



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** June 30, 2022

From: Jim V. Young, P. Eng. **File:** 06-2052-25-SCCR1/Vol 01
 Director, Facilities and Project Development

Elizabeth Ayers
 Director, Recreation and Sports Services

Re: **Steveston Community Centre and Branch Library – Form and Character Design**

Staff Recommendation

That the form and character design for the Steveston Community Centre and Branch Library as outlined in the report titled, “Steveston Community Centre and Branch Library – Form and Character Design,” dated June 30, 2022 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services be approved.

Jim V. Young, P. Eng.
 Director, Facilities and Project Development
 (604-247-4610)

Elizabeth Ayers
 Director, Recreation and Sport Services
 (604-247-4669)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Library Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On December 12, 2016, Council identified the Steveston Community Centre and Branch Library as a priority Phase 2 Major Facilities project for 2016-2026. Since then, Council has made a number of key decisions which include the approval of the program totaling 60,350 sq. ft., the site location at the southeast quadrant of the park, parking and the building concept form as well as the \$90 million capital budget and the \$5 million construction escalation contingency.

The purpose of this report is to present the proposed form and character design of the Steveston Community Centre and Branch Library for Council endorsement. The approval of this key stage will allow staff to continue to detailed design as well as enabling works and site preparation for construction of the new facility.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

3.1 Foster community resiliency, neighborhood identity, sense of belonging, and intercultural harmony.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

4.3 Encourage wellness and connection to nature through a network of open spaces.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

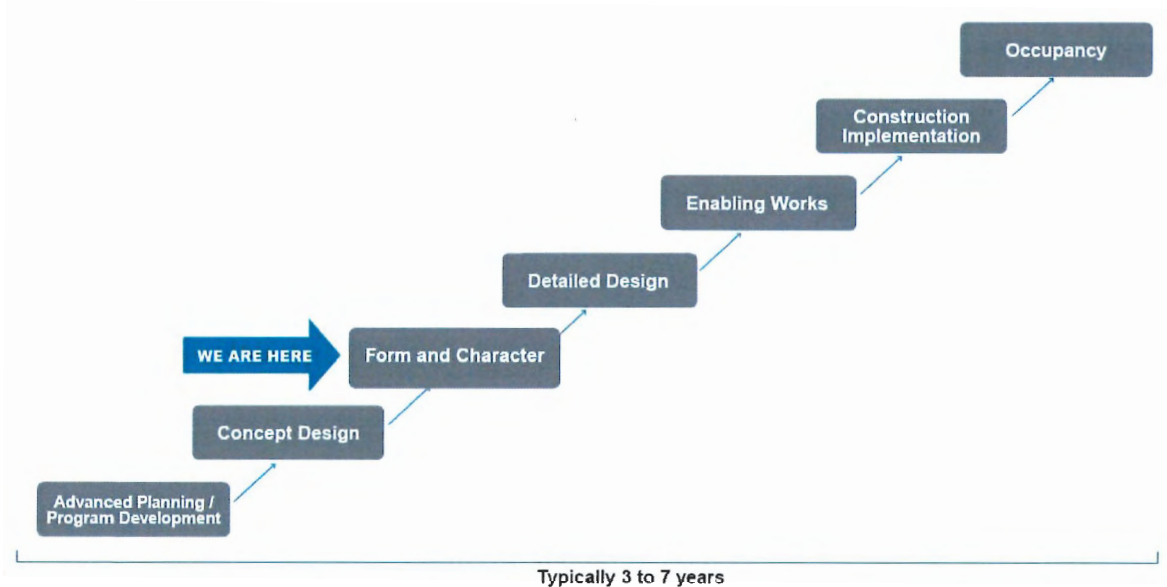
8.1 Increased opportunities for public engagement.

Background

The building design form with a 36,000 sq. ft. building footprint was determined and approved by Council, to be a three-storey facility plus one level of underground parking, which provides a balanced approach where program synergies are realized, impacts on green space and trees are minimized, and views and connections to the park are achieved from many of the program spaces.

The project has now reached the final steps in the Form and Character stage, which is the third stage of a multi-stage process in the delivery of a major facility project, as illustrated in Figure 1 below. Form and character refers to the general shape, volume, materials and general colour scheme of the building. Completion of form and character is an iterative and involved process that brings the exterior design to a point where detailed design of the facility can proceed.

Figure 1: Delivery Stages of a Major Facility Project



Analysis

The Form and Character design stage was an iterative process that included a Design Charrette and a variety of public engagement opportunities. The Design Charrette was implemented in April 2022 and was an inclusive, consensus-based session that informed potential design themes for the form and character of the facility. The Design Charrette along with subsequent discussions included City and Library staff, members of the Steveston Community Society and Richmond Public Library Board, as well as members of the architect and construction manager firms. Following the Design Charrette, the architects refined the character design and developed renderings of key views of the building for presentation to the public.

Recommended Character Design

The character of the new building is a culmination of the Design Charrette, public engagement, guiding principles for the project, and inspiration from various buildings and landmarks around the Steveston area. All of these elements were cohesively incorporated together, within the Council approved budget and program, to form the facility's exterior design.

Key inspirations for the proposed character design were:

- the project guiding principles – to be innovative, sustainable, inclusive, a model of wellness, synergistic, connected, and reflective;
- Steveston's unique cultural and historical identity; and
- synergies with surrounding buildings.

Key reflecting elements of the character design included:

- the platforms and docks at the Steveston waterfront;
- the canopies and fascia trims from the Steveston Interurban Tram Building;
- the traditional Japanese curved roof form of the Martial Arts Centre; and
- materiality and patterns from the surrounding industrial buildings.

The proposed character design builds on earlier engagement and feedback from the public and stakeholders, and considers the surrounding park environment and Steveston Village context. The new facility will serve the community into the future supporting the physical, wellness, life-long learning, and creative needs of those who live, work and play in Steveston and surrounding neighbourhoods (refer to Attachment 1).

Public Engagement Process

Fundamental to the character design process was implementation of an extensive public engagement program to confirm that the proposed form and character of the building aligns with the current and future needs of the community. Engagement opportunities were promoted extensively through direct mail, distribution of a news release, posters at community facilities, newspaper advertisements, social media, and outreach to key stakeholders.

Engagement opportunities were implemented from May 18 – June 7, 2022 and included 4 open houses, display boards on site at the Steveston Community Centre and Branch library, and a Let's Talk Richmond survey. The engagement opportunities were well received with the completion of 254 Let's Talk Richmond surveys and over 1,000 visitors at the in-person engagement opportunities.

The community expressed overwhelming support for the proposed character design as indicated on the Let's Talk Richmond survey responses:

- 83% of respondents agree or strongly agree that the proposed building character design reflects the Guiding Principle “Be Inclusive” and reflects the community as a whole.
- 80% of respondents agree or strongly agree that the proposed building character design reflects the Guiding Principle “Be Reflective” and the spirit of Steveston. It will inspire current and future generations to explore and use the facility.
- 79% of respondents agree or strongly agree that the proposed building character design is complementary to the existing facilities at the Steveston Community Park site.
- 80% of respondents agree or strongly agree that the proposed building character design provides a sense of connection between the building and the areas around it such as the plaza, park, and walking paths.
- 83% of respondents agree or strongly agree that the proposed building character design encourages them to want to explore the building and discover what is inside.

Overall support for the proposed character design was expressed by the community with comments including the following:

“The architecture design of this building is very fitting to Steveston. Very nice.”

“This appears to be a very well thought out project. I love that the environment is being strongly considered.”

Some of the feedback received through the Let's Talk Richmond surveys and in-person opportunities are best addressed at the detailed design stage. Examples of those comments include requests for art display space and sound mitigation between program areas.

The proposed character design is supported by both the Steveston Community Society and Richmond Public Library Board.

Advisory Design Panel (ADP)

Overall, the ADP was very supportive of the proposed facility design and were complimentary of the accessibility strategy and universal design principles seamlessly integrated throughout the project. There were a number of questions throughout the meeting that were answered by members of the project team. The questions and comments will be taken into consideration during the detailed design phase.

The proposed character design and budget currently reflect completing the facility to the City's Council adopted Sustainable High Performance Building Policy for all new City buildings to meet a standard of LEED (Leadership in Energy and Environmental Design) Gold Certification.

Should Council approve the character design outlined in this report, staff will proceed with detailed design development including consideration of ADP recommendations regarding the proposed facility form and character. It is anticipated that minor adjustments to the drawings presented in Attachments 1 and 2 will be made as the detailed design proceeds to ensure the project remains on budget and meets operational and stakeholder needs.

Tree Management and Communications Plan

City staff and the project arborist surveyed 112 trees located within the construction site and surrounding area. As a result, staff have confirmed that the number of trees anticipated to be impacted by the new facility is in the range of 60 - 70. The exact number of trees will be developed in tandem with the landscape design in the detailed design phase. The comprehensive tree management plan includes:

- complete inventory, condition assessment and retention value of all the trees that will likely be impacted by the new building and on site parking;
- strategy for the removal, retention or relocation of specific trees;
- protection plan for retained trees during construction; and
- maintenance and monitoring program to ensure the continued health of the trees.

Building construction enabling works are anticipated to commence in Fall 2022. Part of the enabling works is removal or relocation of trees directly impacted by the building footprint and realigned access road. The remaining tree removals or relocations required for plaza construction and demolition of the existing community centre will be completed at a later date, to be determined as the new community centre construction progresses.

A Certified Arborist Tree Management Report identified that of the 112 trees surveyed:

- 45 trees will be preserved and protected for retention on the site. Prior to construction, tree protection fencing will be placed around the trees that are to be retained and will be monitored during construction.
- A total of 67 trees will be removed or relocated as follows:
 - 55 trees are located in the construction zone and will be removed
 - 12 trees are recommended for transplanting within the park as the size and vitality are suitable for relocation

Trees impacted by the building footprint and construction enabling works will be removed. For every tree removed and not transplanted, 3 new trees will be planted. The 55 trees removed will be compensated by planting 165 new trees on the site or at another City location. Staff are also investigating feasibility options to incorporate salvaged timber into playground features, public art, or milled into lumber and developed into furniture pieces for the project. A Tree Management Communication Plan has been developed and includes on-site tree removal notices and information signage that will be posted at all removal locations at least 2 weeks prior to commencing the work.

Project Cost

Ongoing construction manager pre-construction services include cost estimates, material procurement, site logistics, and overall project schedule determination. For an added degree of cost certainty, the construction manager reviewed the form and character design and confirmed alignment with the project budget.

Financial Impact

None.

Conclusion

Public feedback received through the public engagement opportunities overwhelmingly indicate support for the proposed form and character design of the Steveston Community Centre and Branch Library. The proposed form and character design is also supported by the Steveston Community Society Board, the Richmond Public Library Board and the City's Advisory Design Panel. Council approval of the recommended building form and character design is required in order to complete the Form and Character stage and progress to the Detailed Design stage. Enabling works required for site preparatory works to facilitate the construction of the new centre are expected to start by early Fall 2022. The new facility will serve the community into the future supporting the physical, wellness, life-long learning, and creative needs of those who live, work and play in Steveston and surrounding neighbourhoods.



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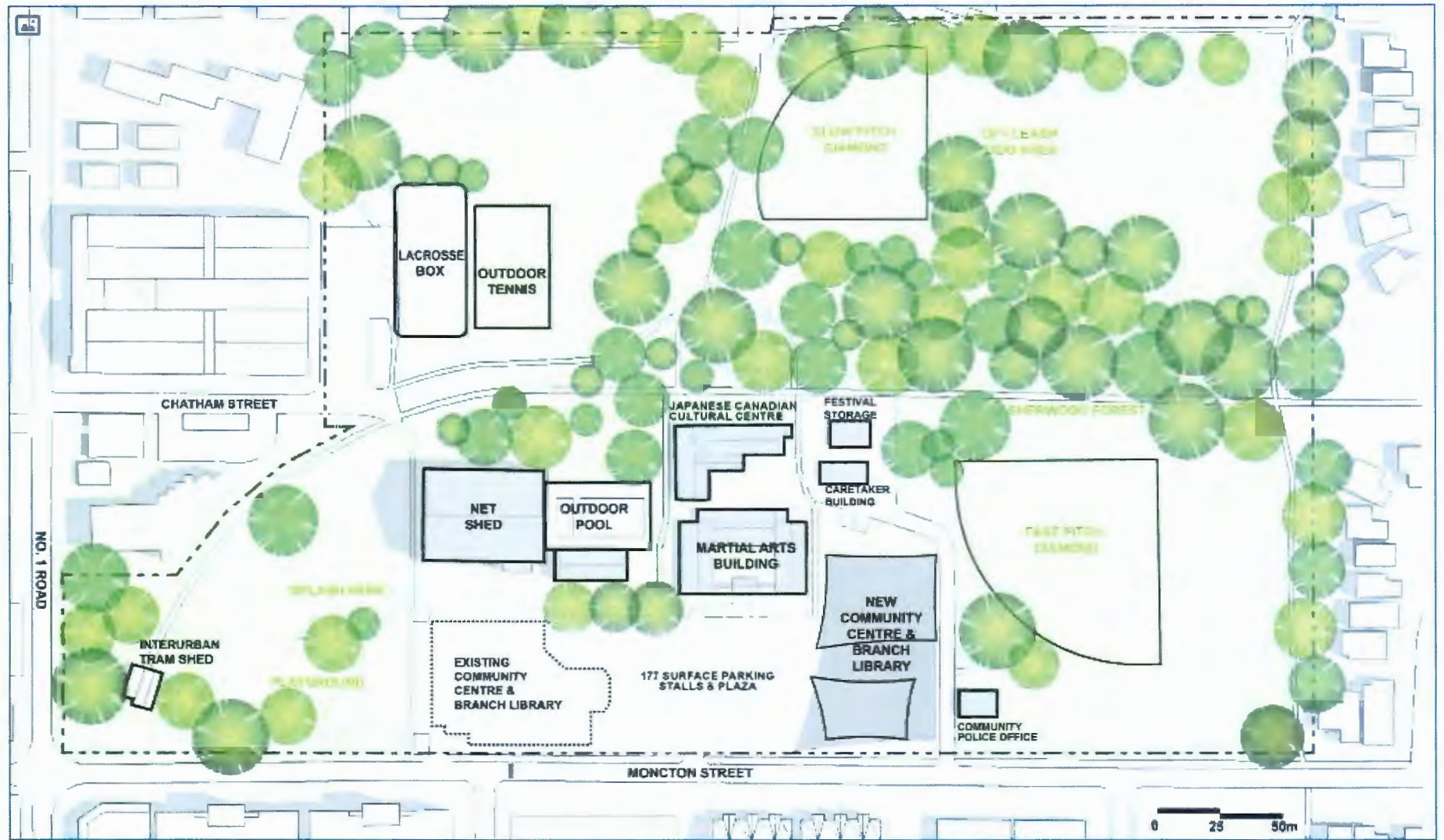


Mandeep Bains
Manager,
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MY:ek

- Att. 1: Steveston Community Centre and Branch Library Site Plan
- 2: Steveston Community Centre and Branch Library – Perspective Renderings

Steveston Community Centre and Branch Library – Site Plan



Steveston Community Centre and Branch Library – Perspective Renderings



PROJECT
Steveston Community Centre and Branch Library

CLIENT
City of Richmond

DATE
June 30, 2022

DRAWING TITLE
Front View of the Facility



PROJECT
Steveston Community Centre and Branch Library

CLIENT
City of Richmond

DATE
June 30, 2022

DRAWING TITLE
View from Moncton Street

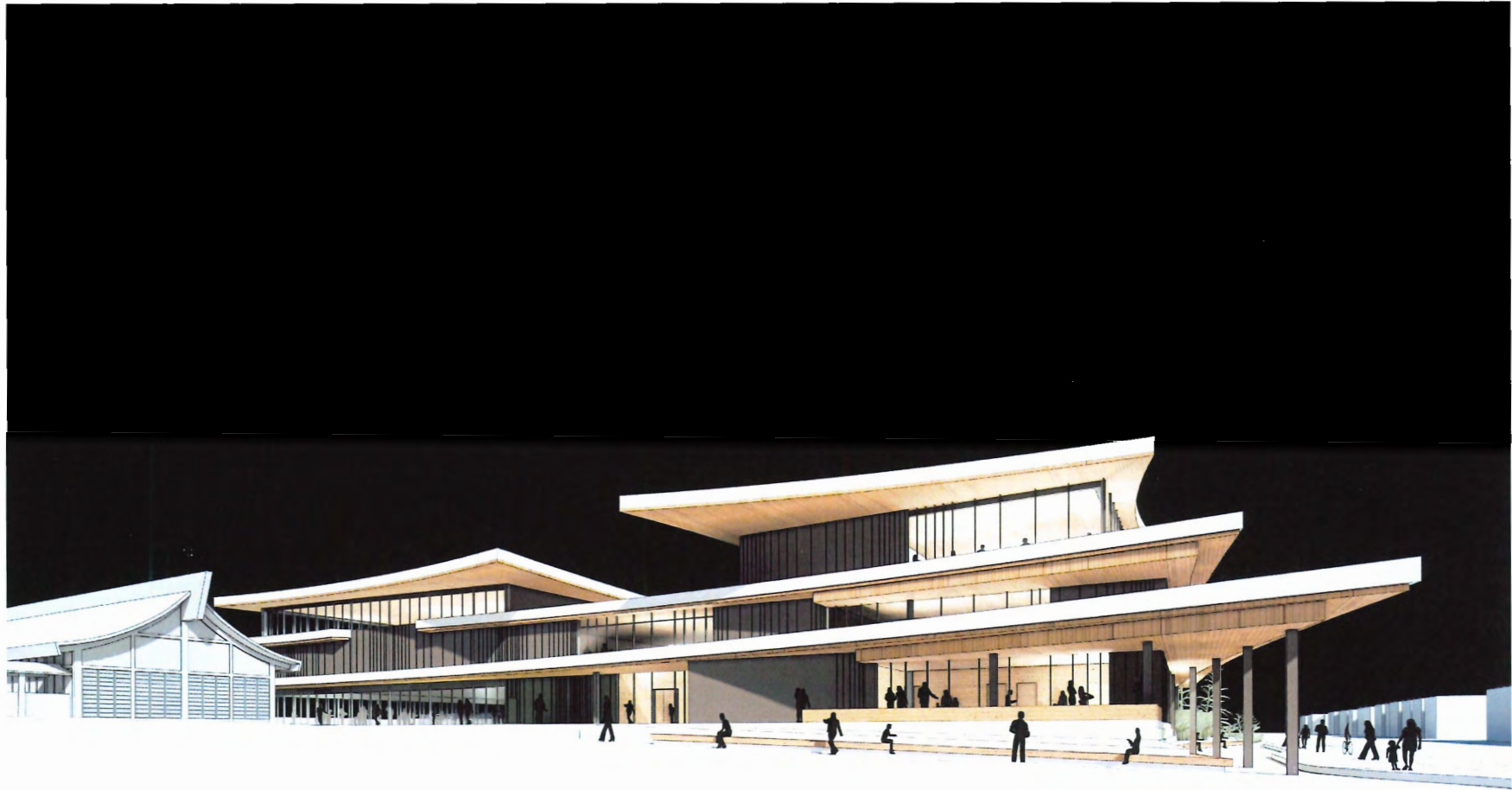


PROJECT
Steveston Community Centre and Branch Library

CLIENT
City of Richmond

DATE
June 30, 2022

DRAWING TITLE
View from Baseball Diamond Park



PROJECT
Steveston Community Centre and Branch Library

CLIENT
City of Richmond

DATE
June 30, 2022

DRAWING TITLE
Night Perspective