COMMUNITY INPUT

WELCOME TO THE HARRY JEROME COMMUNITY INPUT SESSION

The City wants your input on a new Harry Jerome Community Centre. Under consideration are:

• Programming Option A or B
• Siting the new facility north of 23rd St
• Open space uses at the site

Maps, details and survey at cnv.org/HarryJeromeProject

Open House #1
Wednesday, May 3
Harry Jerome Community Centre
Memorial Gymnasium
Capilano Room
5:30pm – 7:30pm

Open House #2
Wednesday, May 10
City of North Vancouver
City Hall
Atrium
5:30pm – 7:30pm

Special Council Meeting
Monday, May 15
City of North Vancouver
City Hall
Council Chamber
6:00pm

Town Hall Meeting
Tuesday, May 16
Pinnacle Hotel
Ballroom
6:00pm – 8:30pm

Email: harryjeromeproject@cnv.org
OUR HARRY JEROME COMMUNITY CENTRE NEEDS REPLACEMENT
The Harry Jerome Community Centre is nearing the end of its life. The City is considering constructing a new facility that will provide recreation, fitness and multi-purpose spaces for the community.

PLANNING AHEAD
City Council has included the HJCC as a priority in the City’s 2017-2026 Project Plan. This provides part of the required capital funding and allows project planning to begin.
Council has also approved funding from the City’s operating budget for the last five years, to help finance the redevelopment project. This contributes over $2 million annually to the project.

NEEDS ASSESSMENT
A 2007 programming report for North Vancouver indoor recreation needs was updated in 2015 for the HJCC. The ‘NVRC Indoor Recreation Facilities Strategy’ analyzed the recreation needs and identified specific spaces that would be required. These programming components include an aquatics centre, two gyms, an arena, various multi-purpose rooms, fitness rooms and spaces for seniors, youth and preschoolers.
Council approved funding for 2017-2026 Project Plan Priorities

Council endorsed proceeding to Public Input Process for new facility north of 23rd St.

Stakeholders and Public Input
- Open Houses
- Special Council Meeting
- Town Hall

Council Direction to confirm HJCC Program and Location

MARCH 2017

APRIL 2017

WE ARE HERE

JUNE 2017

MARCH 2017

JUNE 2017

HARRY JEROME COMMUNITY CENTRE
- Design Development
- Functional Space Planning
- Stakeholders' Input
- Public Input
- Feasibility Studies for Mickey McDougall Site
- Parking and Transportation Study
- Detailed Cost Estimates
- Project Governance

DEVELOPMENT SOUTH OF 23RD
- Determine and Rezone Development Site
- Determine Open Space Provision and Activities
- Public Process with Town Hall Meeting and Public Hearing

JUNE 2018

COMBINED APPROVAL
- Design Project Approval
- OCP/Rezoning Adoption
• Located south of 23rd Street and adjacent to a variety of other community recreation and cultural facilities

• Comprised of several buildings at three separate locations, with surface parking across the road
REPLACING THE EXISTING HARRY JEROME COMPLEX

AN AGING BUILDING IN NEED OF REPLACEMENT
• 50 years old and major building components are nearing “end of life”

INADEQUATE SPACE
• Spread over three locations with remote parking and limited universal access
• Buildings can’t accommodate the needed program, are challenging to maintain, operate and are not energy efficient

RENOVATION COSTS
• Cost to renovate for additional 20 years of life is approx. 40% of cost to replace existing facility on new site, lasting 50 years. Renovation is a poor investment

BENEFIT OF NEW CONSTRUCTION VS RENOVATION
• Accommodates recommended program – renovated facility is unable to meet full program needs
• Alternate location allows for existing recreation centre to remain operational during construction
• Renovation would be disruptive and requires full shutdown of programs for extended periods
• Can be constructed to current Green Building standards to reduce environmental footprint
AS RECOMMENDED BY NVRC INDOOR RECREATION FACILITIES STUDY

102,000 SF TOTAL OF NET USABLE SPACE

SILVER HARBOUR CENTRE
Dedicated space available to seniors, with multipurpose rooms

COMMUNITY RECREATION CENTRE
- 10,000 sf Fitness Space
- 8,000 sf Gymnasium
- 8,000 sf Second Gymnasium
- 10,400 sf Multi-Purpose Spaces
- 2,500 sf Arts and Crafts Studios
- 2,000 sf Dance / Martial Arts
- 2,000 sf Pre-School Space
- 800 sf Youth Centre

INDOOR AQUATICS CENTRE
- 25m square – 10 lane pool
- Large leisure pool and hot tub

ICE ARENA
Regulation sized ice surface with 500 spectator seats

NORTH VANCOUVER RECREATION CENTRE ‘INDOOR RECREATION STRATEGY’ IDENTIFIES TWO OPTIONAL COMPONENTS; A SECOND ARENA AND GYMNASICS GYM, OPTIONS TO INCLUDE BOTH HAVE BEEN PROPOSED AS PART OF THIS PROCESS.
SITE NORTH OF 23RD PROVIDES SEVERAL ADVANTAGES

- Sized to accommodate a range of facility programming on two or three levels
- Allows for underground parking
- Easily accessible from major transportation routes
- Allows recreation centre to remain operational until new one is completed
- Allows for existing facilities north of 23rd Street (theatre and skate park) to remain
- Allows for redevelopment of a portion of lands south of 23rd to help fund new facility
GROSS FLOOR AREA: 175,000 SF

GROUND FLOOR
- Theatre
- Lobby
- Main Entry
- Loading
- Parkade Entrance
- Parkade Entrance
- Trans Canada Hwy (Upper Levels)
- Lonsdale Ave

SECOND FLOOR
- Multi-purpose Room
- Fitness
- Arena Seating

THIRD FLOOR
- Greenspace
- Daycare/Preschool

175,000 SF
- Community Recreation Spaces: 64,830 SF
- Aquatics – 25M/10 Lane and Leisure Pool: 46,800 SF
- Arena Plus 500 Spectator Seats: 45,000 SF
- Silver Harbour Seniors’ Centre: 10,400 SF
- Welcome Space: 6,500 SF
- Four Rooftop Courts

OPTION A – APPROX. $130M
FULL PROGRAM INCLUDING ONE ARENA

Concept Design Only
OPTION A – APPROX. $130M
FULL PROGRAM INCLUDING ONE ARENA

GROSS FLOOR AREA: 175,000 SF

OPTION A: PROS (+) AND CONS (–)

+ Provides program requirements identified in the ‘NVRC Indoor Recreation Facilities Strategy’
+ Includes larger fitness, youth centre, arts spaces, aquatics centre, seniors’ centre and arena
+ Leaves more open space available for outdoor activities
– Does not address broader recommendation for one additional ice arena in North Vancouver
OPTION B – APPROX. $145M
FULL PROGRAM INCLUDING TWO ARENAS

GROSS FLOOR AREA: 205,000 SF

GROUND FLOOR
TRANS CANADA HWY (UPPER LEVELS)

SECOND FLOOR
MULTI-PURPOSE ROOM

THIRD FLOOR

205,000 SF
COMMUNITY RECREATION SPACES 64,830 SF
AQUATICS 25M/10 LANE AND LEISURE POOL 46,800 SF
ARENA 1 45,000 SF
ARENA 2 30,000 SF
SILVER HARBOUR SENIORS’ CENTRE 10,400 SF
WELCOME SPACE 6,500 SF
FOUR ROOFTOP COURTS

Concept Design Only
OPTION B – APPROX. $145M
FULL PROGRAM INCLUDING TWO ARENAS

GROSS FLOOR AREA: 205,000 SF

OPTION B: PROS (+) AND CONS (−)

+ Includes all the program elements from Option A and adds second arena
+ Completes goal for locating sixth sheet of ice in North Vancouver
- Leaves less open space available for outdoor activities

Concept Design Only
OPTIONS FOR FLICKA GYMNASICS

- Flicka Gymnastics Club leases space in the current HJCC providing public programs as well as a private gymnastics club.

- Flicka’s program is independent of HJCC and not included in Option A or B.

- Relocating Flicka to Mickey McDougall Gym enables them to remain in the HJCC complex and lease their facility from the City.*

*This requires a feasibility study to determine renovation needs and costs.
With the new HJCC, there will be opportunities for new open space uses and activities. The amount and design of this space will be determined in the next stages of the HJCC process. Some preliminary ideas include:

- Multi-sports court
- Gathering spaces
- Spray park
- Playing field
- Walking and running path
- Playground
- New artificial turf field at Mahon Park

At this time, we are seeking your initial ideas of what kind of outdoor open spaces, amenities or activities you would like to see included. This input will be used to help inform the next stage of this process, which will include more consultation.

We want to hear your ideas for open space programming. Tell us your preferences by completing the online survey available at: cnv.org/HarryJeromeProjectSurvey

A lit, synthetic turf field and running circuit are currently being constructed at Mahon Park. The new facility will provide a tournament level playing surface that can support more than 10 times the usage as the existing grass field at Norseman Park.
This project will come at significant cost.

HIGH-LEVEL PROJECT COST ESTIMATES
Depending on the option selected, preliminary estimated costs for Option A are $130M and $145M for Option B.

REVENUE SOURCES
Several sources of funding have been identified for the project:

- City Reserve Funds from past Tax Revenue: $13.9M
- Borrowing based on previous tax increases: $43M
- The balance of the funding will be raised through development of the lands on the south side of 23rd St, and supplemented if necessary through amenity contributions.
There will be an opportunity to develop a portion of the lands south of 23rd St to help pay for the new community centre. These funds are essential to finance the $130 to $145M cost of the new HJCC.

A separate process will address development and open space potential over the next year.

The 2014 OCP designates the land in the area south of 23rd Street as Mixed-Use Level 2 and Parks, Recreation and Open Space.

- Allows for buildings from six to 20 storeys
- Has a base density of 2.0 Floor Space Ratio
- Provision for a density bonus of 0.5 Floor Space Ratio for a total of 2.5 Floor Space Ratio
• Consideration will be given to relocating the North Vancouver Lawn Bowling Club to Mickey McDougall Field.

• This relocation will free up land at the current location to help generate funds through development, to build the new HJCC. Additional revenue is estimated at $20 to $30M.

• This decision will be part of a subsequent process addressing development of the lands south of 23rd St.
NEXT STEPS

**HARRY JEROME COMMUNITY CENTRE**

- Design Development
- Functional Space Planning > Stakeholder’s Input > Public Input
- Feasibility Studies for Mickey McDougall Site
- Parking and Transportation Study
- Detailed Cost Estimates
- Project Governance

**DEVELOPMENT SOUTH OF 23RD**

- Determine and Rezone Development Site
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**PROJECT APPROVAL**

**OCP/REZONING ADOPTION**

**JUNE 2017**

**JUNE 2018**