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The content of this report is the result of work undertaken by Patkau Architects and their Consultant team during the period of December 09, 2010 to March 31, 2011 under the direction of the Vancouver Board of Parks and Recreation. Patkau Architects wishes to acknowledge the invaluable contribution of the Project Building Committee including the Vancouver Board of Parks and Recreation, the Marpole Oakridge Community Association, and Community Centre Staff. In addition, the Design Team and the Vancouver Board of Parks and Recreation expresses it's appreciation to the citizens of Marpole Oakridge who attended and provided feedback at an Open House held March 17, 2011.

*Patkau Architects
April 12, 2011*

Project Building Committee

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Site Plan/Development

The new Marpole Oakridge Community Centre is located at the north-east corner of Oak Park at 59th Avenue and Fremlin Street. This location was selected by the Building Committee for a number of reasons. In the first instance, by not constructing on the site of the existing facility at the corner of Oak Street and 59th Avenue, it can remain in use during construction of the new community centre. Further, the proposed location of the new community centre is an area of existing infrastructure (parking lot and waterpark) that is in need of replacement. This building location also avoids displacement and/or relocation of existing playfields, minimizes impact on existing park trees and vegetation, and is convenient to pedestrian walkways and nearby community schools.

Upon completion of the new community centre, the existing facility site will be redeveloped to provide a new parking lot as well as community gardens. A generous outdoor plaza along 59th Avenue and to the east of the new parking lot, will provide access to the principal entrance of the new community centre. A new connective walkway running north/south will be located to the west of the new community centre to provide direct access from 59th Avenue, the entry plaza and the parking lot, to the playfields and Oak Park to the south. A new waterpark will be located along this connective walkway in a sunny location to the south of the new community centre. The full perimeter of new development along Oak Street, 59th Avenue and Fremlin Street will be landscaped to enhance the experience of site and building and to buffer the impact on the existing neighbours.

Plan Organization

The new building is designed to facilitate community; to bring people and activities together, to

open up spaces to allow cross views and overlook, and to overlap uses to support the rich diversity of Marpole Oakridge. This is accomplished by a compact plan in which the entrance lobby, community gathering space, administration, multipurpose rooms and fitness spaces are organized around, and visually connected to, the central gymnasium volume. Major exterior and interior walls are glazed to enhance visual continuity; within the community centre itself, out to the surrounding neighborhood, landscape and park, and from the outside to activities within.

The gymnasium is located a level below the entrance level but connected directly to the lobby by terraced seating. This seating which is part of a larger community meeting space, provides for casual seating / hang-out, overview of activities within the gymnasium, as well as spectator seating for competitive events, performances and public presentations. The gymnasium, pre-school and daycare are located at this lower level taking advantage of a drop in the existing site topography to connect directly to associated outdoor play spaces. The pre-school and daycare are primarily accessible through these outdoor play spaces from Fremlin Street to the east.

Environmental Response

The design of the community centre responds to the environmental characteristics of Vancouver. This begins with a sloping roof with generous overhangs to provide shelter from rain, glare and excessive solar gain. Under these overhangs, extensive glass walls, in conjunction with carefully located skylights, fill the interior with natural light. These glass walls open views to the lush exterior landscape of Oak Park to the south and reveal the diversity of community activity within. The visible undersides of

exterior roof overhangs and interior walls and ceilings are wood and/or rich colors to create a vibrant, warm, inviting atmosphere.

Sustainable Design

The design of the community centre utilizes passive and active systems to maximize comfort and environmental sustainability. Green objectives and strategies include: LEED Gold certification, optimized building envelope, natural daylighting and views, solar control, rain protection, water use reduction, radiant heating and cooling, heat recovery, natural ventilation, indoor air quality management and native landscaping.

*Wish to have a new facility soon.
So glad we are moving ahead!
Looks great! Start building...*

Open House Comments, March 17, 2011

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Program Area Summary

Entry Level				Lower Level			
		sf	sm		sf	sm	
Entry Lobby				Gymnasium			
1	Entry Plaza - Outdoor			28	Full Sized Gymnasium	7000	650.6
2	Lobby	1717	159.6	29	Gymnasium Storage	430	40.0
3	Café	289	26.9	30	Women's Change Room	500	46.5
4	Terraced Seating / Stairs	1426	132.5	31	Men's Change Room	500	46.5
	subtotal	3432	319.0		subtotal	8432	783.6
Administration				Multipurpose / Activity			
5	CRS Office	138	12.8	32	Multipurpose Room 4 (Music/Academic)	610	56.7
6	Rec. Programmer 1 Office	107	9.9	33	Music Room 1	96	8.9
7	Rec. Programmer 2 Office	107	9.9	34	Music Room 2	74	6.9
8	Open Office Area (Reception, RFC, Youth Worker)	431	40.1	35	Music Room 3	74	6.9
9	Bookkeeper / Association Office	103	9.6	36	Preschool (see COV CDG Detail)	1822	169.3
10	Meeting / Staff Room	292	27.1	37	Licensed Daycare (see COV CDG Detail)	2289	212.7
11	Copy Area & Storage	216	20.1	38	Preschool - Outdoor Play		
12	Staff Washroom	48	4.5	39	Licensed Daycare - Outdoor Play		
	subtotal	1442	134.0		subtotal	4965	461.4
Fitness / Wellness				Building Support			
13	Fitness Centre (incl. Recpt. & Office)	3206	298.0	40	Building Engineer Office	89	8.3
14	Men's Change Room	217	20.2	41	Janitor	58	5.4
15	Women's Change Room	217	20.2	42	Elevator	53	4.9
16	Wellness Flex Space	1259	117	43	Mechanical / Electrical Room	2098	195.0
	subtotal	4900	455.4	44	Field House Washrooms	377	35.0
Multipurpose / Activity				45	Outdoor Field Storage	619	57.5
17	Multipurpose Room 1 (Dance)	1656	153.9	46	Circulation, Storage, Walls & Structure - Distributed	1656	153.9
18	Youth Centre	615	57.2		subtotal	4950	460.0
19	Youth Office	75	7.0		Lower Level Gross Floor Area	18346	1705.0
20	Multipurpose Room 2 (Arts, counter & sink)	615	57.2		Total Gross Floor Area	32880	3055.8
21	Multipurpose Room 3a (subdivided)	626	58.2				
22	Multipurpose Room 3b (subdivided)	1200	111.5				
23	Kitchen/Servery	186	17.3				
	subtotal	4974	462.3				
Building Support							
24	Garbage & Recycling	109	10.1				
25	Janitor	91	8.5				
26	Elevator	53	4.9				
27	Circulation, Storage, Walls & Structure - Distributed	2817	261.8				
28	Gymnasium (Lower Level)						
	subtotal	3070	285.3				
	Entry Level Gross Floor Area	17819	1656.0				

Optional Program Area not included in Total Gross Floor Area.
 Additional Notes:
 Program areas may vary from the Schematic Design Drawings.
 Program areas are subject to adjustment during design development.

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Childcare Program Area Summary

City of Vancouver Childcare Design Guidelines							
36	Preschool (20 Spaces)	sf	sm	37	Licensed Daycare (25 Spaces)	sf	sm
	Indoor Activity Spaces				Indoor Activity Spaces		
	Art Area	81	7.5		Dedicated Art Area (wet messy)	108	10.0
	Table Area	151	14.0		Table Area	151	14.0
	Other Activity Settings	511	47.5		Area for Other Activity Settings	651	60.5
	Quiet Room	97	9.0		Quiet Room	97	9.0
	subtotal	839	78.0		Gross Motor / Nap Room	323	30.0
					Storage with Large Motor/Nap Room	48	4.5
	Support Spaces				subtotal	1377	128.0
	Cubby	129	12.0		Support Spaces		
	HC Washroom	75	7.0		Cubby	151	14.0
	Storage	97	9.0		Kitchen** (increase to 12m2 if shared)	102	9.5
	Staff Office & WC	129	12.0		Handicapped Accessible Children's WC	97	9.0
	Kitchen** (add 9m2 if not shared)	0	0.0		Storage	86	8.0
	subtotal	430	40.0		Parent's Room**	65	6.0
					Staff Office	75	7.0
	Total Net	1270	118.0		Handicapped Accessible Staff WC w/ Diapering Area**	48	4.5
					Laundry / Janitorial**	43	4.0
	Outdoor Areas				subtotal	667	62.0
	Covered Outdoor Space	355	33.0		Total Net	2044	190.0
	Open Outdoor Space	1151	107.0		Outdoor Areas		
					Covered Outdoor Space	484	45.0
					Open Outdoor Space	3282	305.0
					** (areas may be shared)		

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Architectural Schematic Design

Entrance Court

paved court receives the community rain porch shelters people links to the lobby of the new Centre

Children's Play Court

fencing provides security drop off on Fremlin Street visual control inside to outside weather protected porch

Field House

southern entry from play fields men's and women's washrooms can operate outside of Centre hours

Children's Water Court

relocated from current north eastern site attached to the 'link walk'

Small Courts

basketball courts to remain well connected and viewable

Community Gardens

easy access to vehicles for delivering supplies a place to meet others with similar interests

Parking

one way parking with loop access landscape screen

Grass Terraced Seating

sit in the sun and watch field games!

Existing Playfields

existing playfields will remain walkways in the southern half of site will remain existing mature landscape will remain

Elevated Bridge Link

bridge links west side to east side south access from Centre to park gym access to park under bridge

Connective Link Walk

new walkway connects north to south benches along the walk

View to New Community Centre

clear view from the south across playing fields

Street Edge Landscape

existing trees retained as much as possible landscaping acts as a green filter to street

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- 1 Entry Plaza - Outdoor
- 2 Lobby
- 3 Café
- 4 Terraced Seating / Stairs
- 5 CRS Office
- 6 Rec. Programmer 1 Office
- 7 Rec. Programmer 2 Office
- 8 Open Office Area
- 9 Bookkeeper / Association Office
- 10 Meeting / Staff Room
- 11 Copy Area & Storage
- 12 Staff Washroom
- 13 Fitness Centre
- 14 Men's Change Room
- 15 Women's Change Room
- 16 Wellness Flex Space
- 17 Multipurpose Room 1
- 18 Youth Centre
- 19 Youth Office
- 20 Multipurpose Room 2
- 21 Multipurpose Room 3a
- 22 Multipurpose Room 3b
- 23 Kitchen/Servery
- 24 Garbage & Recycling
- 25 Janitor
- 26 Elevator
- 27 Circulation, Storage, Walls & Structure
- 28 Gymnasium (Lower Level)

Entry Plaza
 Gathering Space
 Outdoor Seating
 Bike Parking

Community Meeting Place
 Comfortable Seating
 Tables & Chairs
 Display Space
 Cafe

Performance
 Spectator Seating
 Music / Theatre Stage
 Lecture / Presentation
 Homework / Study
 Hanging-Out

Sports
 Basketball
 Volleyball
 Badminton
 Indoor Soccer

Oak Park
 Outdoor Gathering Space
 Waterpark
 Picnicing / BBQ
 Flea Market
 Field House

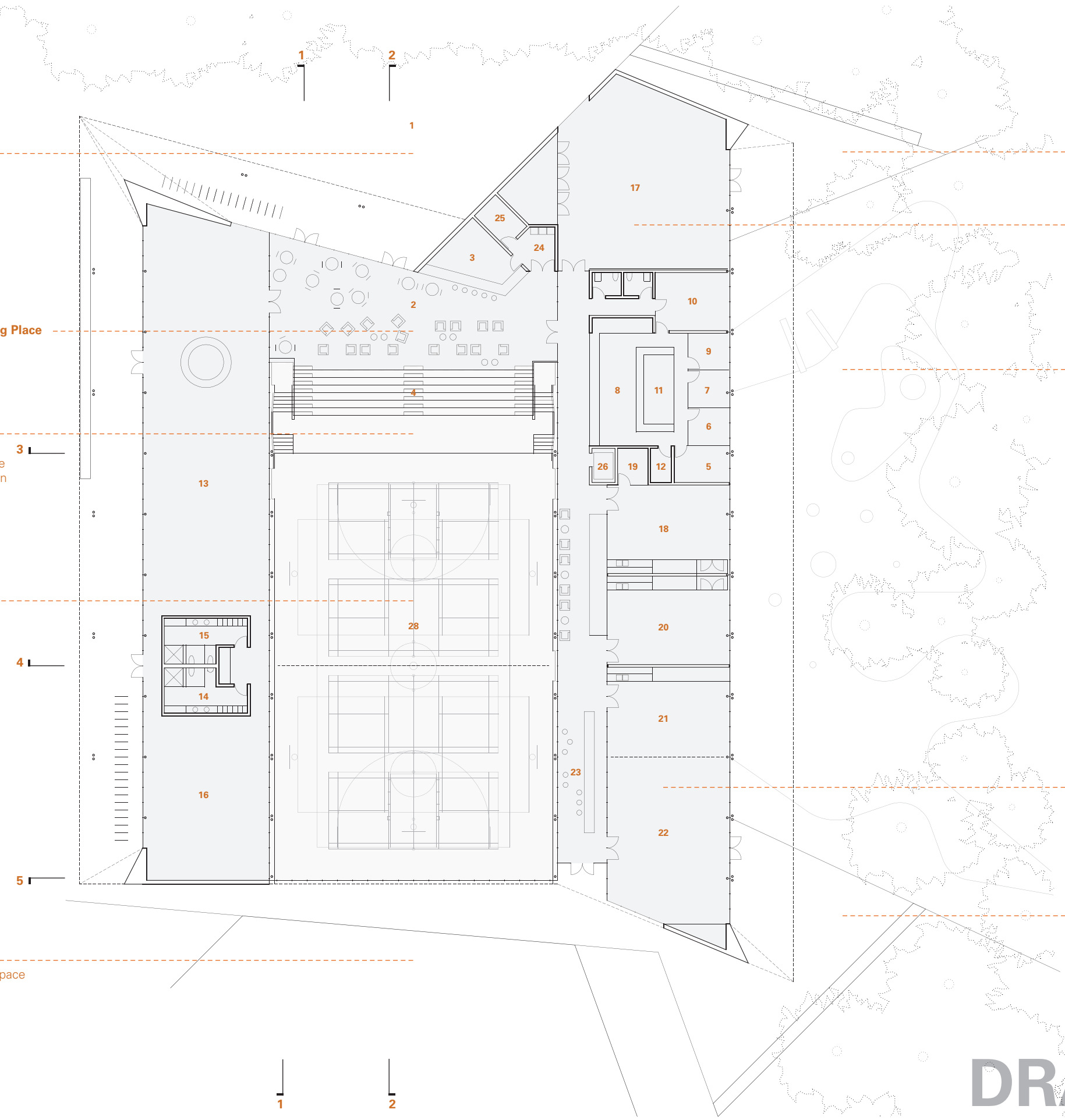
Outdoor Patio

Multi-Purpose Room
 Dance Floor
 Mirror Wall
 Outdoor Patio

Outdoor Play Below
 Landscaping

Multi-Purpose Room
 Subdividable
 Servery
 Outdoor Patio

Outdoor Patio



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- 28 Full Sized Gymnasium
- 29 Gymnasium Storage
- 30 Women's Change Room
- 31 Men's Change Room
- 32 Multipurpose Room 4
- 33 Music Room 1
- 34 Music Room 2
- 35 Music Room 3
- 36 Preschool
- 37 Licensed Daycare
- 38 Preschool - Outdoor Play
- 39 Licensed Daycare - Outdoor Play
- 40 Building Engineer Office
- 41 Janitor
- 42 Elevator
- 43 Mechanical / Electrical Room
- 44 Field House Washrooms
- 45 Outdoor Field Storage
- 46 Circulation, Storage, Walls & Structure

Performance
 Spectator Seating
 Music / Theatre Stage
 Lecture / Presentation
 Homework / Study
 Hanging-Out

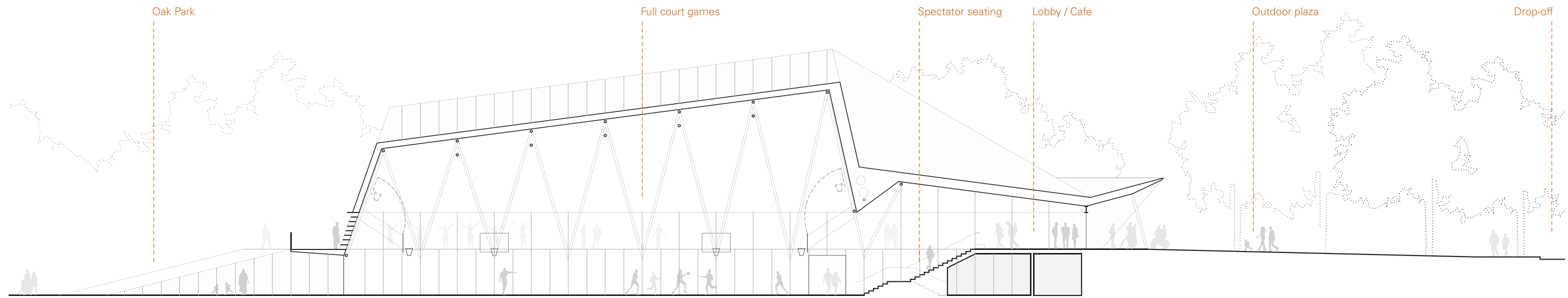
Sports
 Basketball
 Volleyball
 Badminton
 Indoor Soccer

Oak Park
 Outdoor Gathering Space
 Waterpark
 Picnicing / BBQ
 Flea Market
 Field House

Landscaping Buffer

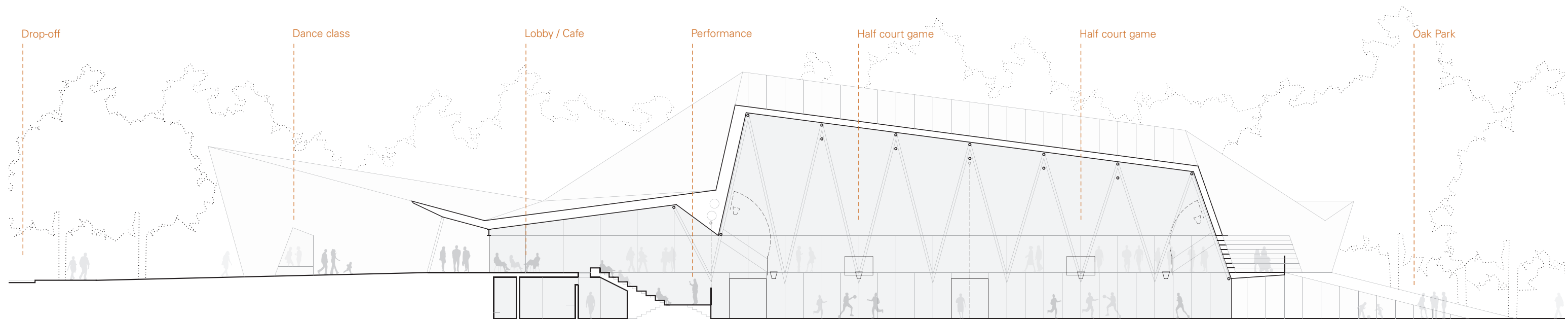
Outdoor Play
 Fremlin Street Drop-off
 Covered Porch
 Open Play Area
 Fence / Gate

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Section 1 - Big Event

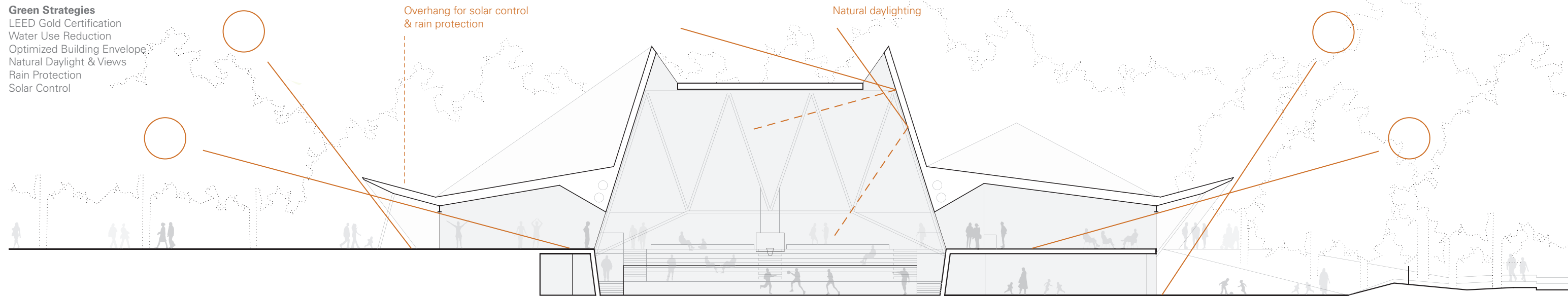
Design for Community; bring people and activities together, open spaces to allow cross views and overlook, overlap uses to support the rich diversity of Marpole Oakridge.



Section 2 - Multiple Events

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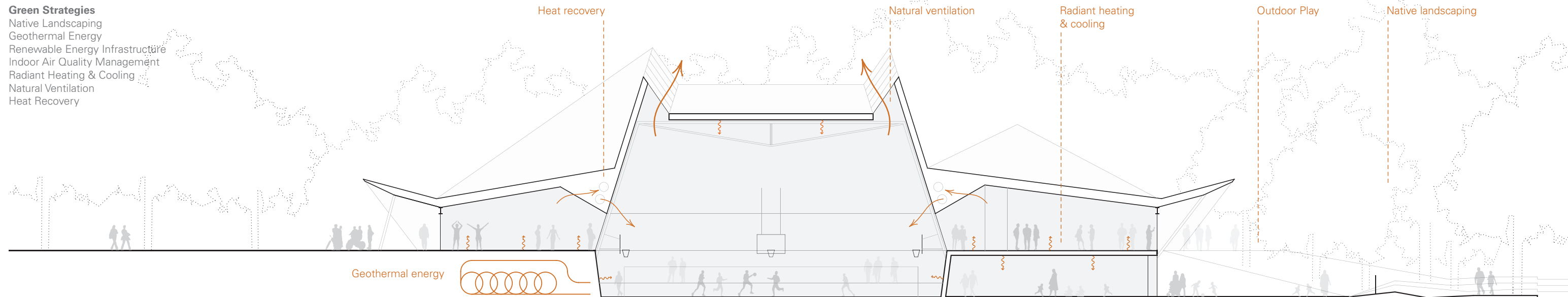
Green Strategies
 LEED Gold Certification
 Water Use Reduction
 Optimized Building Envelope
 Natural Daylight & Views
 Rain Protection
 Solar Control



Section 3

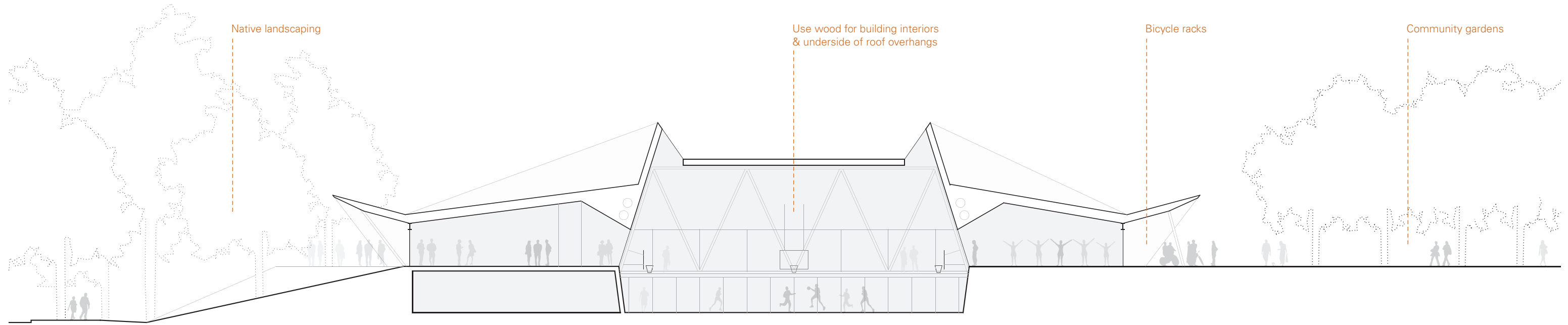
Design with Nature; use natural systems and forces to maximize comfort and environmental sustainability.

Green Strategies
 Native Landscaping
 Geothermal Energy
 Renewable Energy Infrastructure
 Indoor Air Quality Management
 Radiant Heating & Cooling
 Natural Ventilation
 Heat Recovery



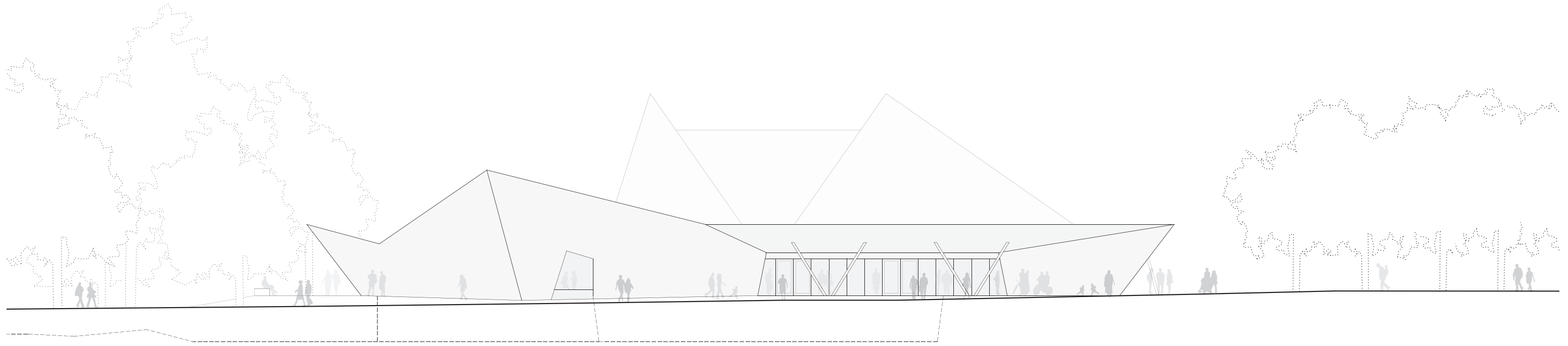
Section 4

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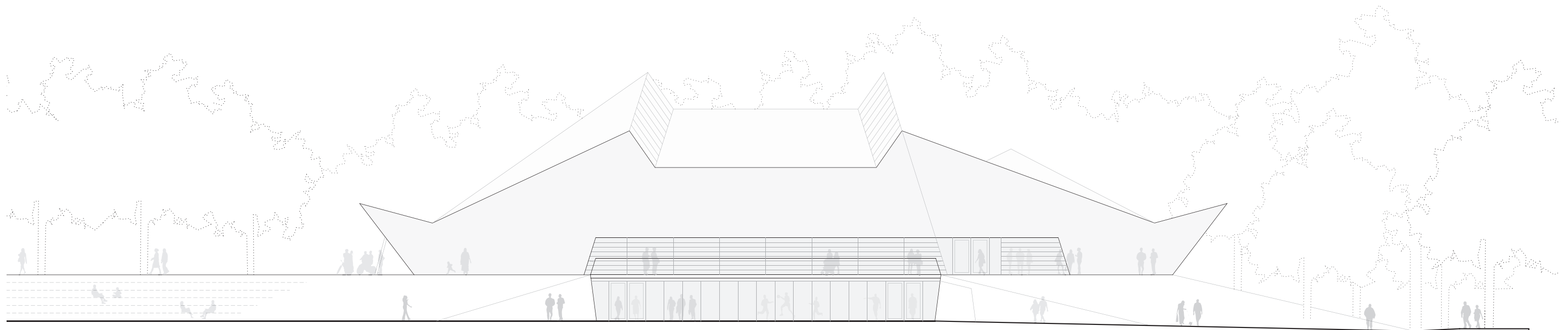
Section 5

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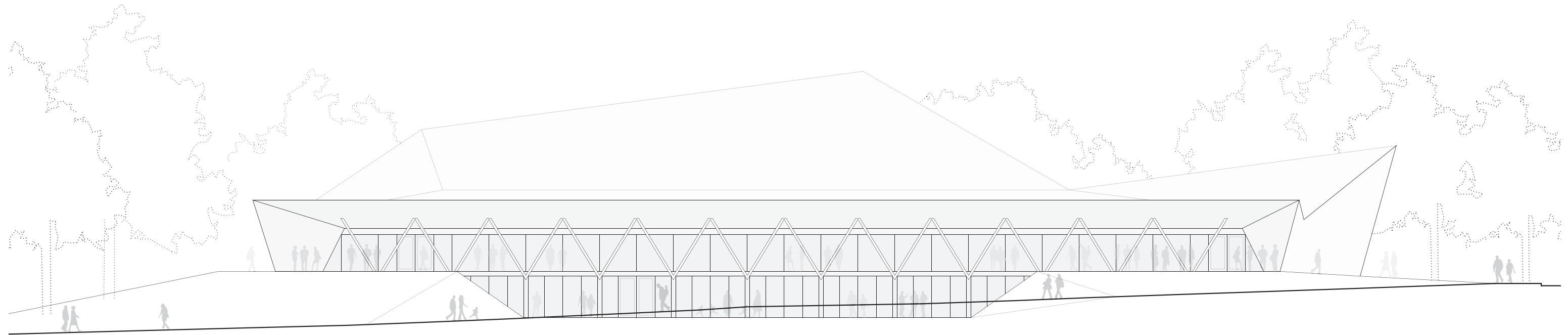
North Elevation

Design for Vancouver; use generous overhangs to protect from the rain and sun, use glazing and skylights to fill interior with natural light, use wood and color to create a warm interior.



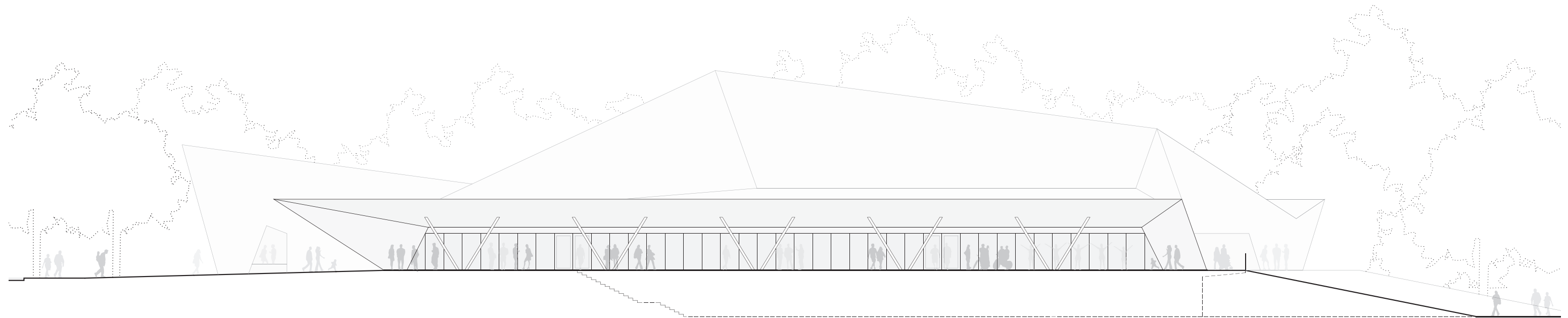
South Elevation

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East Elevation

**Maximize transparency for natural daylighting and views, from interior to exterior, and exterior to interior.
Depress gymnasium to reduce apparent building volume.**



West Elevation

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