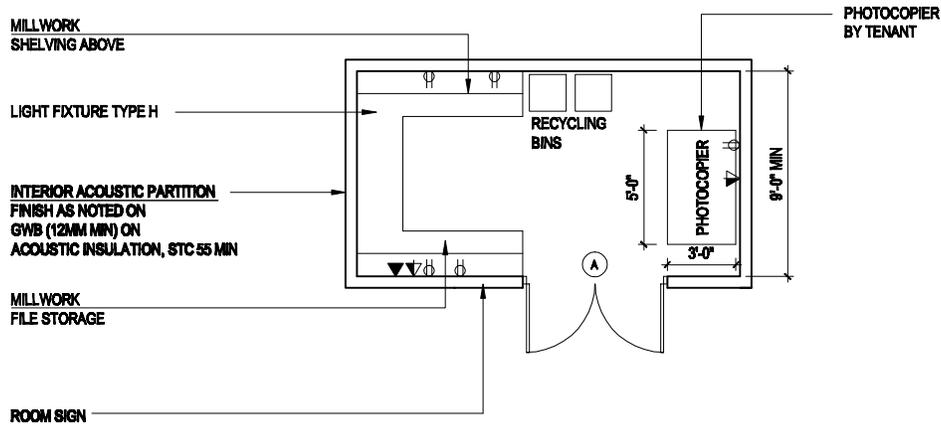
- OCCUPANT LOAD = 0
- PROVIDE NUMBER OF FIXTURES BASED ON BUILDING CODE
- ONE TOILET ROOM IS REQUIRED PER FLOOR
- IT IS ANTICIPATED THAT 15 WOMEN TOILETS AND 8 MENS TOILETS/URINALS WILL BE REQUIRED FOR A TOTAL OF 24 FIXTURES
- ALL WASHROOMS TO BE FULLY ACCESSIBLE



Mickey Site Feasibility  
 McDougall Study

## LEGEND

- PREFERRED
- REQUIRED
- ◀ TELEPHONE
- ◀ DATA
- ◀ CABLE
- ⊖ POWER



## AREA

150 SF

## CLEAR CEILING HEIGHT

8'-0" MINIMUM

## FINISHES

FLOOR:	RESILIENT FLOORING
BASE:	RUBBER BASE
WALLS:	PAINT
CEILING:	ACOUSTIC CEILING OR GYPSUM WALL BOARD

## DOOR SCHEDULE

Ⓐ MATERIAL:	WOOD DOOR
FINISH:	STAINED
FRAME:	ALUMINUM
WIDTH:	2@3'-0"
HEIGHT:	7'-0"
LOCKSET:	CLASSROOM FUNCTION
HARDWARE:	FOB ACCESS ELECTRIC STRIKE NRP HINGES WALL/FLOOR STOP

## FF & E

BLUE RECYCLE BINS

## SIGNAGE

TYPE 1

## ADJACENT SPACES

- PREFER CLOSE PROXIMITY TO OFFICES

## MECHANICAL

- MINIMUM OUTDOOR AIR COMPLIANCE WITH ASHRAE 62.1 2007 BASED ON OFFICE SPACE 5 CFM/PERSON, 0.06 CFM/SQFT
- MAX OCCUPANCY (ASHRAE 62.1 2007) : 5 PEOPLE/1000 SQFT
- OPERATING TEMP: SUMMER 24C, WINTER 21C
- RH: 50-60%
- HVAC: VAVS/FAN COIL UNIT FROM CENTRAL AIR HANDLING UNIT. CEILING TO BE USED AS RETURN AIR PLENUM. ACOUSTICALLY LINED TRANSFER DUCTS REQUIRED.
- DEDICATED EXHAUST FOR COPY ROOM BASED ON ASHRAE 62.1 2007 COPY, PRINTING ROOM MINIMUM EXHAUST RATES AT 0.5CFM/SQFT

## QUALITIES

- NATURAL LIGHT
- VIEWS TO OUTDOORS
- WINDOWS
- ACCESS TO OUTDOORS
- ROLLER BLINDS
- COLUMN FREE SPACE

## SYSTEMS

- TELEPHONE
- WIFI
- LOOP SYSTEM
- PA SYSTEM
- DATA
- POWER
- PA SPEAKERS
- CCTV
- CABLE
- PROJECTOR/SCREEN
- FOB/CARD ACCESS
- VACANCY SENSOR

## AMENITIES

- COUNTERS
- SINK
- SHOWER
- MIRRORS
- EXHAUST/SPECIAL HVAC
- BULLETIN BOARDS
- KITCHENETTE
- HOSE BIB
- HAND DRYERS
- BARRE
- SHOW POWER
- JANITORS SINK

- MOVING PARTITIONS
- LOCKERS
- FIREPLACE
- COFFEE SERVICE
- REINFORCED WALLS
- SHELVING
- ACOUSTIC WALL FINISH
- WATER FOUNTAIN
- BOTTLE FILLER
- BABY CHANGE TABLE
- SECURITY GRILLE
- TV SET (80")
- CLOCK

## ELECTRICAL

- 20 AMP POWER FOR PHOTOCOPIER
- ILLUMINATION (FC): 30

## NOTES

- OCCUPANT LOAD = 0
- EXHAUST MAY BE REQUIRED FOR LEED CERTIFICATION
- PREFERRED LOCATION IS ON MAIN FLOOR OR SECOND FLOOR



## E. Concept Option Panels

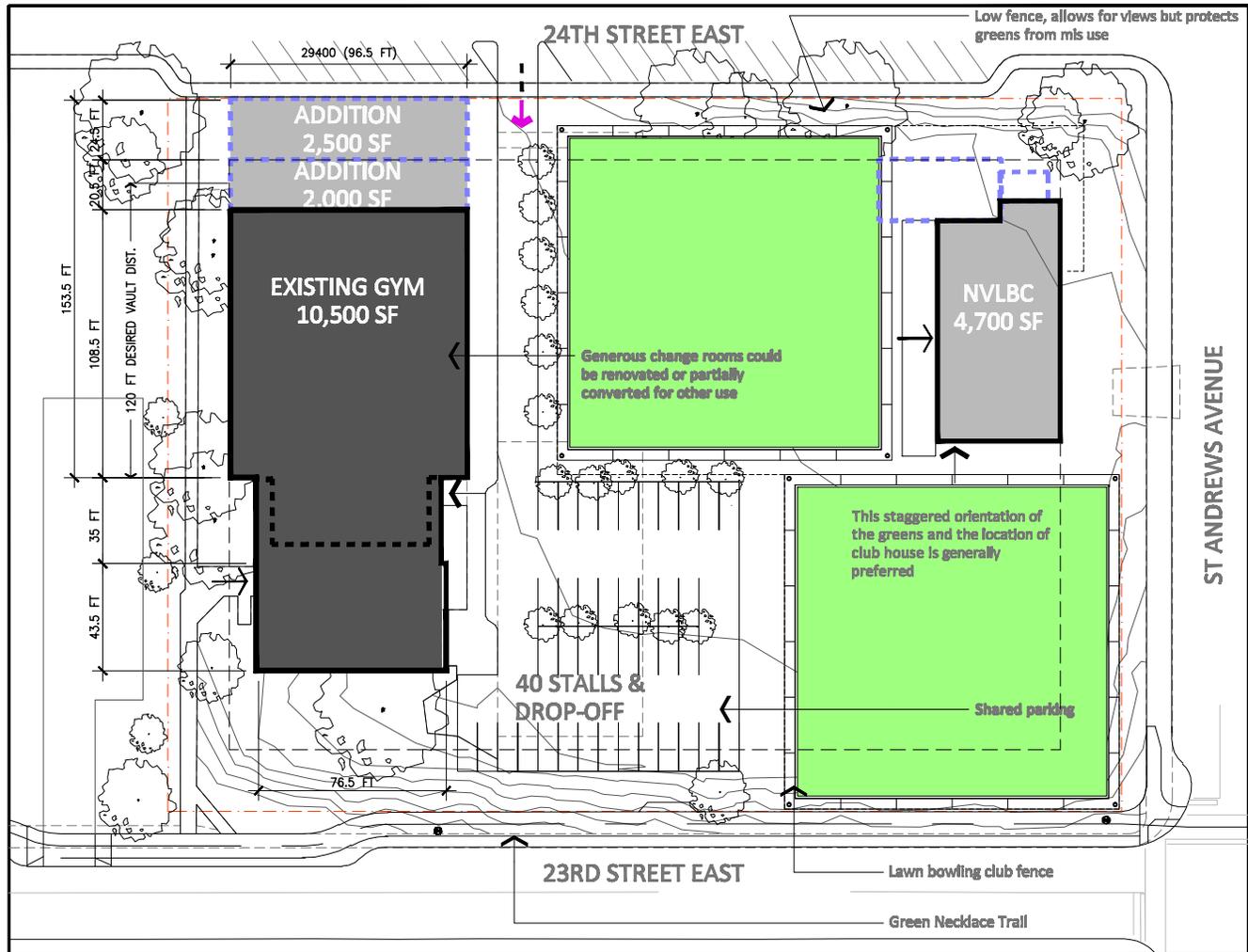
# Concept Option 1

## Repurpose

This option retains the existing Mickey McDougall building and appropriates the gym, performance space, and activity room. North of the building there is also room for a potential addition. The Lawn Bowling Clubhouse looks out on two greens.

### LEGEND

	Property Line		Existing build
	Primary entry		New build
	Secondary entry		Vehicular Access
	Existing Trees		0.5m contour
	New Trees		



- Staggered layout provides NVLBC Clubhouse views onto both greens.
- Parking and drop-off area are shared between both programs.
- With the addition the gym exceeds the 120' desired vault length.
- Phasing opportunities with this option allow Flicka to grow over time.



# Concept Option 1 - Flicka

## Repurpose



Phasing Diagram

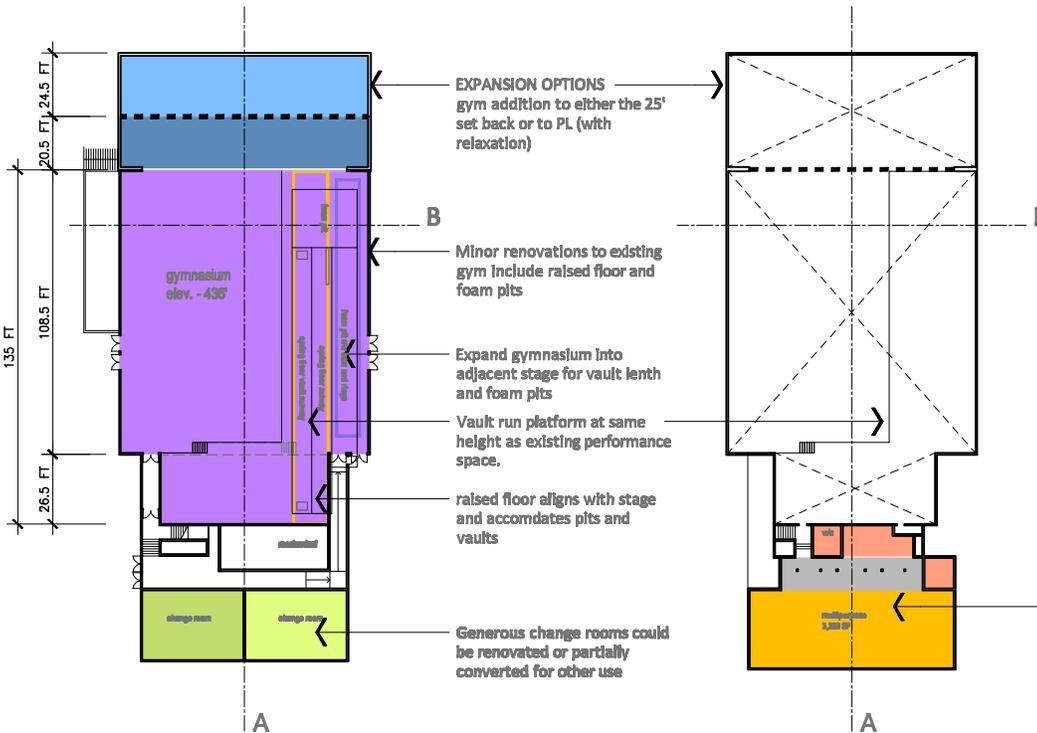
construction budget

**PHASE 1 FLICKA**

- Existing Reno (10,500 SF gym + 4,500 SF additional programming)
- 1.1 Renovate existing gym (10,500 ft<sup>2</sup> x \$200 = \$2.1 million)
- 1.2 Upgrade existing change rooms (2000 ft<sup>2</sup> x \$200 = \$.4 million)
- 1.3 Renovate stage (1,600ft<sup>2</sup> x 300 = .5million)

**PHASE 2 Additions**

- 2.1 Addition at north end of gym (2,000 ft<sup>2</sup> x \$450 = \$1 million)
- 2.2 Addition at north end of gym (2,500 ft<sup>2</sup> x \$450 = \$1.2 million)

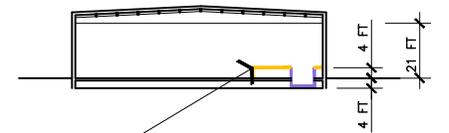
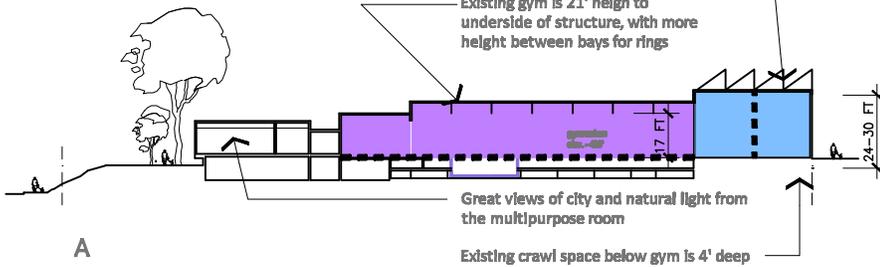


Existing multipurpose spaces have a lot of potential for programming younger participants



First floor (27,700 SF gross) Plan

Second floor



A combination of raised floor and the existing crawl space can provide the need clearances and depths

Section



# Concept Option 1 - NVLBC

## Single Storey

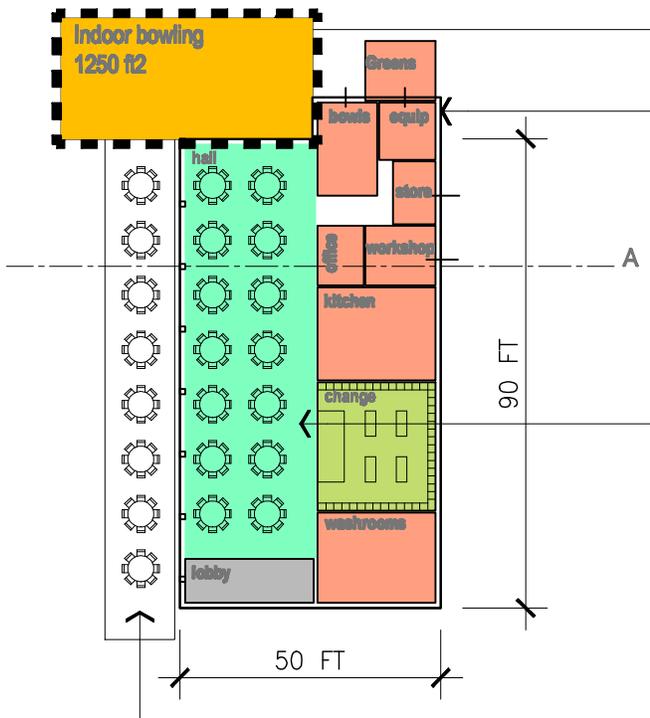
construction budget

PHASE 1 NVLBC

1.1 Single Storey (5,000 ft<sup>2</sup> x \$450 = \$2.3 million)

1.2 Indoor Bowls (1,500 ft<sup>2</sup> x \$200 = \$.8 million)

1.3 Bowls Greens and Grounds (4,000 ft<sup>2</sup> x \$300 = \$1.2 million)



Optional enhancement for indoor bowling space

Back of house uses are accessed from inside and outside

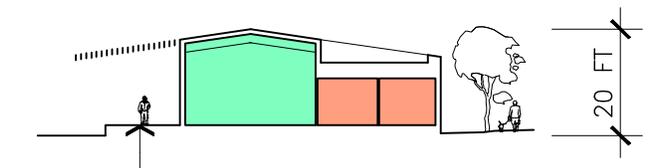


Main hall can be opened to outside deck which can be used for more event seating



First floor (4,700 SF gross) Plan

Single storey, does not require extra circulation space and elevator



A Section

Covered viewing/seating area looks out on to greens

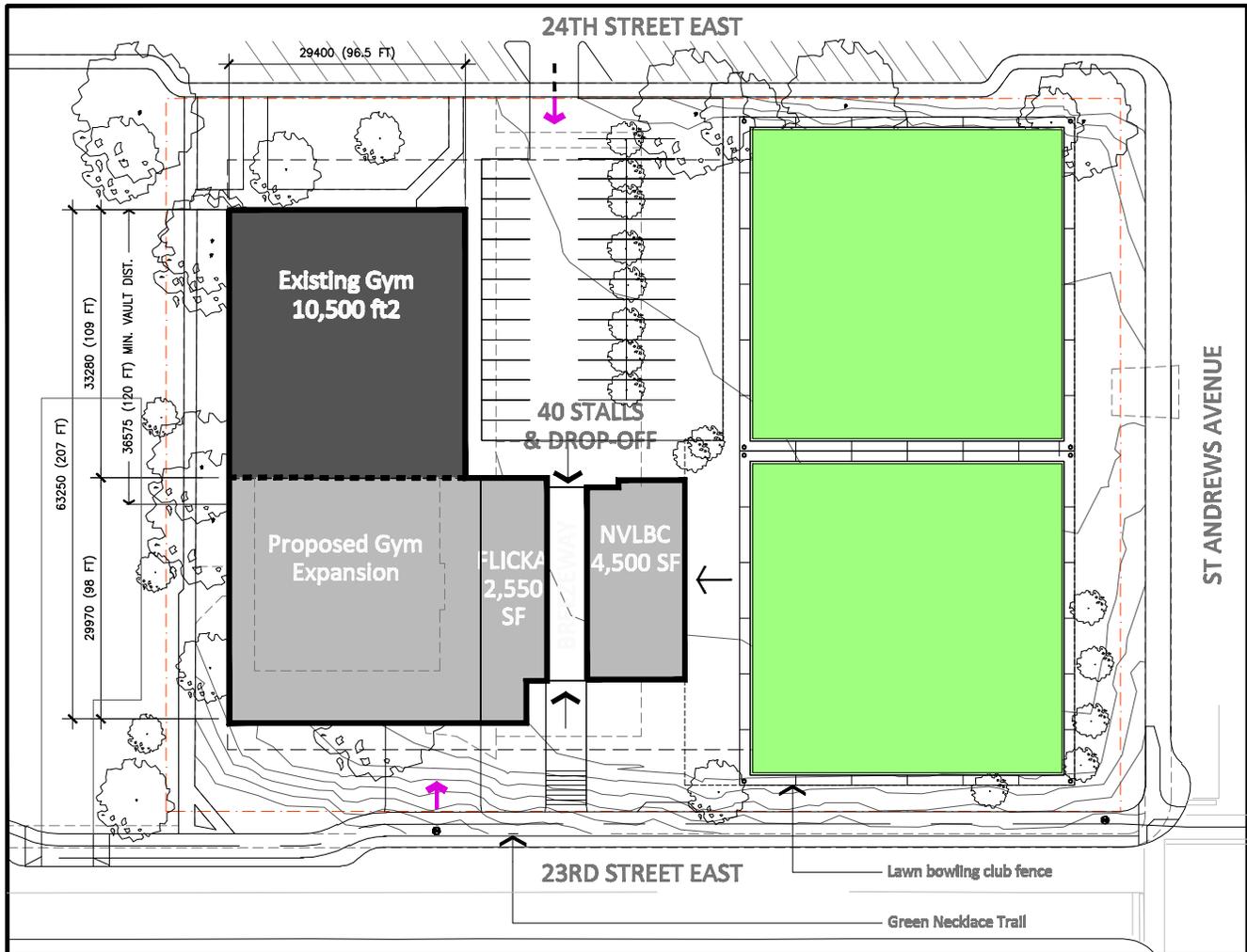


# Concept Option 2

## Renovate

This option retains the existing Mickey McDougall gym to the north, with an addition to the south. This provides Flicka with 20,000 SF of activity space and brings both Flicka and the NVLBC into one building, separated by a breezeway. There are opportunities for sharing event, multipurpose, and support spaces. There is a shared parking lot and primary entrance.

LEGEND			
	Property Line		Existing build
	Primary entry		New build
	Secondary entry		Vehicular Access
	Existing Trees		0.5m contour
	New Trees		

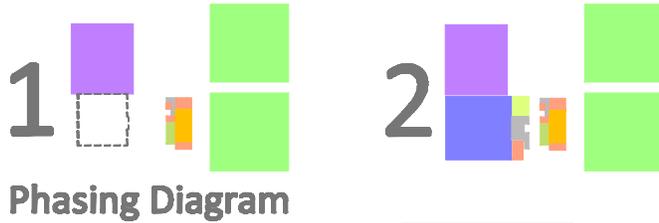


- Opportunities for sharing support spaces between both programs.
- NVLBC Clubhouse has from 2nd floor onto one greens.
- Both Flicka and NVLBC are close to parking and drop-off area.
- Phasing may require NVLBC to be built first, and then Flicka.



# Concept Option 2

## Renovate



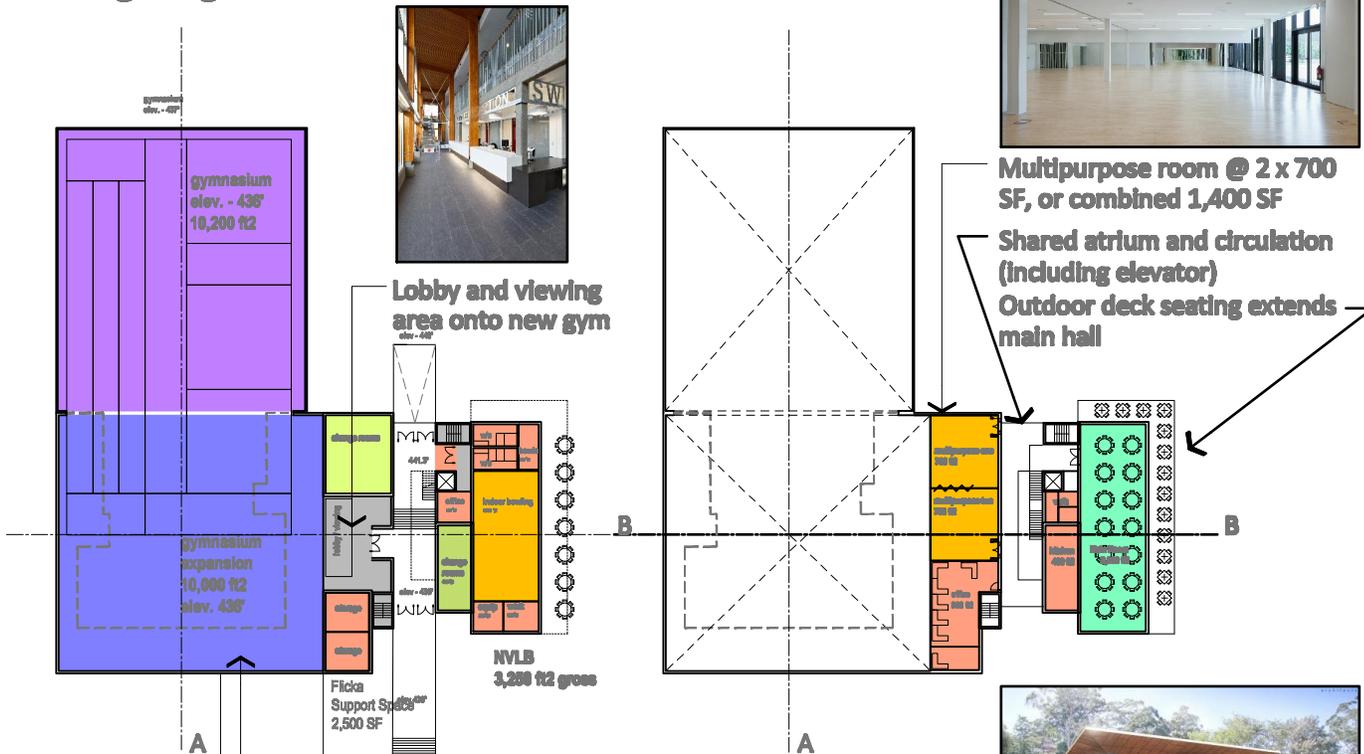
construction budget

- 1 NORTH VAN LAWN BOWLING CLUB**
  - 1.1 Clubhouse (2 Storey 3,250 X2 x \$450 = 3 million)
  - 1.2 Greens
  - 1.3 Renovate existing gym & demo south end
- 2 FLICKA FACILITY**
  - 2.1 Renovate Existing Gym addition (10,000 ft2 x \$200 = \$2.0 million)
  - 2.2 Gym Addition (10,000 ft2 x \$450 = \$4.5 million)
  - 2.3 Support Space Addition (5,000 ft2 x \$450 = \$2.5 million)
  - 2.3 Atrium (2,000 ft2 x \$450 = \$1 million)

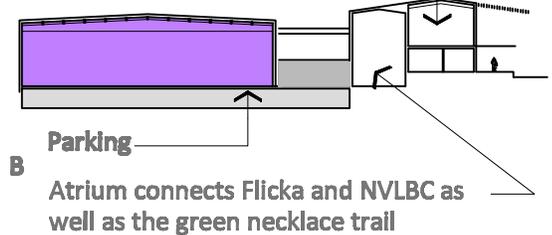
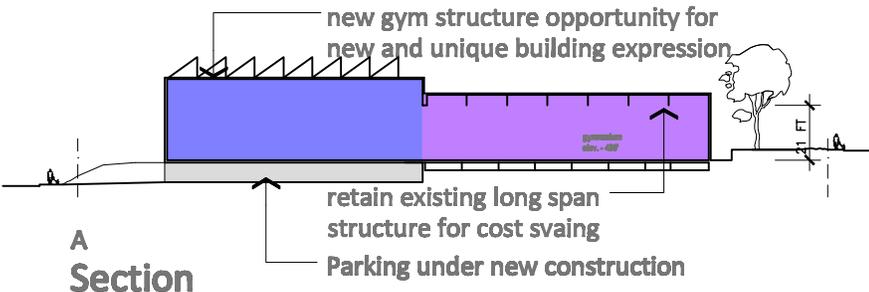


Multipurpose room @ 2 x 700 SF, or combined 1,400 SF

Shared atrium and circulation (including elevator)  
Outdoor deck seating extends main hall



Two storey NVLBC clubhouse provides views onto greens



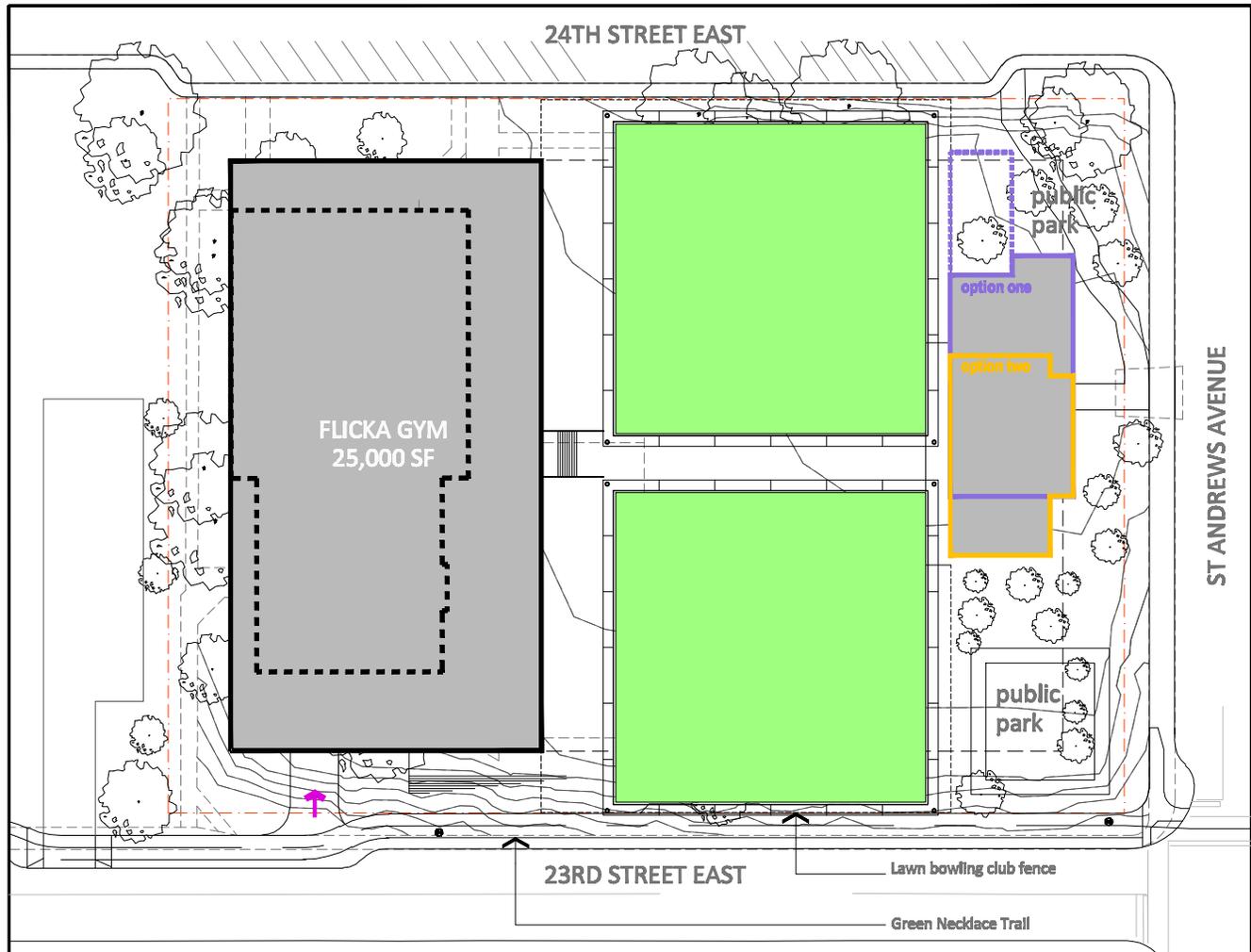
# Concept Option 3

## Replace

This option removes the existing Mickey McDougall building entirely and both the Flicka Facility and the NVLBC are new construction. The NVLBC is located close to existing landscape features. The Flicka Facility is set into the existing topography, allowing the double-height space required for the gym to be placed at lower elevation at the south end, to suite the existing neighbourhood.

### LEGEND

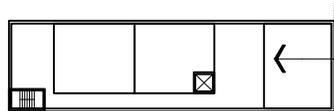
	Property Line		Existing build
	Primary entry		New build
	Secondary entry		Vehicular Access
	Existing Trees		0.5m contour
	New Trees		



- Space for public parks at the NE and SE corners, overlook lawn bowling.
- Shared underground parking lot below the Flicka facility.
- Flicka program requirements are maximized with 25,000 SF gym.
- Flicka is recessed into topo. to minimize impact on neighbourhood.

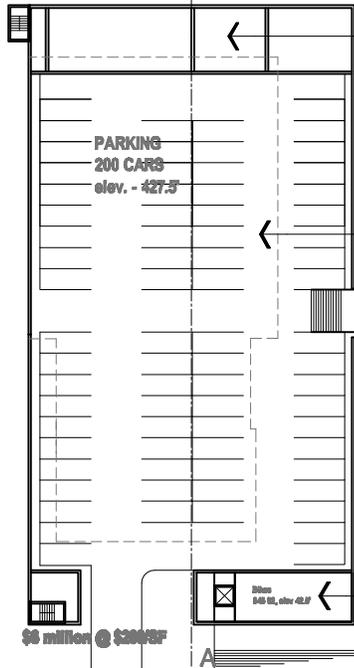


# Concept Option 3 - Flicka Replace



Potential for adding future support space at south end of building

Future Second Floor (4,300 SF gross)



Mechanical, storage, etc.

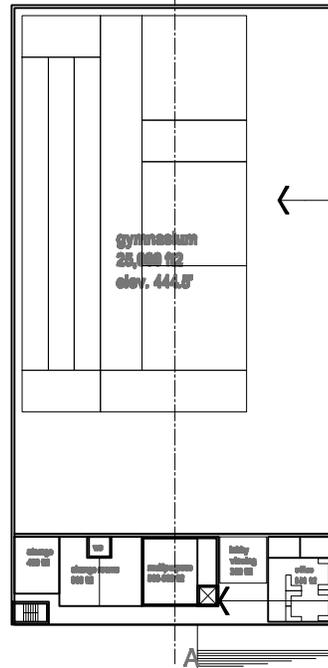
PARKING  
200 CARS  
elev. - 427.5'

Underground parking shared between NVLBC and Flicka

Bike parking off of green necklace trail

\$6 million @ \$200/SF

Basement (30,000 SF gross)  
Plan

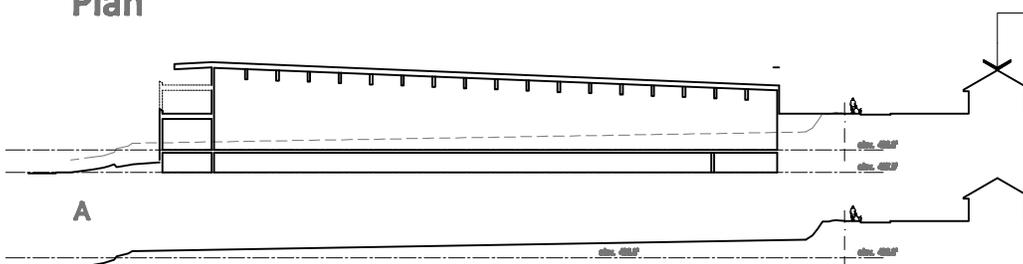


gymnasium  
25,000 SF  
elev. 444.5'

Brand new gym, 25,000 SF

Stair and elevator connect to parkade

First floor (30,000 SF gross)



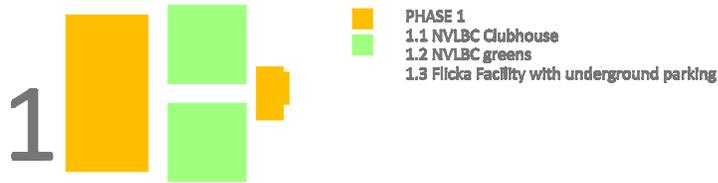
scale of building responds to neighbourhood, sunk into topography

Field Section



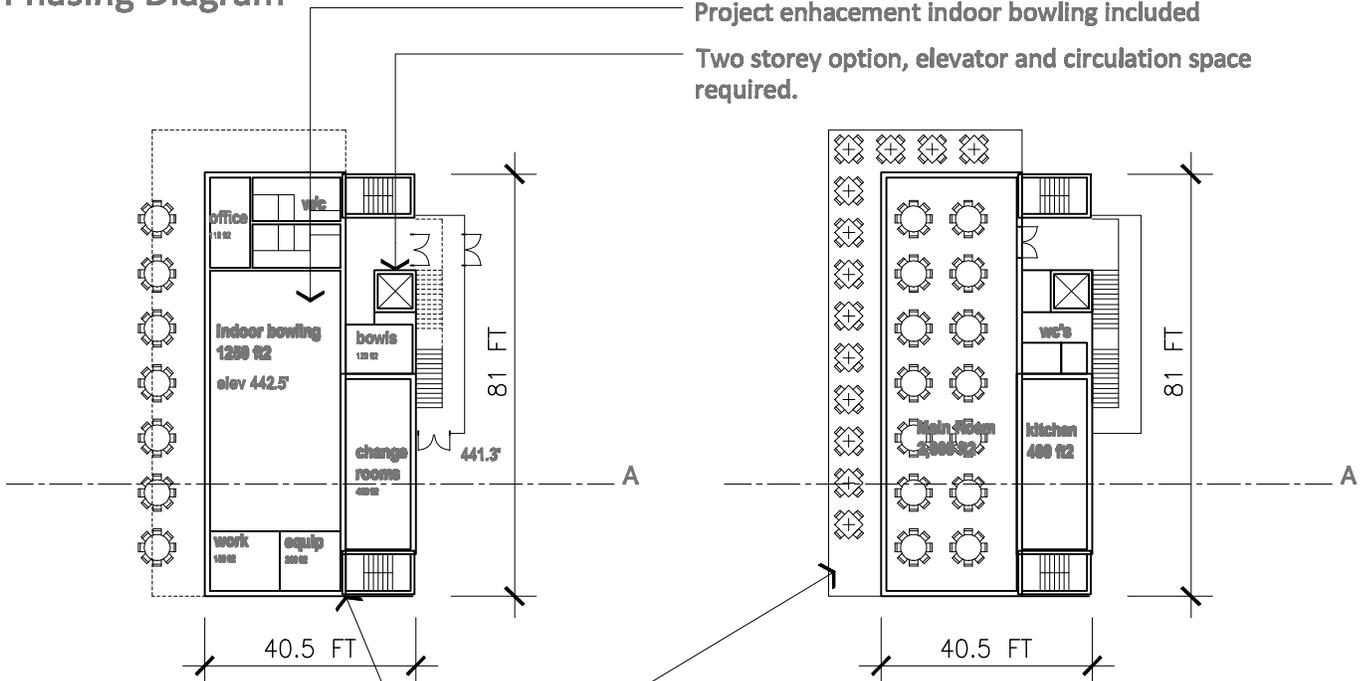
# Concept Option 3 - NVLBC

## Two Storey



Phasing Diagram

Project enhancement indoor bowling included  
 Two storey option, elevator and circulation space required.

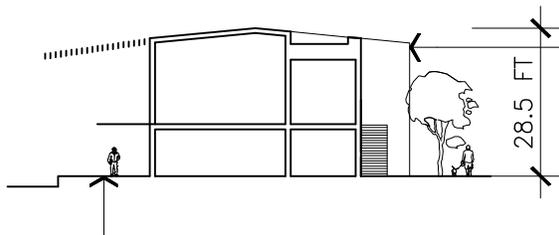


Back of house uses accessed from inside and outside

Covered second floor viewing and seating area extends the main hall for events

First floor (3,750 SF gross)  
 Plan

Second floor (3,500 SF gross)



Circulation space creates prominent entry and identity from street

Covered outdoor deck for viewing



A  
 Section

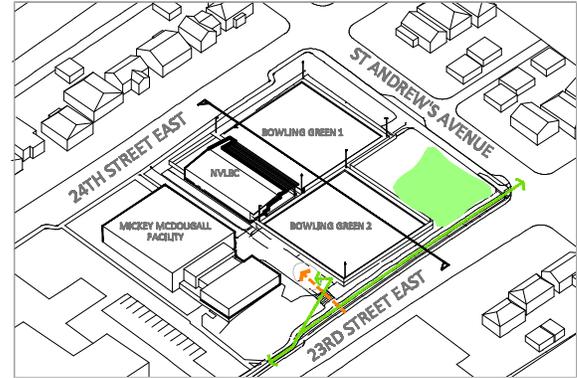


## F. Preferred Concept Panels

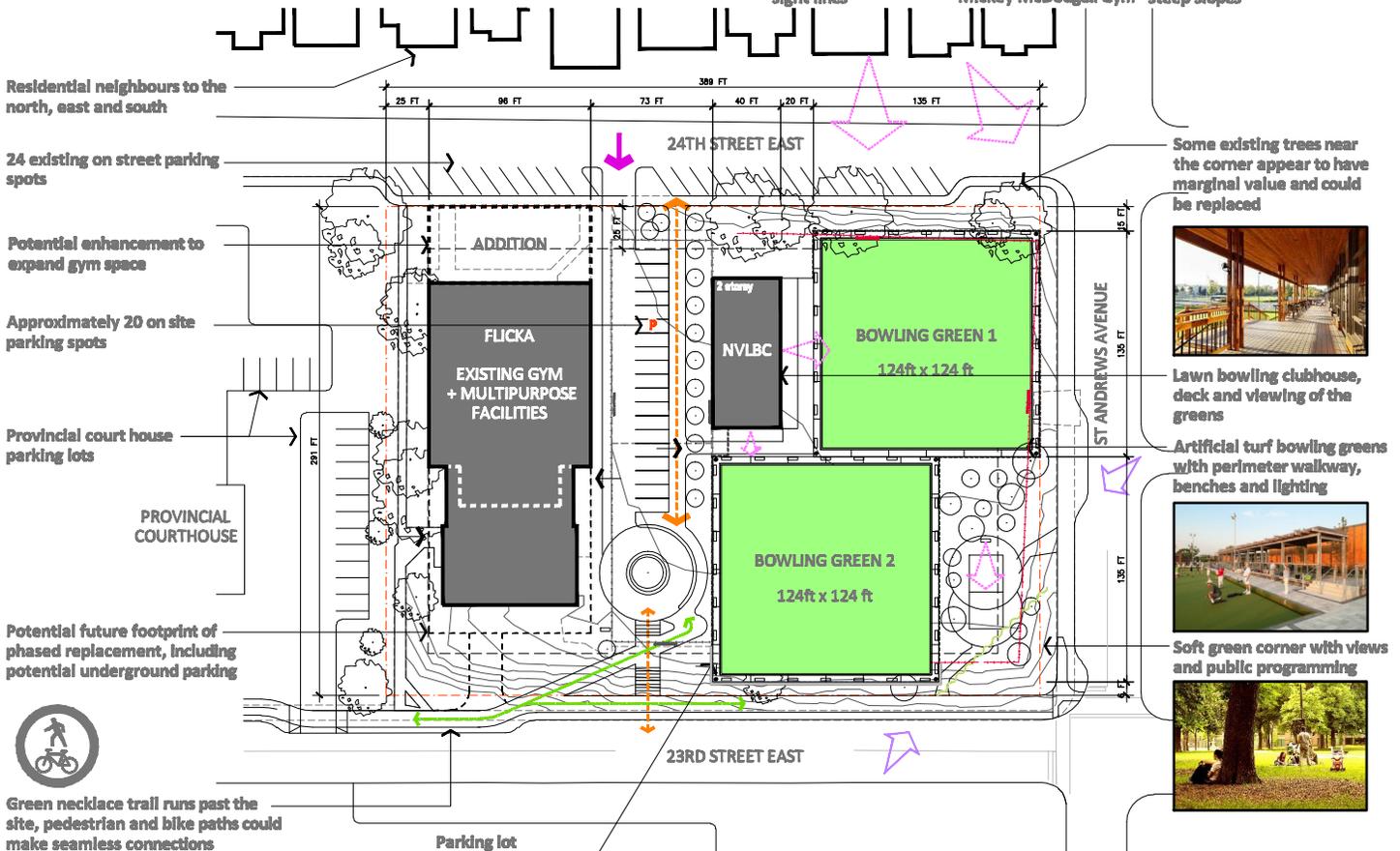
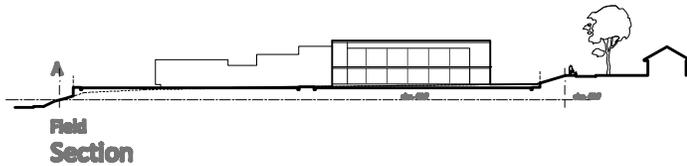
# Preferred Site Concept

This site concept locates the NVLBC clubhouse on the north and next to the Mickey McDougall gym to share access and parking. The bowling greens are on the east, maintaining open views and public green space with potential for activities like pickleball, hopscotch, and benches for enjoying the view.

## MASSING DIAGRAM



1. Open landscaped features on the east side for views and sight lines
2. Locate NVLBC clubhouse in a close relationship to the Mickey McDougall Gym
3. Access shared parking from 24th St. to minimize ramps and steep slopes



**LEGEND**

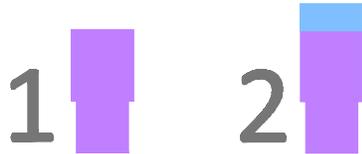
- Lot line
- Lot line set back
- Primary entry
- Secondary entry
- Tree (High value)
- Tree (Low value)
- 0.5m contour
- Zoning
- Parking
- Vehicle access
- Green Necklace
- Long views
- views in
- drive lines
- Wheels
- Pedestrians



# Preferred Concept - Flicka

## Repurpose Mickey McDougall

This concept takes full advantage of the existing Mickey McDougall building by repurposing the performance space and activity room for Flicka.



Phasing Diagram

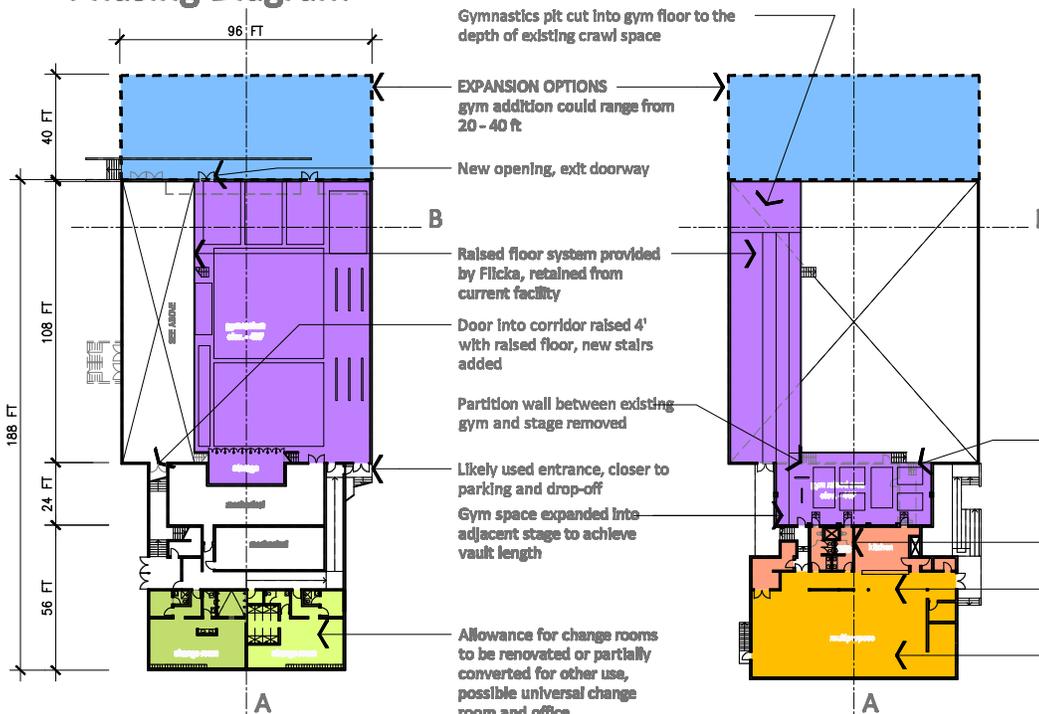
construction budget

**PHASE 1 FLICKA**

- Existing Reno (10,500 SF gym + 4,500 SF additional programming)
- 1.1 Renovate existing gym (10,500 ft<sup>2</sup> x \$200 = \$2.1 million)
- 1.2 Upgrade existing change rooms (2000 ft<sup>2</sup> x \$200 = \$.4 million)
- 1.3 Renovate stage (1,600ft<sup>2</sup> x 300 = .5million)

**PHASE 2 Additions**

- 2.1 Addition at north end of gym (3,850 ft<sup>2</sup> x \$450 = \$1.75 million)



Existing Storage/electrical room walls removed, electrical items relocated.

Minor modifications to existing W/C, including doors into stage area

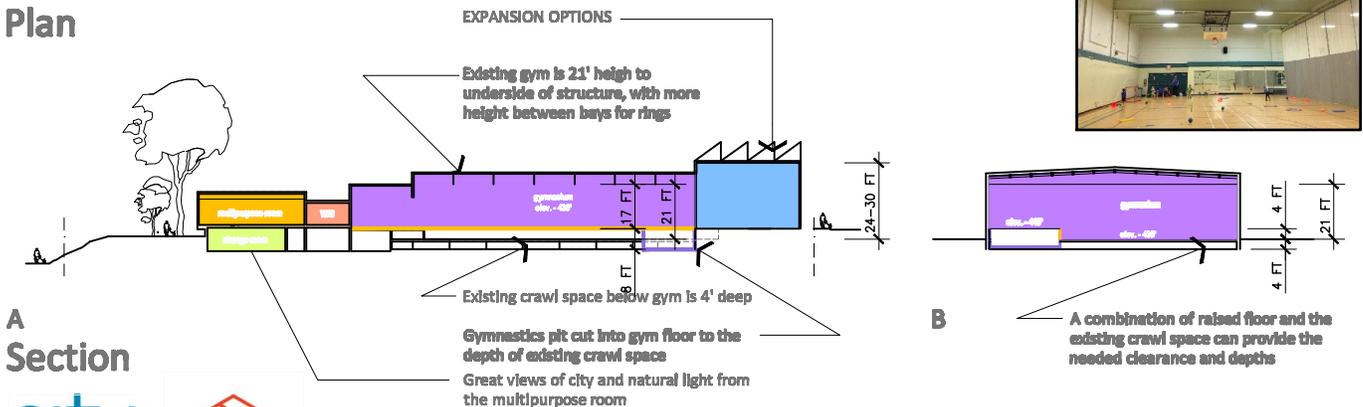
Existing multipurpose spaces have a lot of potential for programming younger participants

Minor modifications to multipurpose space, including potential office space



1st Floor 13,500 ft<sup>2</sup> Plan

2nd Floor 9,000 ft<sup>2</sup>



Section A

Section B



# Preferred Concept - NVLBC

## Two Storey

1

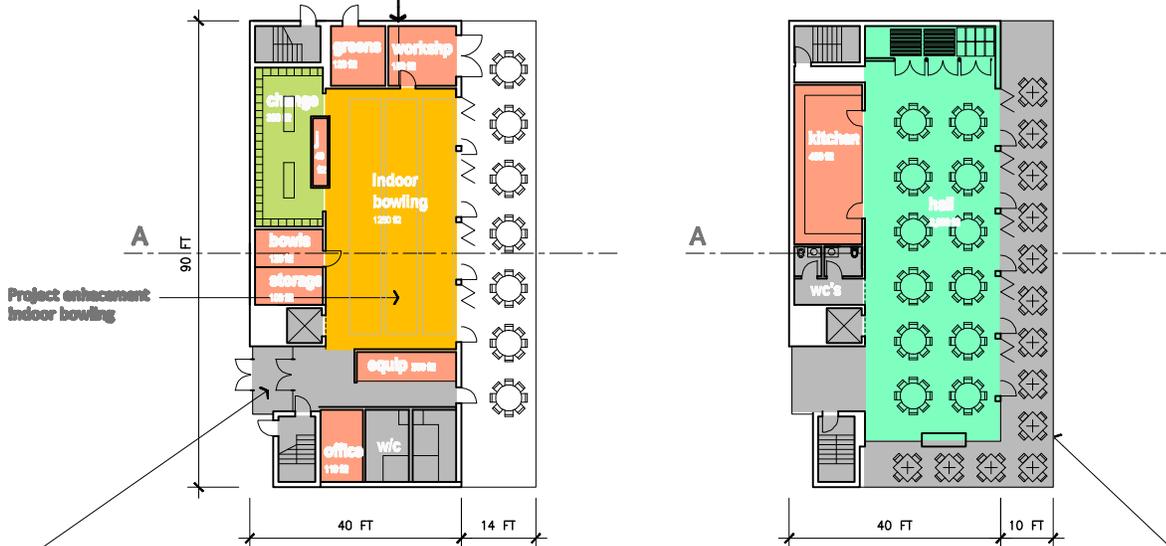


Phasing Diagram

- PHASE 1 NVLBC
- 1.1 Clubhouse (6,881 ft<sup>2</sup> x \$450 = \$3.1 million) + Deck (deck 1,115 ft<sup>2</sup> x \$250 = \$280k)
- 1.2 Indoor Bowling (enhancement area included in clubhouse, single phase inherent to design)
- 1.3 Bowl Greens (\$1.1 million)



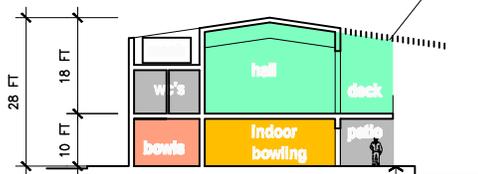
Back of house was accessed from inside and outside



Two storey option, elevator and circulation space required

1st Floor 3,555 ft<sup>2</sup> Plan

2nd Floor 3,326 ft<sup>2</sup> + 1,116 ft<sup>2</sup> suspended deck



Covered second floor viewing and seating area extends the main hall for events



Covered outdoor patio for viewing

A Section

