

# TEST-FOR-FIT ILLUSTRATIONS

## Priorities and Options

Based on the site analysis, facility and program review, stakeholder engagement and the statistically valid survey results five (5) priorities were established. These priorities were the basis for the development of options for future facility upgrades.

Three of the priorities were “development priorities”:

1. A **Wellness Centre** to complement and expand aquatic and rehabilitation offerings, including improved aquatic support spaces (change rooms, sauna, steam fitness) and a therapy pool areas
2. **Program Spaces** - flexible multi-use space to support existing and new programs
3. Improved conditions for **Rink 1** Arena -including new change rooms and improved spectator seating

The other two priorities were “overarching approaches”

4. Improved **accessibility and inclusivity**
5. **Improved overall facility experience**, patron orientation, patron safety, sense of place, and appeal as **gathering space**.

# OPTION 1

## Phase 1 addresses:

Wellness Centre – expanded aquatic, wellness and fitness programming

Improved accessibility to both facility levels

Improved Inclusivity and accessibility through enlarged universal aquatic and fitness change rooms

New Welcome Centre (Reception and Information) located more centrally with better views of main circulation areas

Increased program options with Multi-Purpose Rooms, including storage areas, centrally located to both leisure Ice, existing Atrium and Pool

Accommodates existing conditions, but anticipates Phase 2 for a complete facility transformation

Temporary accommodation of relocated pool admin areas to upper level

*Estimated Order of Magnitude Construction Costs for Phase 1 (2015): \$7.9Mio [ Order of Magnitude Project Cost \$10.5Mio] excluding escalation allowance*

## Phase 2 addresses:

Rink 1 revitalization (within existing main structure, but significant renovations and new addition on one side)

New change rooms for rink 1, renovated change rooms for rink 2

New seating and expanded seating count

Improved overall facility flow through Completion of large new double height central Atrium contiguous with original Atrium and Phase 1 Welcome Centre

Improved overall facility accessibility and inclusivity

New Rink 1 entry designed as combined Multi-Purpose space and Lobby extension

New Concession centrally located to new expanded atrium

*Estimated Order of Magnitude Construction Costs for Phase 2 (2015): \$5.3 Mio [ Order of Magnitude Project Cost \$7 Mio] excluding escalation allowance*

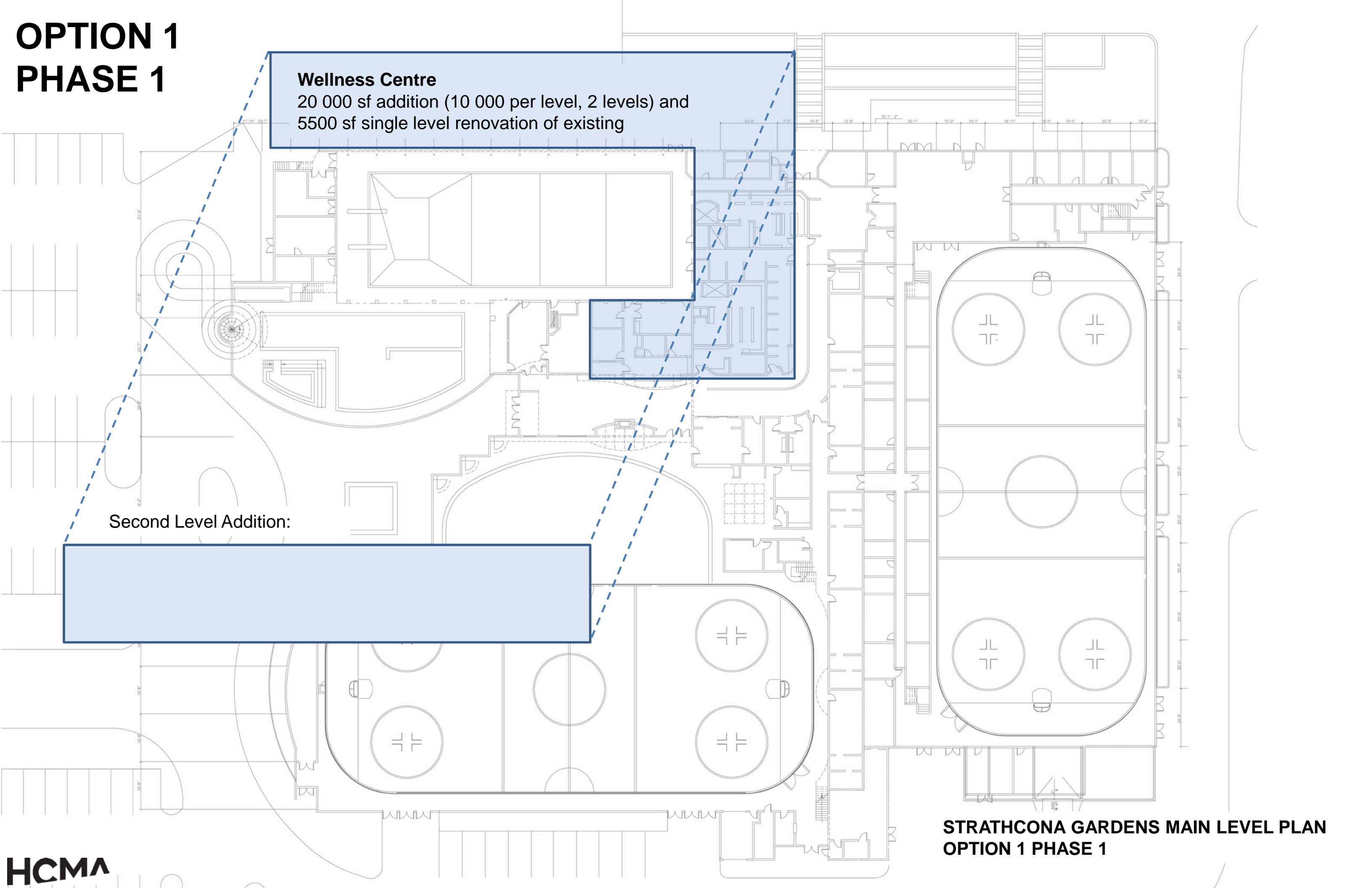
# OPTION 1 PHASE 1

**Wellness Centre**  
20 000 sf addition (10 000 per level, 2 levels) and  
5500 sf single level renovation of existing

Second Level Addition:

[Redacted area]

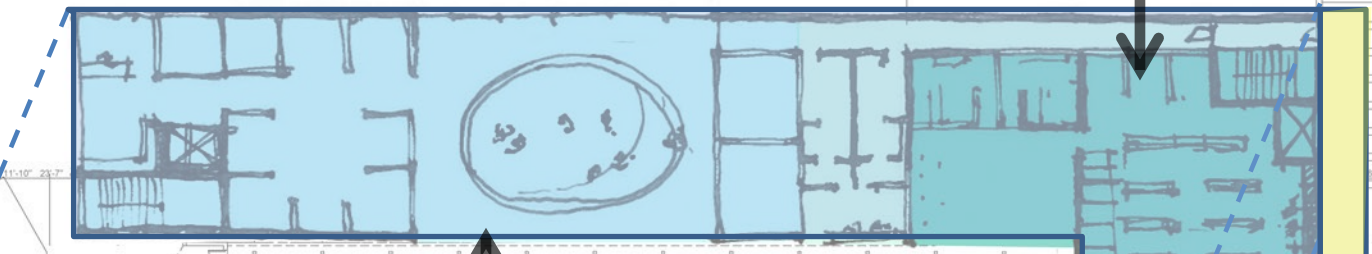
**STRATHCONA GARDENS MAIN LEVEL PLAN  
OPTION 1 PHASE 1**



# OPTION 1 PHASE 1

Main Level Addition and Renovation:

Expanded Universal Change Rooms

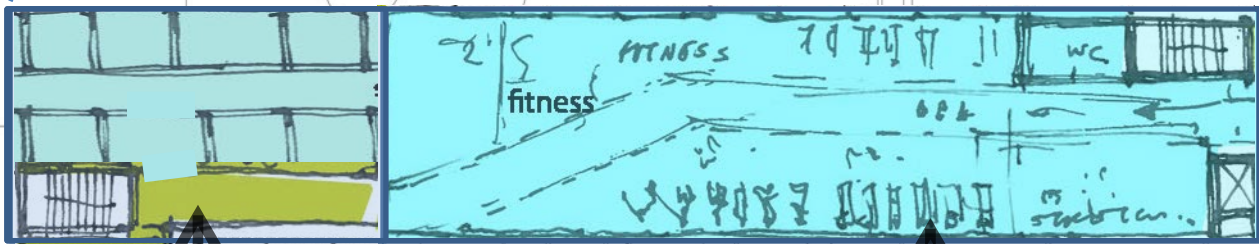


New Wellness Centre

New Multi-Purpose Rooms

New Welcome Centre

Second Level Addition:



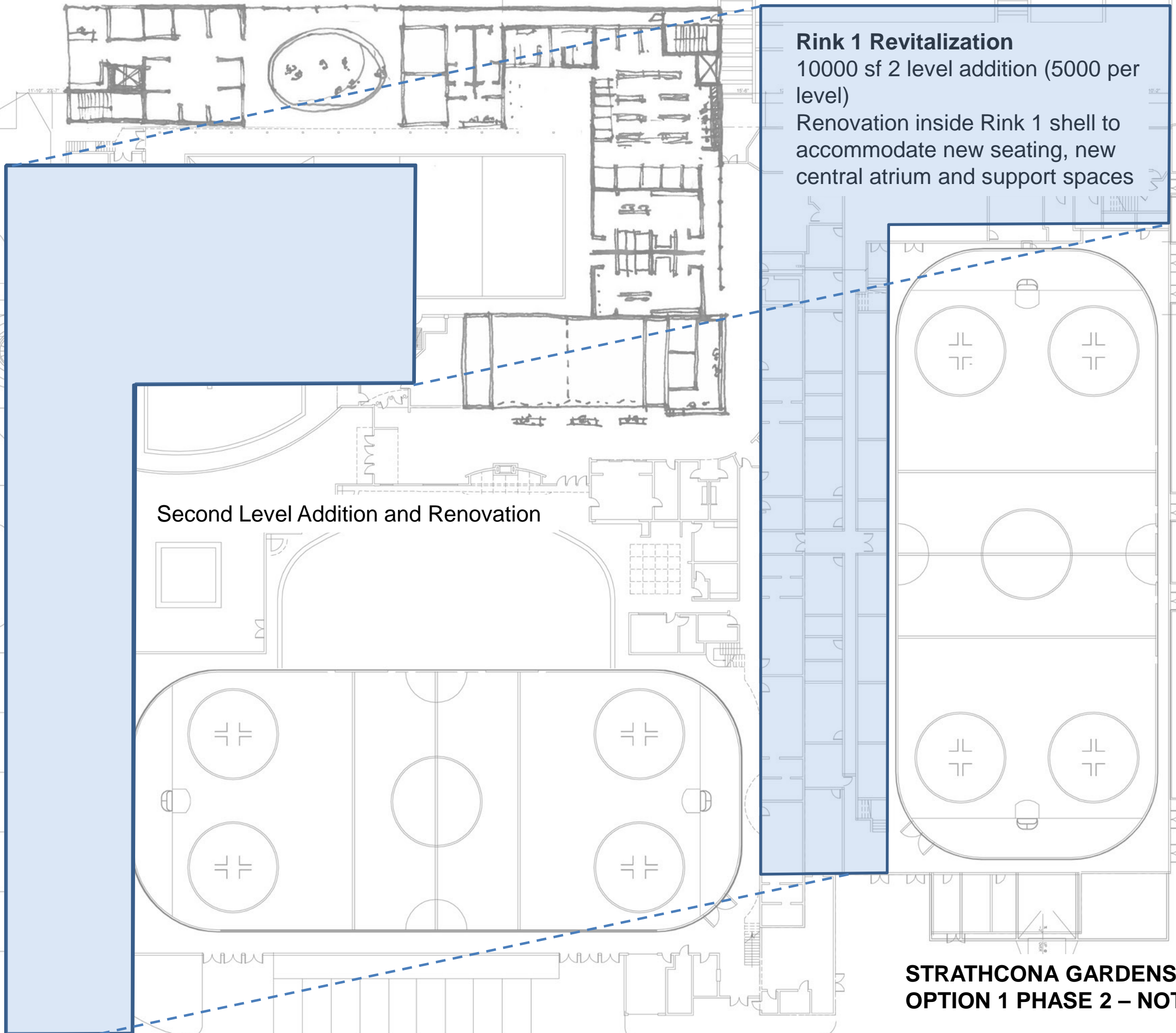
Admin  
(Phase 1 only - in  
Phase 2 use as  
expanded  
MP/Fitness )

Fitness & Exercise

STRATHCONA GARDENS SKETCH PLANS  
OPTION 1 PHASE 1 – NOT TO SCALE

# OPTION 1 PHASE 2

Main Level Addition and Renovation:



**Rink 1 Revitalization**  
10000 sf 2 level addition (5000 per level)  
Renovation inside Rink 1 shell to accommodate new seating, new central atrium and support spaces

Second Level Addition and Renovation

**STRATHCONA GARDENS SKETCH PLANS  
OPTION 1 PHASE 2 – NOT TO SCALE**

# OPTION 1 PHASE 2

Main Level Addition and Renovation:

New Rink Entry/Multi-Purpose Space

New Admin Area

New Concession

New Atrium – open to below

offices

New Atrium

New Rink Change Rooms

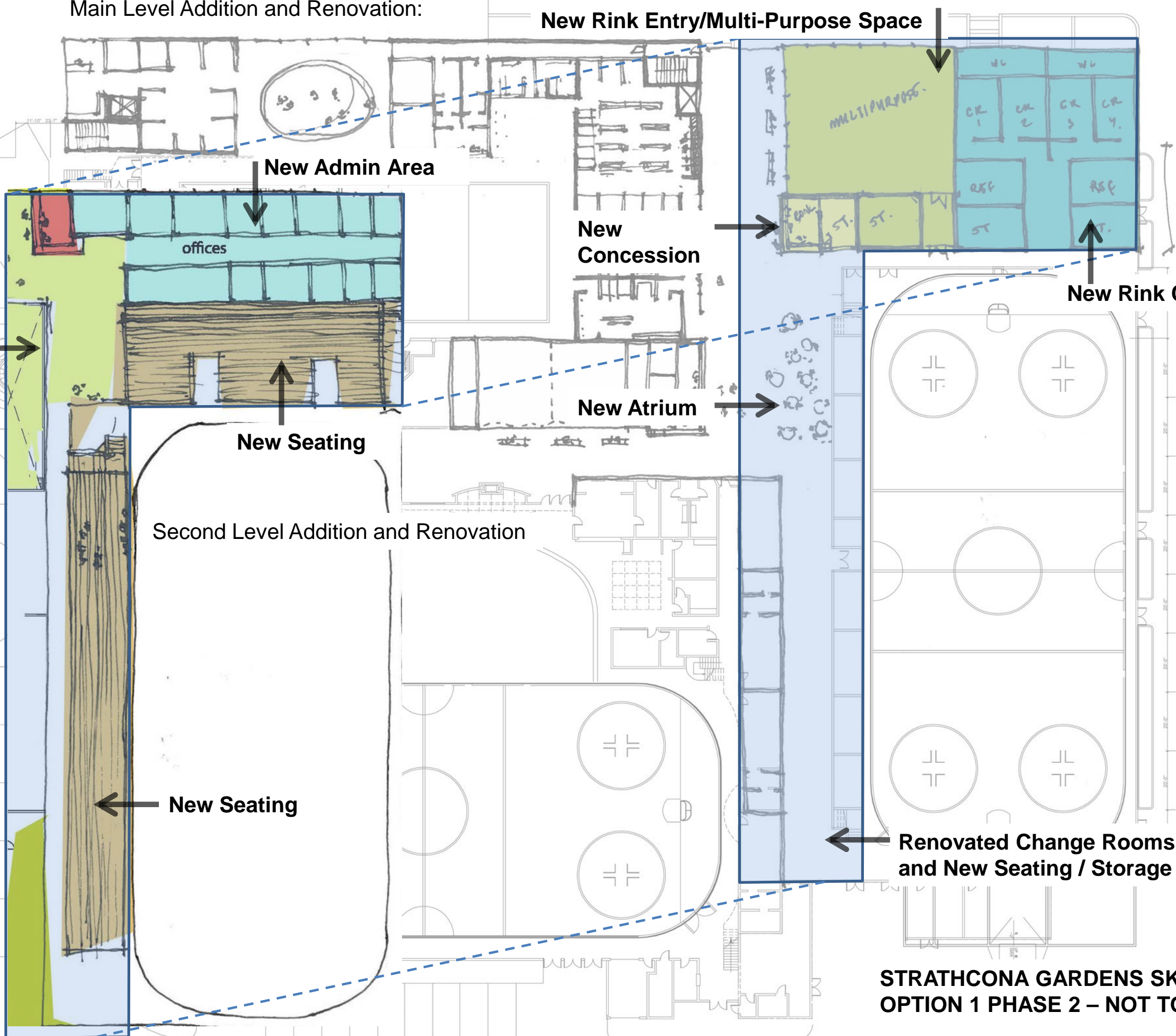
New Seating

Second Level Addition and Renovation

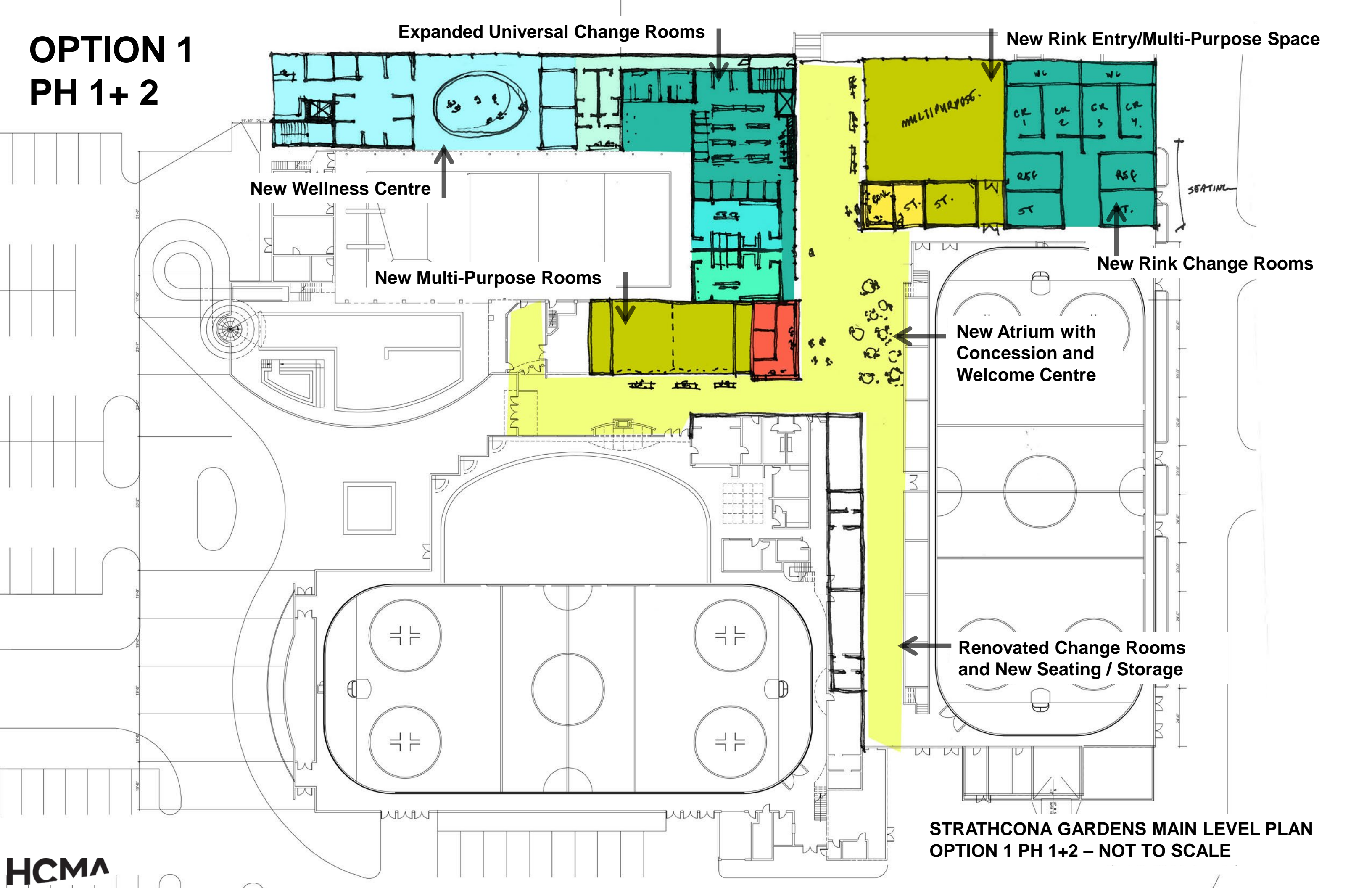
New Seating

Renovated Change Rooms and New Seating / Storage

STRATHCONA GARDENS SKETCH PLANS  
OPTION 1 PHASE 2 – NOT TO SCALE



# OPTION 1 PH 1+2



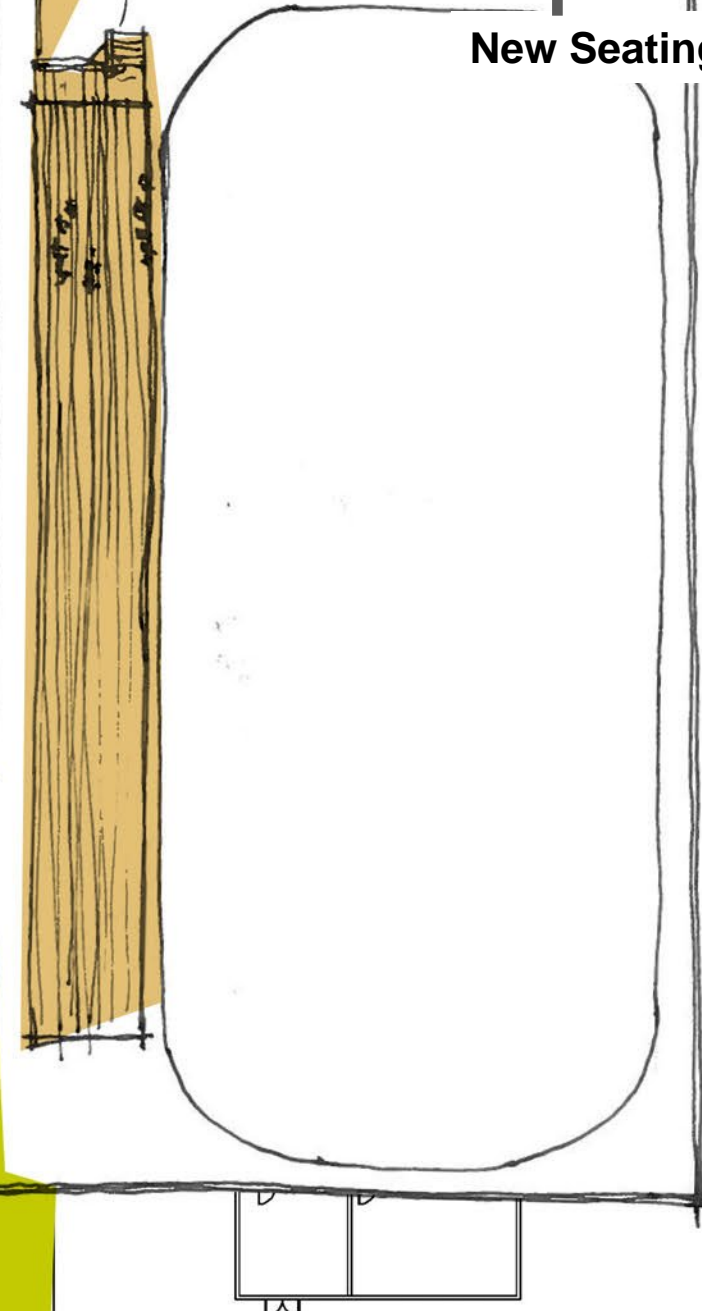
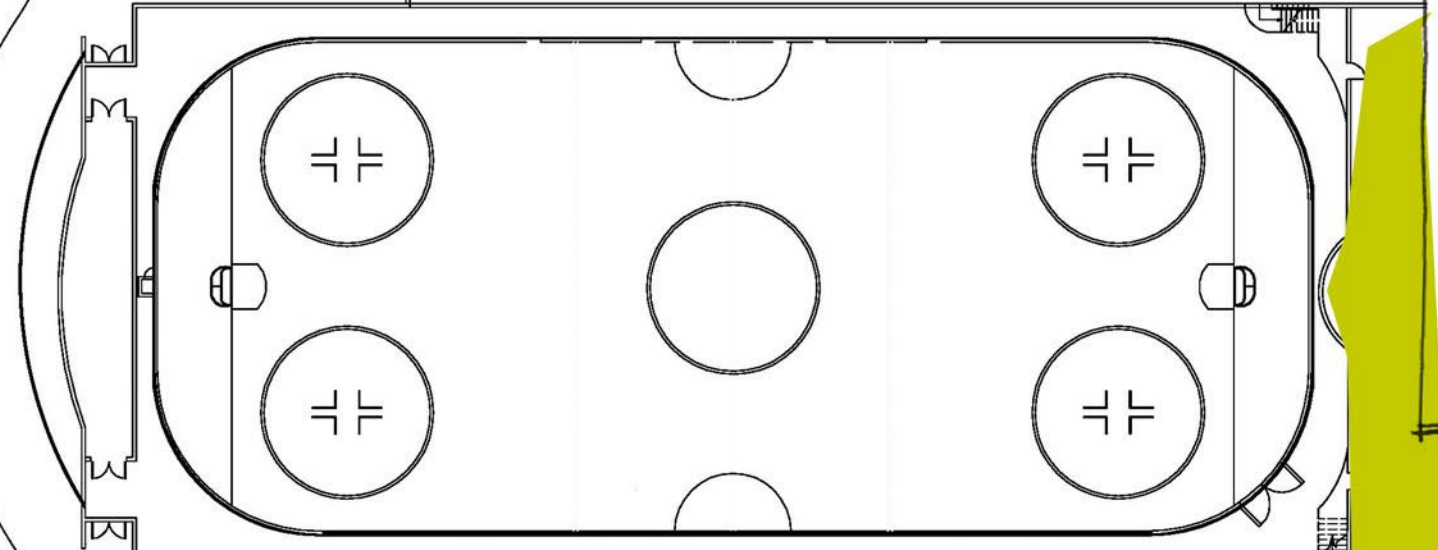
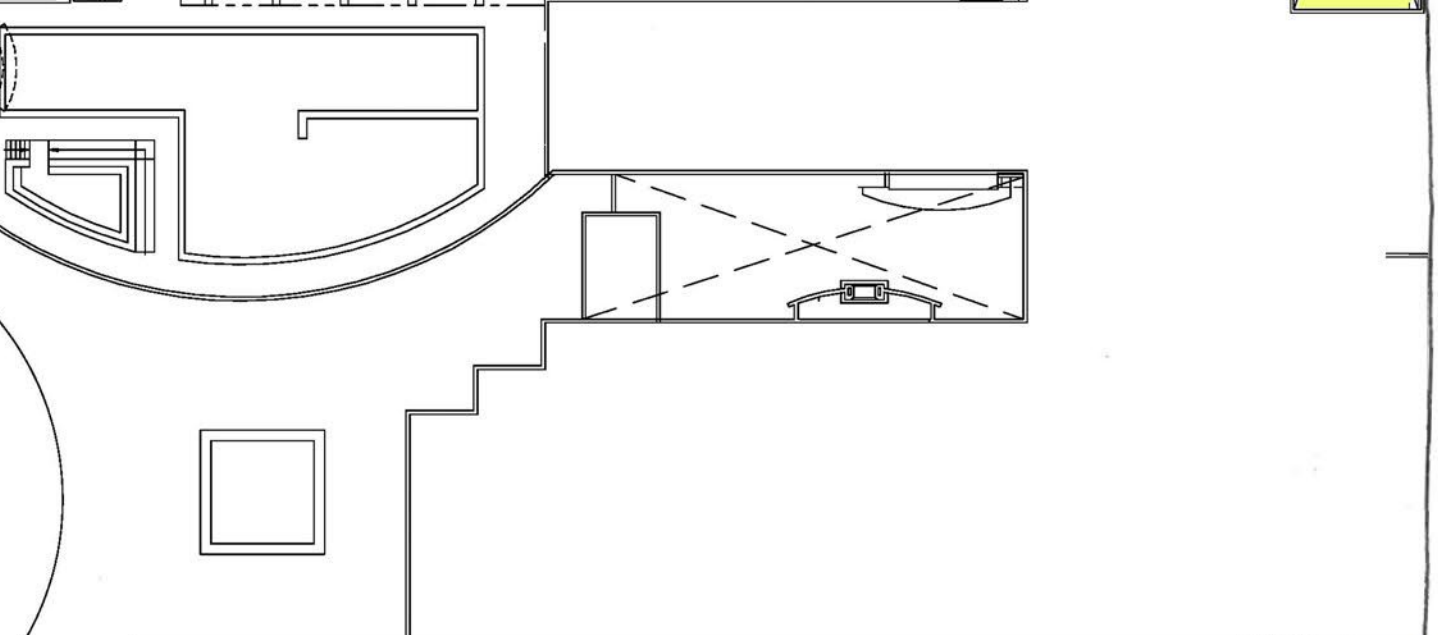
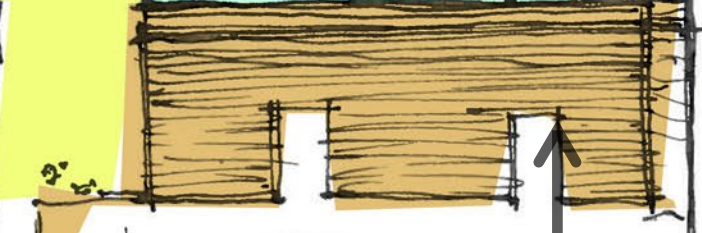
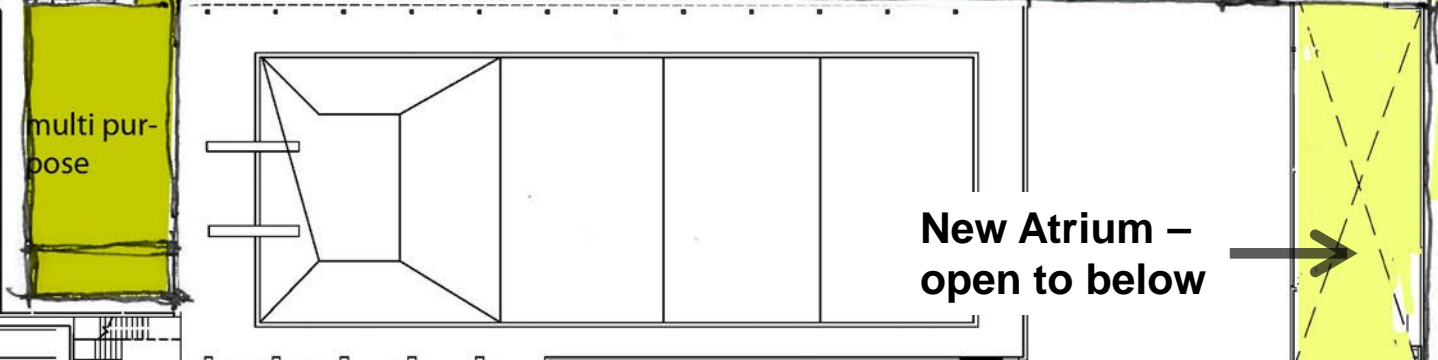
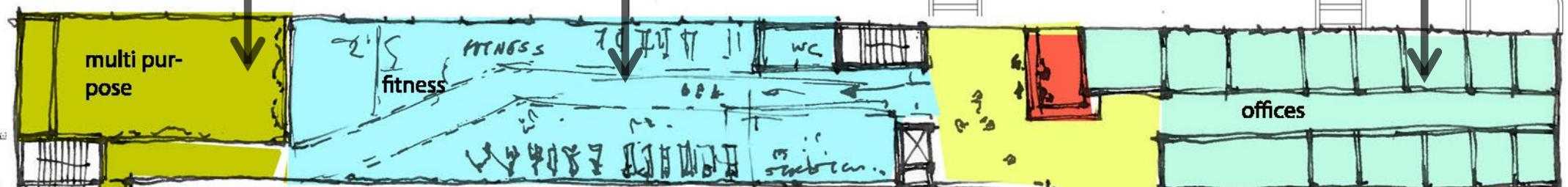
STRATHCONA GARDENS MAIN LEVEL PLAN  
OPTION 1 PH 1+2 – NOT TO SCALE

# OPTION 1 PH 1+ 2

MP & Exercise

Fitness & Exercise

New Admin Area



STRATHCONA GARDENS UPPER LEVEL PLAN  
OPTION 1 PH 1+2 – NOT TO SCALE



# OPTION 2

## Phase 1 addresses:

Wellness Centre – expanded aquatic, wellness and fitness programming

Improved accessibility to both facility levels

Improved Inclusivity and accessibility through enlarged universal aquatic and fitness change rooms

New Welcome Centre (Reception and Information) located more centrally with better views of main circulation areas

Increased program options with one Multi-Purpose Rooms, including storage area, centrally located to both leisure Ice, existing Atrium and Pool

Accommodates existing conditions, but anticipates Phase 2 for a complete facility transformation

Temporary accommodation of fitness alongside new upper level MP rooms and partial relocated admin areas on upper level

*Estimated Order of Magnitude Construction Costs for Phase 1 (2015): \$7.9Mio [ Order of Magnitude Project Cost \$10.5Mio] excluding escalation allowance*

## Phase 2 addresses:

Rink 1 rebuilding: new long-span structure over existing ice slab

New change rooms for rink 1, renovated change rooms for rink 2

New seating and expanded seating count, optimal seating arrangement

Improved overall facility flow through Completion of large new double height central Atrium contiguous with original Atrium and Phase 1 Welcome Centre

Improved overall facility accessibility and inclusivity

New Rink 1 entry designed as combined Multi-Purpose space and Lobby extension and additional Multi-Purpose Rooms

New Concession centrally located to new expanded atrium

*Estimated Order of Magnitude Construction Costs for Phase 2 (2015): \$8.5 Mio [ Order of Magnitude Project Cost \$11.3 Mio] excluding escalation allowance*

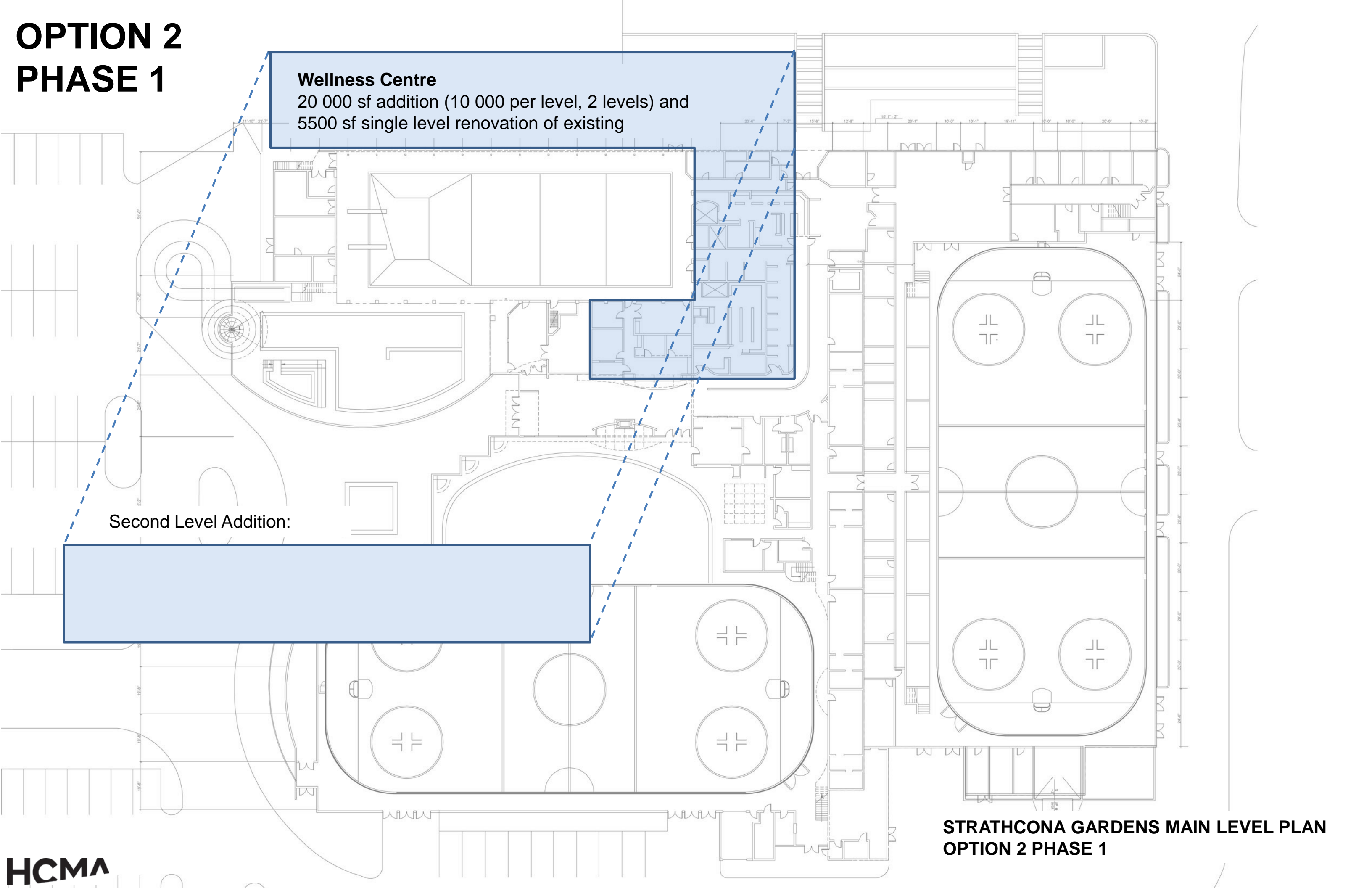
# OPTION 2 PHASE 1

**Wellness Centre**  
20 000 sf addition (10 000 per level, 2 levels) and  
5500 sf single level renovation of existing

Second Level Addition:

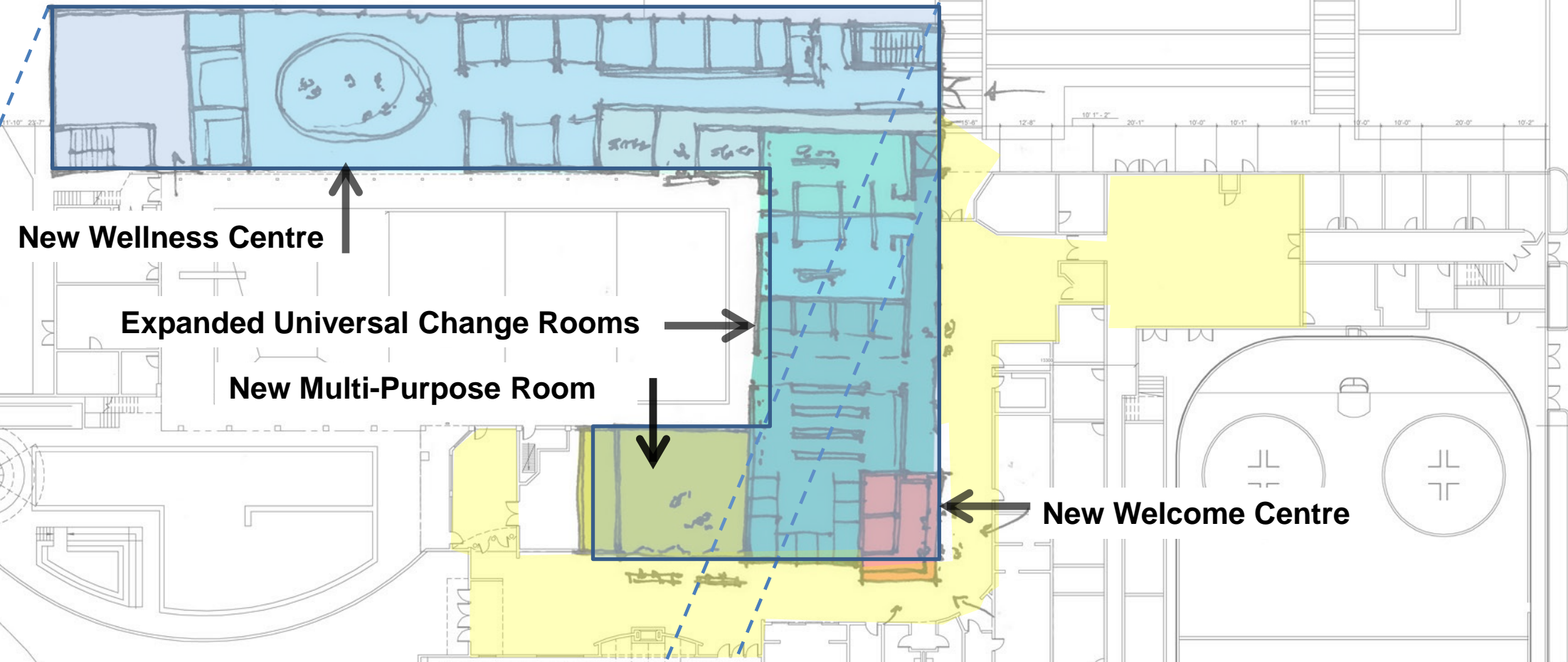
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**STRATHCONA GARDENS MAIN LEVEL PLAN  
OPTION 2 PHASE 1**

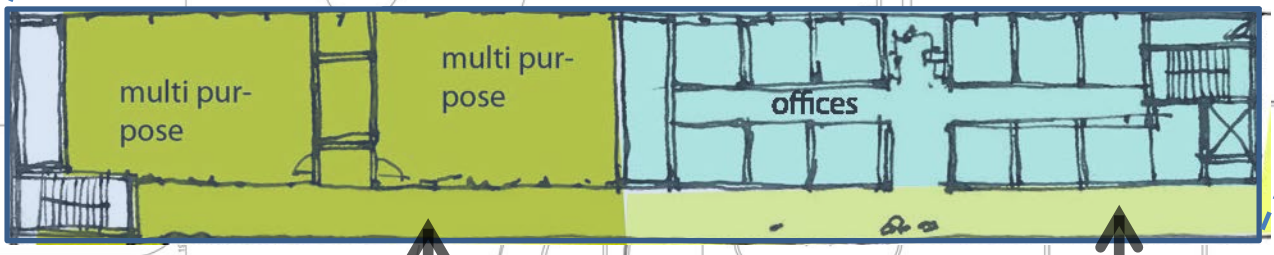


# OPTION 2 PHASE 1

Main Level Addition and Renovation:



Second Level Addition:



Multi-Purpose  
+ Exercise (+ Fitness until Phase 2)

Admin

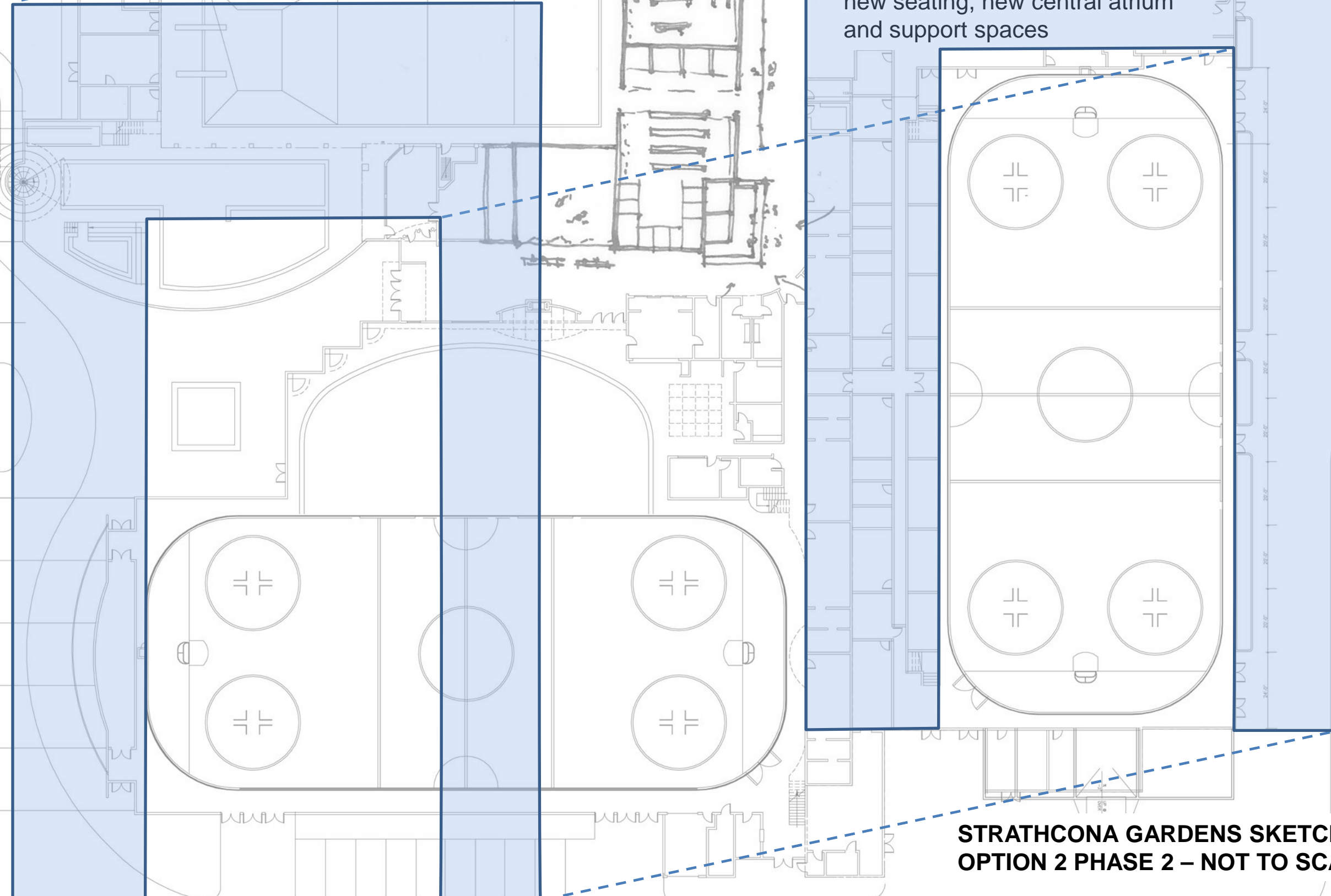
STRATHCONA GARDENS SKETCH PLANS  
OPTION 2 PHASE 1 – NOT TO SCALE

# OPTION 2 PHASE 2

Second Level  
Addition

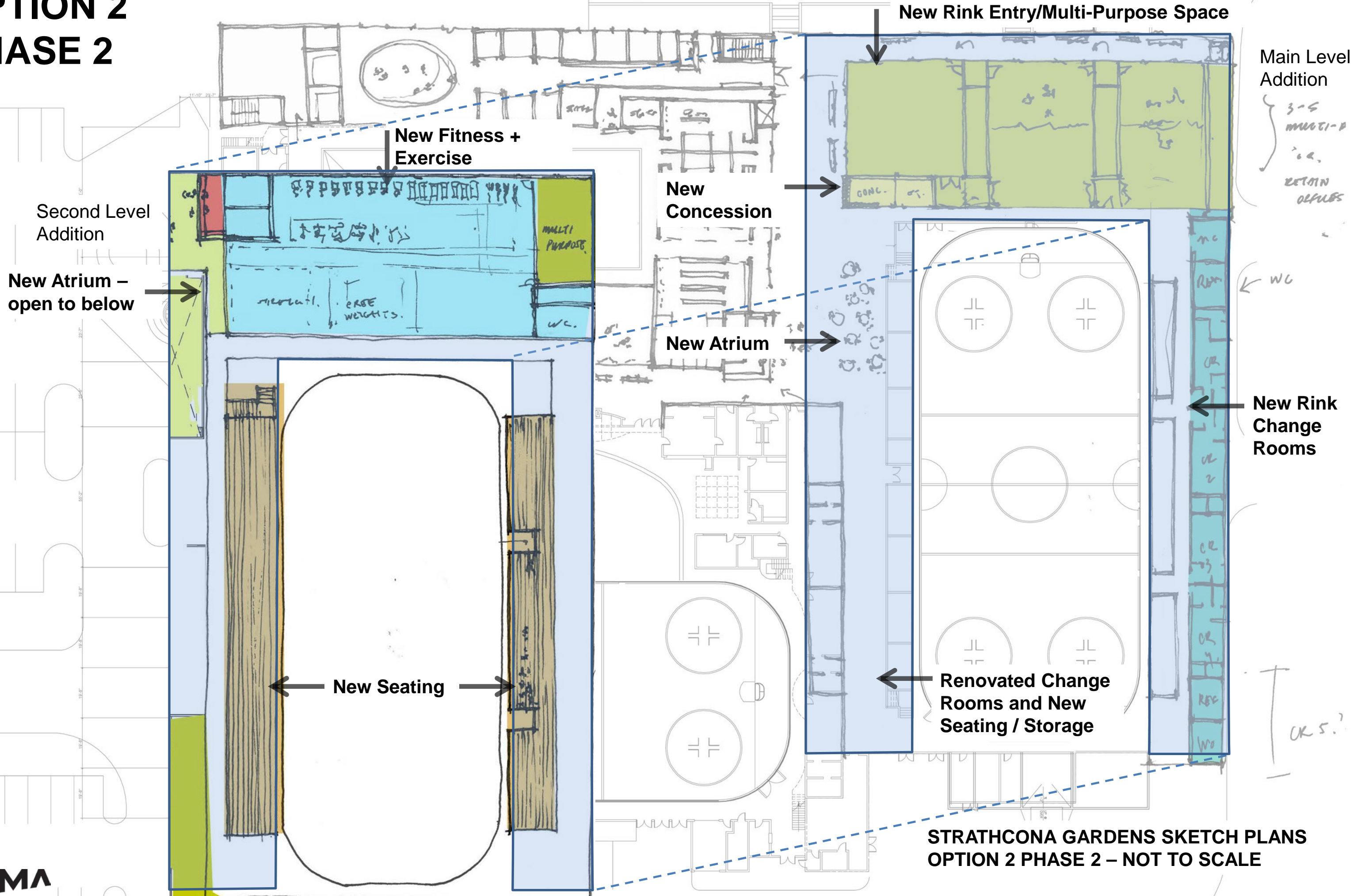
**Rink 1 Rebuild**  
10000 sf 2 level floor area addition  
(5000 per level) and  
New wider long-span shell over  
existing ice pad to accommodate  
new seating, new central atrium  
and support spaces

Main Level  
Addition



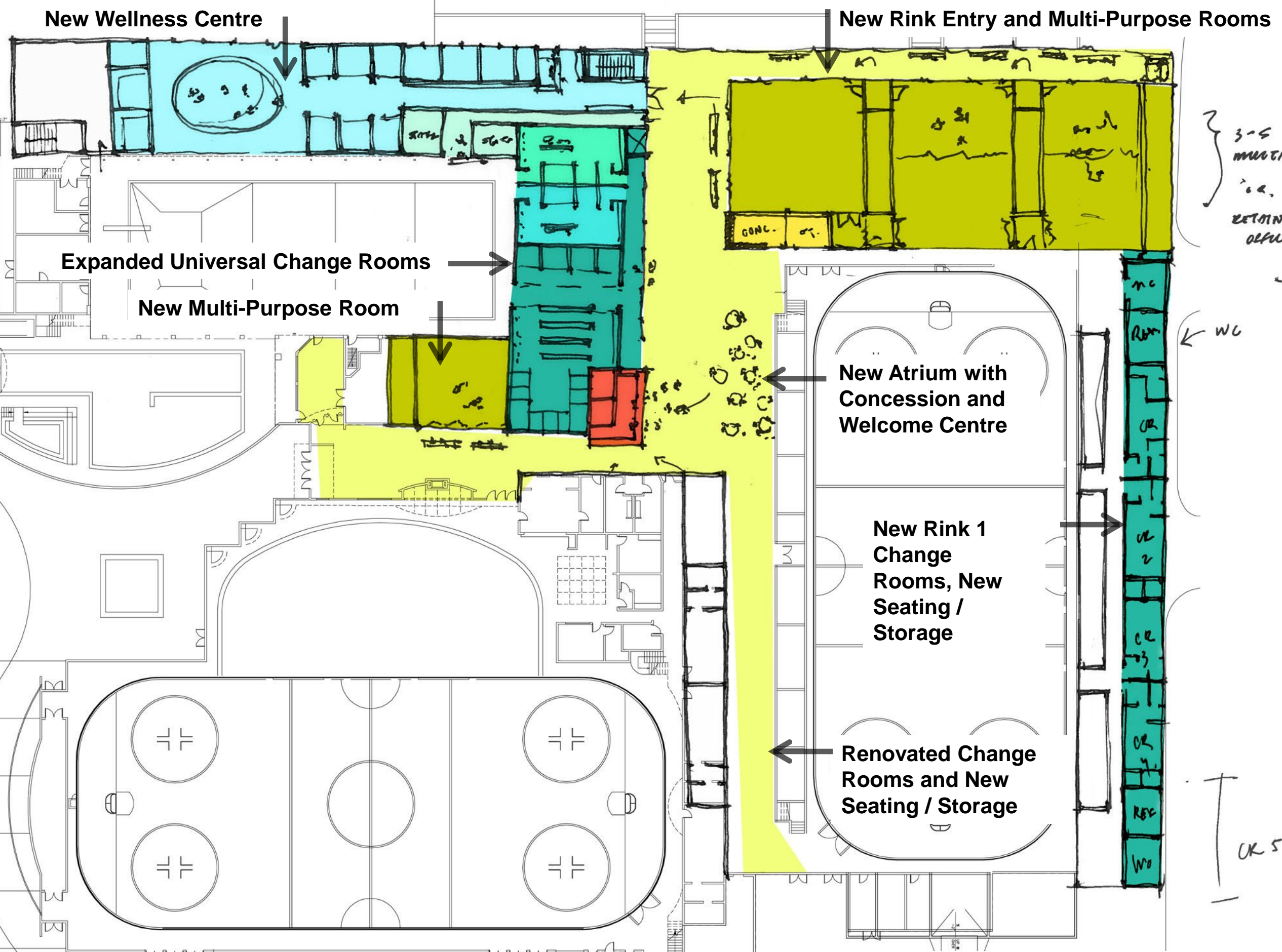
**STRATHCONA GARDENS SKETCH PLANS  
OPTION 2 PHASE 2 – NOT TO SCALE**

# OPTION 2 PHASE 2



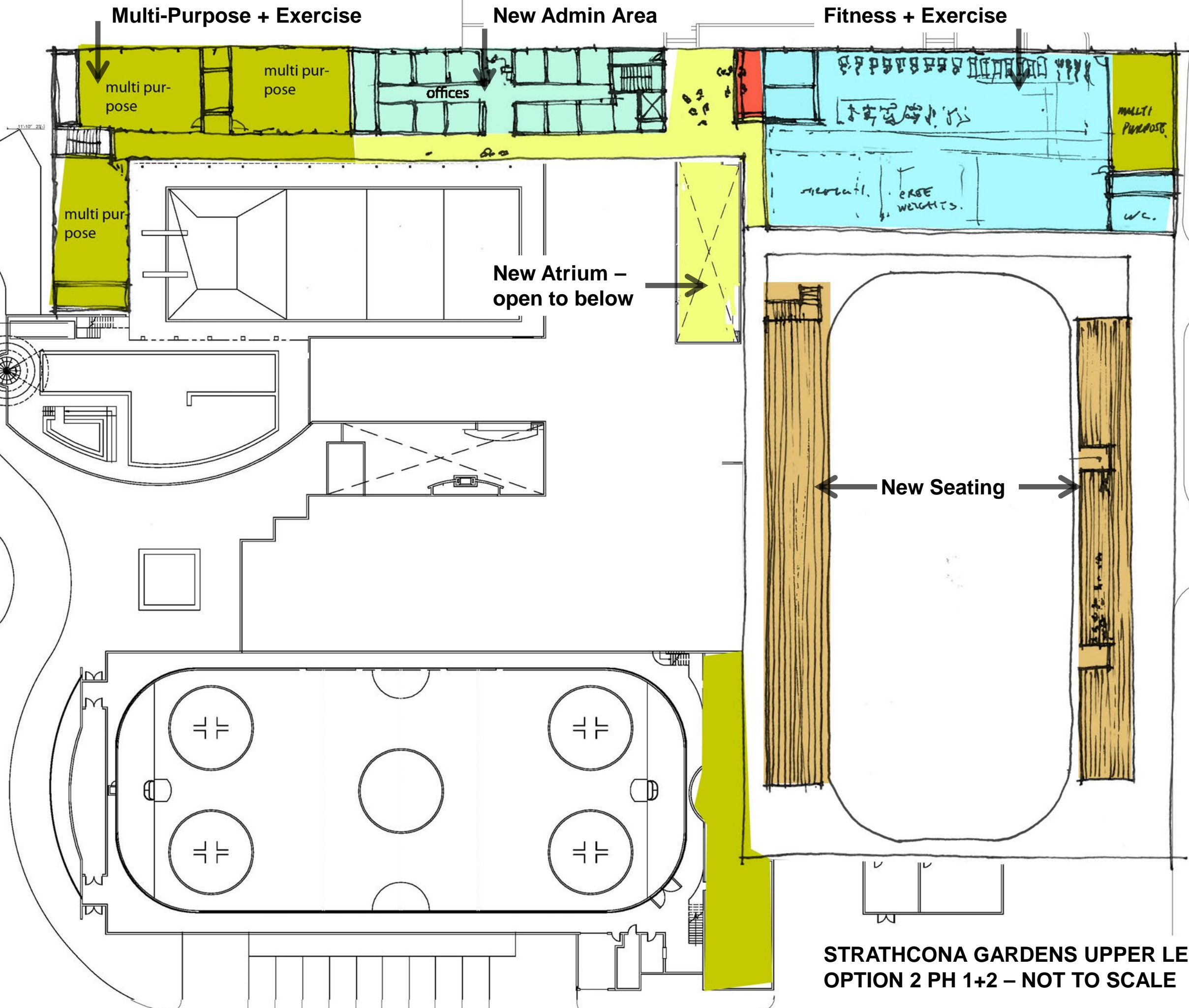
STRATHCONA GARDENS SKETCH PLANS  
OPTION 2 PHASE 2 – NOT TO SCALE

# OPTION 2 PH 1+ 2



STRATHCONA GARDENS MAIN LEVEL PLAN  
OPTION 2 PH 1+2 – NOT TO SCALE

# OPTION 2 PH 1+2



STRATHCONA GARDENS UPPER LEVEL PLAN  
OPTION 2 PH 1+2 – NOT TO SCALE

# Themes that influence Recreation Facility Design

The facility programs and design of recreation facilities generally reacts, sometimes faster, sometimes slower, to prevailing trends in recreation and in society, as well as changes in demographics. Some developments have more immediate impact on the way facilities are built, some a more nuanced and subtle influence on the design and operation of recreation centres.

## 1) Patron expectations are shifting:

- a. Many people feel they have less flexible time and exhibit less interest in arranging their personal schedules around available services. Large demographic sections express less desire for structured or organized leisure activities with regular time commitments, and instead more expectations around self-directed activities and schedule flexibility. They are seeking flexible, in some cases 24/7 availability of recreation services and programs that can support individual and varied personal schedules. Complex recreation schedules that separate different patron groups and different activity types temporally over the day are increasingly being replaced with schedules and facilities that provide offerings for everyone, at all times.
- b. Large segments of the population are increasingly aware of the social value of unplanned, casual, human interactions. Despite or because of a widespread increase of virtual social interaction (social media), welcoming gathering and social spaces that support and invite unplanned, casual encounters are enjoying resurging popularity

## 2) Demographics are changing:

Without delving into much detail, some of the demographic developments found in a comparison of the 2011 and 2006 Campbell River census data, indicate the following factors that may be considered as improvements to the Strathcona Gardens Recreation Centre are contemplated.

- a. Age group 65 years and older is the fastest growing segment of Campbell River's demographic
- b. While Campbell River has a percentage of households with children under the age of 24 that lies just below, but near the BC and Canadian average, the lone-parent household percentage is slightly higher than BC and Canadian averages.

# Some Trends in Community Centre and Recreation Centre Design

## 1 Efficiency

- 1a Space efficiency, focus on multi-use and high-use spaces
- 1b Energy efficiency and Sustainability

## 2 Accessibility & Inclusivity

- 2a universal accessibility
- 2b support spaces for secondary needs
- 2c wayfinding, lighting and acoustic design for accessibility

## 3 Social Spaces

- 3a Multi-Use complexes - destination centres
- 3b Gathering spaces small and large
- 3c Concessions and food services

## 4 Safety and Comfort

- 4a transparent and airy public spaces
- 4b welcoming and inviting public interfaces and reception desks
- 4c "eyes on the street" - passive or natural surveillance (CPTED)



# 1 SPACE EFFICIENCY - FLEXIBILITY

## 1 a. Space Efficiency - Multi-Use and High Use Spaces

- **Flexibility** is trump

This means that current facility design focusses on creating spaces that can serve multiple functions, easily, at different times and without significant modifications.

Selection of appropriate flooring materials, specifying considered mechanical and lighting systems with appropriate levels of controls, the provision of ample storage spaces and the careful layout of adjacencies are critical to successfully planning **multi-purpose spaces**.



*Flexibility - Multi-Purpose Spaces, carefully designed so that they can truly serve multiple uses, consistently prove to be the flexible ingredient that allows recreation and community centres to flourish. Key is associating sufficient storage spaces alongside the multi-purpose areas in order to avoid the spaces being taken over by single uses.*

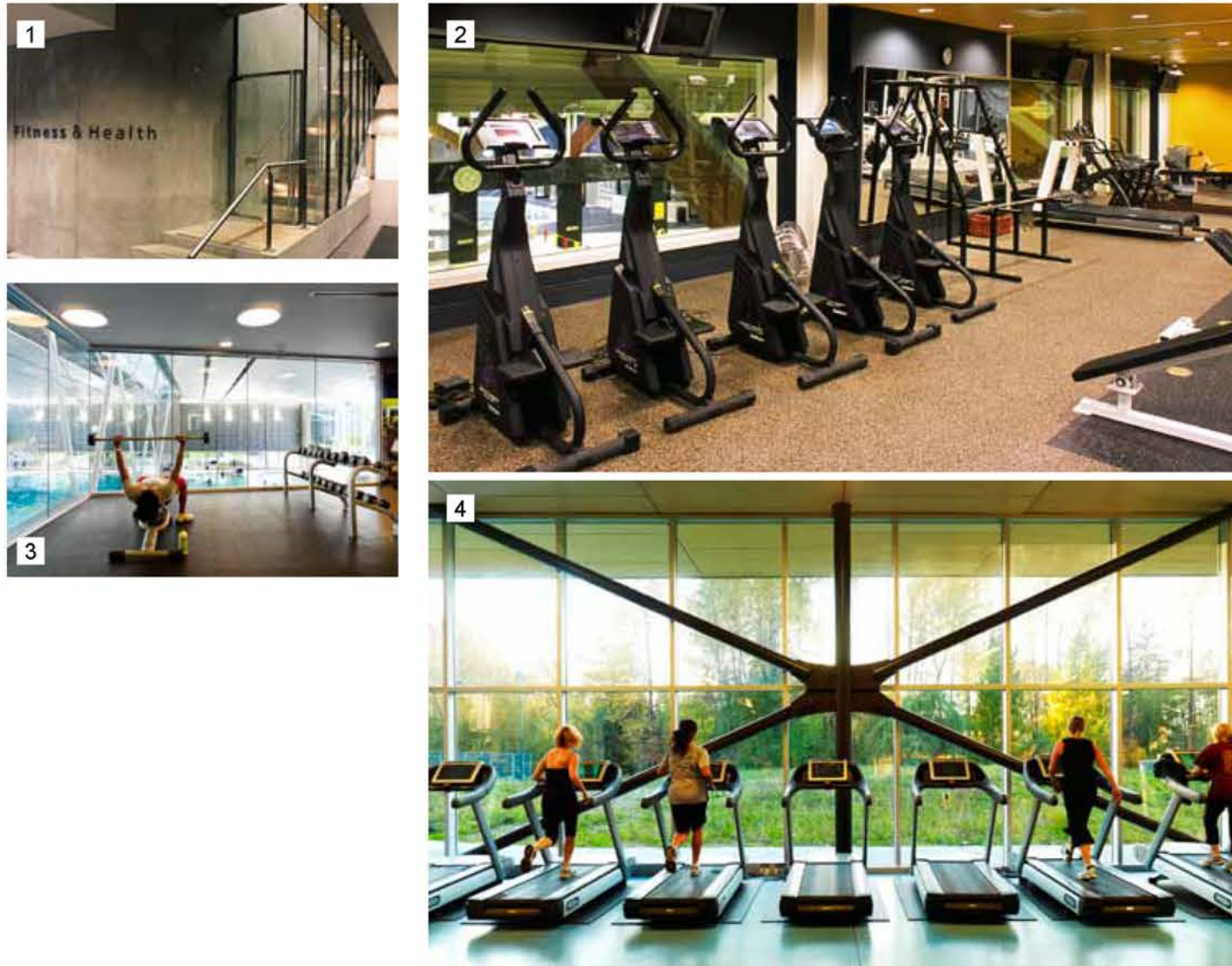


*This bright aerobic and dance studio is equipped with walk-through storage room as well as wall-mounted ball storage to allow the room to be used for other purposes when not in use for its dedicated purpose*

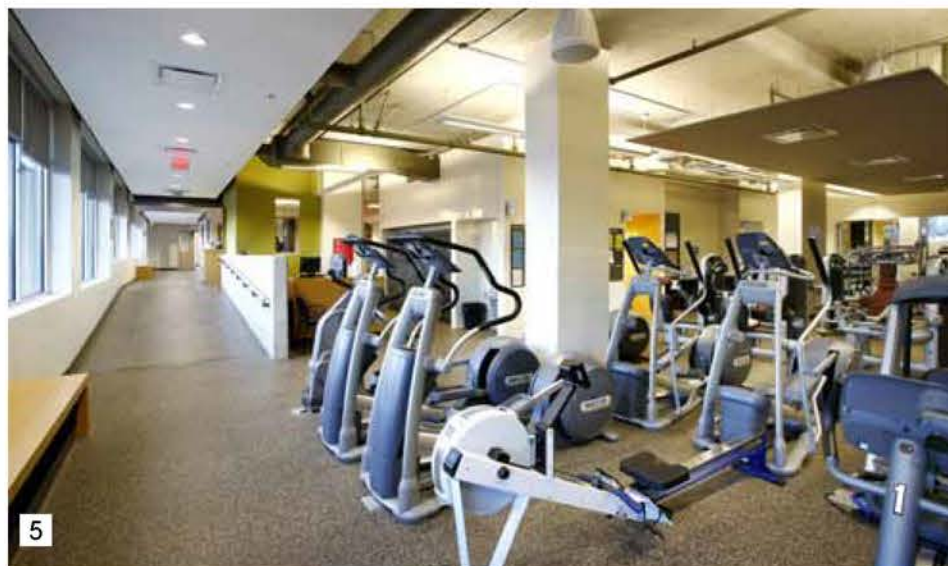


1, 2 - Gordon Head Recreation Centre, Saanich  
3 - West Van Community Centre  
4, 5 - Port Moody Recreation Centre

# 1 SPACE EFFICIENCY - HIGH-USE SPACES



*Efficiency - High-Use spaces: Fitness and Wellness spaces typically contribute a higher revenue per square meter of facility than most other functional spaces due to their popularity, their smaller area requirement per person and their ability to provide equipment in quick response to patron's preferences. Secondary wellness and health treatment spaces complement this functionality with small capital investment and higher revenue return.*



*Above: Installation of a dry play area at the Windsor Aquatic Centre has been a successful compliment to the aquatic and fitness area offerings. Kelowna Family Y Youth Centre / Multi-Purpose Room benefits from newer attractions that increase usage of facility with very little additional space requirements.*



## 1 a. Space Efficiency - Multi-Use and High-Use Spaces

- **High-Use spaces** are favoured

Facility components that serve a larger number of patrons with smaller footprint requirements are increasingly favoured in facilities that are required to make best use of their spaces and budgets:

- Fitness and weight rooms offer a large return on investment because they require a relatively small footprint per person and tend to enjoy high level of usages throughout long periods of the day
- dry play areas, while requiring capital investment for the equipment, typically do not require a very large footprint compared to their attractiveness in increasing a facilities offerings for younger age groups.
- the addition of wall-mounted attractions and games require little floor area in facilities but significantly increase the usage of multi-purpose spaces and gyms

- 1, 2 - West Vancouver Aquatic Centre
- 3 - Poirier Aquatic Centre, Coquitlam
- 4 - Port Moody Recreation Centre
- 5 - Langley Civic Centre
- 6 - Windsor Aquatic Centre, Windsor ON
- 7 - Stockimage of Primeplay Ballcity TM
- 8 - Kelowna Family Y

# 1 ENERGY EFFICIENCY & SUSTAINABILITY



*Sustainability - covered bicycle parking, covered electrical scooter parking complete with metered scooter charging stations, wheelchair parking and handi-dart pick-up stop mark this recreation centre entry and set the tone of integrating fitness and wellness into a community focussed on multi-modal approach to transportation.*



*Sustainability - natural ventilation, abundant natural daylighting, solar hot water systems, ground source heat pumps (geothermal) or air-to-air heat pumps are finding their way into more and more facilities as energy efficiency plays an increasing role during the design of public facilities.*

- 1 - Gordon Head Recreation Centre, Saanich
- 2, 3 - Ravensong Aquatic Centre, Qualicum Beach
- 4 - Walnut Grove Aquatic Centre, Langley
- 5, 6 - Arts Centre at Cedar Hill & Cedar Hill Recreation Centre, Saanich

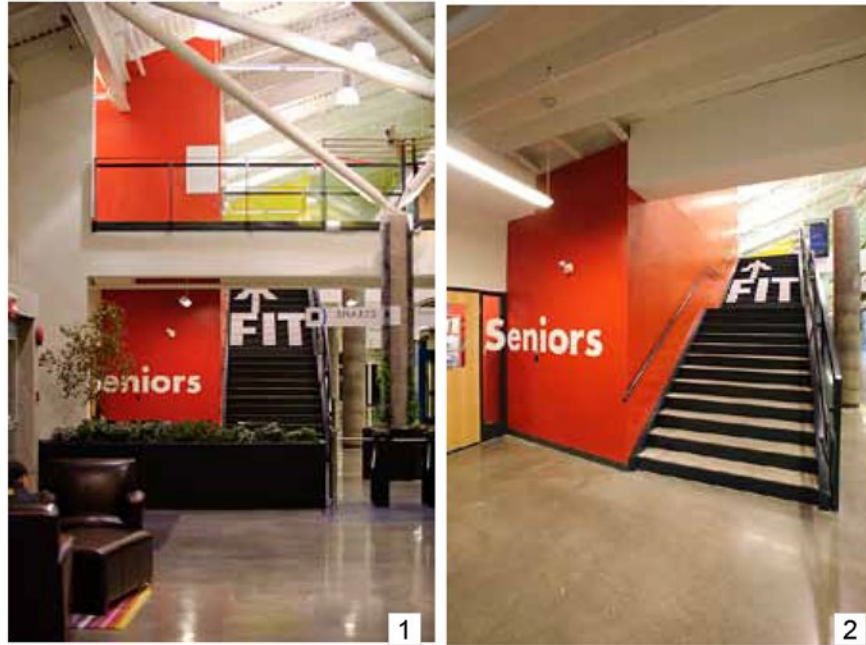


*Sustainability: heat island mitigation through planted roof, natural light is brought deep into the building through skylights, materials salvaged from the demolition of existing building are re-purposed for custom millwork that provides seating and display opportunities.*

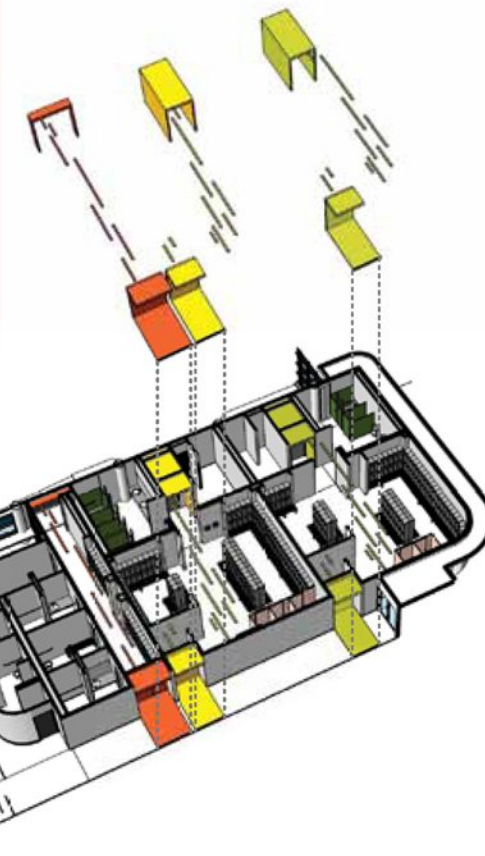


b. **Sustainability** - Energy efficiency is a must:  
 Current facility design understands that over the life-span of a building, the ongoing operating costs are a multiple of the original capital cost investment. Overall footprint, adjacency of spaces, system selection and assembly selection all factor into creating more efficient facilities and want to be carefully balanced with operational needs and the desire to create open, naturally lit, inviting and highly transparent spaces.

## 2 ACCESSIBILITY & INCLUSIVITY



Accessibility is more than wheelchair access: Wayfinding design that uses oversized type, tile patterns and bold colours in consideration of visual impairments, hearing assistance loops in consideration of hearing impairments are employed in support of improving the experience for patrons of all abilities.



■ FAMILY CHANGEROOM  
■ WOMEN'S CHANGEROOM  
■ MEN'S CHANGEROOM

- 1, 2 - Abbotsford Recreation Centre
- 3 - Ravensong Aquatic Centre, Qualicum Beach
- 4 - Hillcrest Centre, Vancouver
- 5 - Arts Centre at Cedar Hill & Cedar Hill Recreation Centre, Saanich

2) **Accessibility and Inclusivity:** Recreation Centres are increasingly used by patrons of all abilities, orientations and cultural backgrounds. As recreation, wellness, health and leisure activities become more integrated, facilities must be universally accessible and inclusive to all

- a. **Universal accessibility** means ensuring that the experience for all patrons is similarly convenient, providing dignified and equitable access to all spaces, avoiding stigmatization or inconveniencing minorities. In addition to meeting code minimums in regards to accessibility, new facilities pay attention to integrating travel paths for people of all abilities that avoid separating patrons based on their varying abilities.
- b. Accessibility includes consideration of the **secondary needs** and cultural contexts that might distinguish various patron groups, such as the provision of storage spaces for strollers to accommodate the youngest users, intermittent seating opportunities to allow resting or spaces and travel paths that consider motorized scooters, walkers or wheelchairs.
- c. Providing facilities that are responsive to all accessibility needs goes beyond consideration of mobility impairments to include all aspects of **patron experience**, such as providing integrated hearing assistance technology and intuitive wayfinding design through layout, natural and artificial lighting design colours and textures in support of visually impaired patrons and gender neutral facilities.

*Accessibility - provision of accessible path of travel for strollers and wheelchairs as part of renovating an old facility thanks to dedicated grant program*

Gender neutral washroom sign:  
"trans people welcome"



### 3 SOCIAL SPACES MULTI-USE COMPLEXES



Multi-use complex - inclusion of complimentary community spaces, such as libraries, food outlets and walking tracks will increase the appeal of modern recreation and community centres, invite casual gathering and meeting, and in turn support financial sustainability.

1 - Hillcrest Community Centre, Vancouver  
 2, 3 - Legends Centre, Oshawa  
 4, 5 Windsor International Training and Aquatic Centre and Windsor Adventure Bay Family Water Park, Windsor, ON

- 3) **Social Spaces – the bumping spaces:** recreation centres play an increasing role in the social fabric of communities and newer facilities recognize this by providing many opportunities for structured and casual gathering, interaction and conversation.
- a. **Multi-use (destination) complexes** – by combining a variety of recreation, leisure and wellness programs within extended, larger destination facilities, the tendency for patrons to linger and gather increases manifold over single purpose facilities. The inclusion of allied programming and related services, such as community libraries, art galleries, third-party tenants (physio, wellness) or even municipal or community police liaison offices, can all contribute to making recreation centres vibrant community centres that attract and retain more patrons.
  - b. **Gathering spaces** take on many forms. Providing variety is proving to be the key to success. The design of incidental “spaces in-between”, such as the edges and thresholds between circulation and activity spaces take on significance in delivering this variety. Small, modest opportunities for quiet rest along the edges want to be balanced with dedicated seating areas in the centre of activities. The levels of “seeing and be seen” are now carefully considered during the design phase, as they directly impact the success of the public indoor realm.
  - c. Many examples of challenged concessions or coffee outlets at recreation centres exist, ventures that proved to not be financially viable. However, newer facilities are experiencing a lot more success incorporating third party or self-run **popular concessions and coffee shops**. One of the keys to their success lies in the design of the interior public spaces and the provision of reasons for patrons to spend more time in the facility. Providing visual incentive (activities are visible, people watching is possible, yet not intrusive), physical incentive (quality space, seating of all kinds, variety of program offerings) and financial incentive (provide quality product for a reasonable price) combine to attract patrons.

The centrally located Atrium in this large facility provides access to multiple leisure and competitive aquatic and fitness facilities combined into one complex.



# 3 SOCIAL SPACES AND GATHERING SPACES



1



2



3

*Social Spaces - gathering opportunities for large and small groups are interspersed through these expansion and renovation projects, created with varying levels of prominence within the functional flow of the building and employing a variety of hard and soft materials, colours, natural and artificial lighting.*



4

*"Bumping Spaces" - opportunities for rest, dialogue and socializing*



5



6



7



9



*Social Spaces - gathering opportunities and coffee shops. Newer Community and Recreation Centres have been enjoying an upswing in popularity of coffee shops and food concessions when providing a good balance between quality, cost and opening hours.*



11

- 1, 2, 3, 6, 11 - West Vancouver Community Centre
- 4 - Sungod Aquatic Centre, Delta
- 5 - Gordon Head Recreation Centre, Saanich
- 7, 8 - Arts Centre at Cedar Hill & Cedar Hill Recreation Centre, Saanich
- 9 - Hillcrest Centre, Vancouver

# 4 SAFETY AND COMFORT



1

Welcome Centre - inviting and open design of reception areas set the tone for welcoming and inclusive centres, underscoring a service philosophy of putting the patron first.

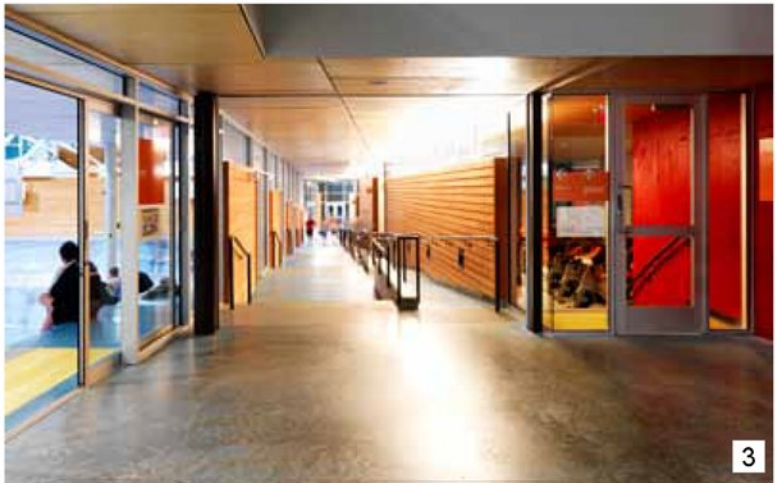


2

1 - West Vancouver Community Centre  
 2 - Hillcrest Centre, Vancouver  
 3, 4 - Port Moody Recreation Complex

- 4) **Safety and Comfort** – Patron comfort and patron safety factor hugely into the success of community and recreation spaces. This includes keeping facilities up-to-date with current safety regulations. It also includes an increased focus on designing public spaces that increase the feeling of safety.
- a. **Transparent, bright and legible facilities** - planning of simple and legible facility layouts assists patrons to orient themselves easily which is key to feeling at home and comfortable when visiting an unfamiliar facility. Being able to understand and see the attractions of a facility upon entry into a central public area as well as being able to find orientation by visually connecting with indoor and outdoor points of reference supports higher levels of patron comfort, increases general sense of safety and makes for an altogether livelier experience. Supporting this sense of clarity through high quality design, natural light, good air quality, good sightlines and uncluttered flexible spaces is becoming the new standard of safe and comfortable community and recreation centre design.
  - b. The reception and welcome desk is a main point of contact. The design of this interface between staff and the public is increasingly understood to be one of the most important expressions of a facility’s philosophy. Most facilities are visibly eliminating barriers between the staff and the public in order to **present a welcoming, helpful and informative experience** to their customers. Patron comfort is an accepted approach to minimizing hazards such as aggressive or disrespectful behaviour, supported by subtle security measures such as well design front desks, appropriate levels of visual supervision of these areas, quick access to back-up help and safe areas outside of the reach of the public etc.

Colour and transparencies help patrons orient themselves in this large renovated recreation complex



3



4

# 4 SAFETY AND COMFORT



Putting “eyes on the street” - eliminating blank walls and dark corridors as well as increasing transparency adds safety to both sides of the window. Outdoor areas, such as bicycle parking are passively supervised. Indoor areas that are busy and well visible are less susceptible to theft, vandalism or bullying.



1, 2 - Hillcrest Centre, Vancouver  
3 - West Vancouver Aquatic Centre  
4 - Port Moody Recreation Complex



c. Spaces that increase patron comfort levels and patron safety through design features such as **passive or natural surveillance** – strategically located windows and increased transparency allow patrons and users to “monitor” other activities within the facility. Locating infrastructure that is vulnerable to vandalism or attractive for thefts (such as lockers) in areas that are busy and well overlooked by other patrons has proven more efficient an approach than relying exclusively on closed circuit monitoring or security cameras. With its roots in CPTED (Crime Prevention through environmental design) principles for urban design, the concept of “eyes on the street” is now a fundamental building block of laying out the interior functioning of larger community and recreation complexes, not only increasing the feeling of security, but making for much livelier facilities and improved patron experiences.