

NO: **R230**

COUNCIL DATE: **December 12, 2011**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 9, 2011**

FROM: **General Manager, Parks, Recreation and Culture** FILE: **6140-20/P**

SUBJECT: **Feasibility Study Report on the Use of Land at Princess Margaret Park for the Development of a Sports, Arts, Culture and Harmony Centre**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to work with the SPARK Foundation to undertake Phase 2 of the Feasibility Study as generally described in this report for the Sports, Arts, Culture and Harmony Centre (the "Centre") including as part of the work an evaluation and public consultation in relation to the Centre being located either at Princess Margaret Park or, alternately, being located in proximity to the Newton Recreation Centre and provide a report to Council complete with recommendations when this phase of work is complete.

INTENT

The purpose of this report is to provide information on the results of the first phase of a feasibility study related to the development of a Sports, Arts, Culture and Harmony Centre (SACH Centre) in Newton and to seek authorization to work with the SPARK Education Foundation on the second phase of work related to the development of the Centre including, among other things, an evaluation and public consultation in relation to alternative locations in Newton for the Centre.

BACKGROUND

In June 2011 representatives of the S.P.A.R.K. Education Foundation (SPARK) appeared as a delegation before the Parks, Recreation and Culture Committee with a presentation regarding the merits of constructing a Centre for Culture, Harmony and Wellness in Newton. The

delegation indicated that they would be seeking a partnership with the City related to the development of such a project. The delegation explained that the Centre was intended as a tribute to South Asian Pioneers in Surrey, and would have exhibits that demonstrate the significant contribution made by South Asians during the City's dramatic growth from a rural agricultural community to a thriving metropolitan area. The delegation advised the Committee that the Centre would be open to anyone; however, it would provide a programming focus for youth with a view to connecting them into the community-at-large through focused sport, skill training and development opportunities, art-cultural-musical experiences and other diversity-related opportunities that at-risk youth may not otherwise experience. Facility design and programming would aim to close current gaps in delivery of recreation and cultural programs in the Newton area and would provide day-time programming opportunities for seniors and also provide much needed childcare spaces.

SPARK was incorporated under the British Columbia Society Act in 2004 and is located in an office in Newton. SPARK is involved in providing funding for educational initiatives, some of which are part of ongoing innovative four-way partnerships between Kwantlen Polytechnic University, Surrey School District No. 36, the provincial government and SPARK. The Directors of the Foundation are prominent Surrey-based business people.

The delegation indicated that SPARK was willing to fund a feasibility study for the Centre on a site in Newton and suggested that the City's contribution to the project would be to make lands available for development of the Centre with funding for construction and operation of the Centre to be provided by S.P.A.R.K. and other levels of government. SPARK's vision as explained by the delegates is to have the Centre constructed in phases over time, with the full build-out development having a floor area of approximately 40,000 square feet (3700 square metres).

At its Regular meeting on July 25, 2011 Council considered Corporate Report No. R149, a copy of which is attached as Appendix 1 to this report, and adopted its recommendations, including a request that staff provide a further report to Council with the results of the feasibility study when it is completed. Based on Council's direction, SHAPE Architecture Inc. (SHAPE) was engaged in October 2011 to carry out the feasibility study for the Centre on a site within Princess Margaret Park in Newton.

DISCUSSION

The scope of the Feasibility Study was:

- To assess community needs with a view to developing, refining and finalizing a facility program;
- To determine if there was a suitable site within Princess Margaret Park that would be large enough to accommodate the proposed facility, ancillary parking and outdoor amenities;
- To examine massing and building configuration options for the purpose of identifying a preferred option;
- To determine whether or not suitable access could be obtained from 128th Street;

- To determine the scope of site servicing; and
- To provide preliminary “order of magnitude” cost estimates for the proposed facility and related site improvements.

Upon acceptance by the parties of the scope of the Feasibility Study, a Steering Committee was formed. The Steering Committee includes the representatives of SPARK and the PRC Department.

The Steering Committee in collaboration with SHAPE developed a vision for the project as follows:

1. To create a vibrant new facility to deliver necessary services to the local community with a focus on recreation services and community events; and
2. To develop a destination for the South Asian community in BC that could embody and communicate the shared culture and history of multiple ethnic and religious groups in a spirit of truth and harmony.

From this vision, a facility program was developed and preliminary planning undertaken by SHAPE.

SPARK decided to re-name the proposed facility the Sports, Arts, Culture and Harmony Centre (the SACH Centre).

Facility Program

SPARK initially indicated that it had envisioned the development of a 40,000 ft² Centre; however, an ‘ideal scenario’ facility program resulted in a facility of approximately 65,000 ft² being discussed. Recognizing that a facility of this size would be difficult to fund, SHAPE was asked to return to a project scope of **40,000 ft²**. The ensuing program and scope developed by SHAPE includes:

- | | |
|--|--------------------------|
| • A gymnasium and community hall | = 10,000 ft ² |
| • Meeting and multi-purpose rooms | =2,500 ft ² |
| • Fitness Studios | = 7,500 ft ² |
| • Library and computer labs | =1,500 ft ² |
| • Circulation and display spaces | =7,500 ft ² |
| • A restaurant and food service area | =1,700 ft ² |
| • Leasable office space | =1,000 ft ² |
| • Storage, wash and change rooms, office and service space | =5,000 ft ² |

To determine if a site within Princess Margaret Park was suitable for the proposed facility, the following was analyzed:

- Geotechnical conditions of the site;
- Preliminary civil engineering (site servicing and drainage) issues; and
- An architectural analysis of environmental factors, vehicle and pedestrian circulation, and existing vegetation.

Public and Stakeholder Input

To gather public input on the SACH Centre, and to determine any concerns the public might have about development of the facility at Princess Margaret Park, two public meetings were organized. These described below:

October 18, 2011. Royal King Banquet Hall – Invitations to this meeting were sent by SPARK to community stakeholders, who were also identified by SPARK. Approximately 36 people attended the meeting. A series of directed questions were asked of small groups who were assisted by a facilitator in each group. The groups were asked to articulate their aspirations as to what kinds of spaces and services should be contained in the SACH Centre. The information gathered at this meeting was used to refine the program for the facility in preparation for the second public meeting on November 3, 2011.

November 3, 2011. Public Open House at Newton Community Hall - Notices of this Public Open House were placed in the local newspapers and invitations were mailed to residents of properties located within a 400 m radius of Princess Margaret Park. SPARK sent out many e-mails to members of the community inviting them to attend the meeting.

Illustrations presented at the meeting were for a Centre of approximately 65,000 square feet, and parking for approximately 300 automobiles. The public were able to view illustrations that showed the scope of the Centre along with preliminary site and building plans. Representatives of SPARK, City staff, and the architects were present to answer questions that were raised by members of the public.

Forty-three (43) people attended the meeting. Attendees were asked to fill out a questionnaire to provide their views on the Centre. Questionnaires were received at the meeting or were mailed to the City following the meeting. Several people submitted comments to the City by way of e-mail messages. Seven (7) comment sheets indicated support for the SACH Centre while 40 comment sheets & e-mail messages indicated concern with the Centre. The concerns can be categorized as follows:

- Increased traffic and parking congestion;
- Loss of green space and active athletic space;
- Increased noise levels negatively impacting the tranquility of the neighbourhood;
- Perception that the proposed facility would not be culturally inclusive;

- Potential for the proposed facility to negatively impact property values in the area;
- Perception that crime will increase in the neighbourhood; and
- Displacement of the Special Olympics/Challenger softball program from the Park.

Based on staff involvement to date with the public in relation to this project, those members of the public that are opposed to the Centre being located on Princess Margaret Park hold that view very strongly.

In addition to the comments provided following the Public Open House, several letters have been received by the City regarding the proposed facility. The comments in the letters are indicating concerns with the Centre being located at Princess Margaret Park and are similar to the comments received by way of the questionnaires following the Public Open House.

Other Stakeholder Consultation

A number of other stakeholders were consulted. A list of these stakeholders and their input is listed below:

- Kwantlen Polytechnic University:
 - Advised that the SACH Centre could benefit the University through shared use of gymnasium and fitness space;
 - potential for shared parking; and
 - potential for a capital contribution from the University.
- School District No. 36:
 - While remaining neutral on the proposal for now, representatives observed that there is significant student use of the current gravel all weather field during the winter at the Park;
 - some interest in having student access to the gym and fitness areas; and
 - would want to ensure that student pedestrian access through the Park is maintained.
- Fraser Health:
 - Some interest in health-related programming at the Centre.
- RCMP:
 - Provisional interest in having an office at the Centre, but would be concerned about security and tokenism if resourcing were insufficient.
- Surrey Arts & Heritage Services:
 - Would be interested in working with SPARK to identify potential future synergies, but expressed concerns that the City operations might be in a situation with having to compete with SACH for limited available cultural grants.

Consultant's Recommended Option for the Centre and Related Site Layout

Based on an analysis of the site, input from the public and other stakeholder input, SHAPE has recommended an option for the SACH Centre. This option reduced the area of the Centre to approximately 40,000 square feet in the form of an L-shaped building, with a central plaza for community events, and parking for 200 automobiles. This option also includes a ½ size playing field, a rubberized perimeter walking track and a playground. The preferred option is illustrated on Appendix 3 under Preferred Option, Page 90, Section 7.4, plan view.

Capital Cost of the Consultant's Recommended Option

SHAPE worked with cost consultants, BTY Group, to develop an order-of-magnitude cost estimate for the recommended option. Including soft costs, building construction (40,000 sq. ft.), outdoor amenities and site works, the recommended option is estimated to cost \$15,225,000.

Based on comments from SPARK, it would appear that the Foundation is aiming to raise capital for this project by way of grants from senior levels of government, by donations from local philanthropists and with some potential for capital being contributed by Kwantlen Polytechnic University. City staff has not discussed this project with either the provincial or federal governments.

The City has successfully partnered with Kwantlen Polytechnic University in the development and operation of an artificial turf field at Newton Athletic Park, and SPARK has carried out partnership projects with the university in the past; therefore, there is a good base of experience on which to carry out future collaboration between the parties aimed at joint capital funding of projects.

Summary of Results of Feasibility Study

The report prepared by SHAPE Architecture Inc who undertook Phase 1 of the feasibility study concludes that it would be feasible in relation to the physical requirements of the City to develop up to a 65,000 sq ft facility on a site in Princess Margaret Park including outdoor amenities and a parking lot for up to 300 vehicles, which is sufficient for a facility of that scale. The Phase 1 study also established that a Centre with an area of 40,000 sq ft and parking for 200 vehicles would be a reasonable scale for the development at the outset and that the development of such a Centre and related amenities would cost in the order of \$15,225,000.

No Information to Date on Operating Costs & Operating Model

SPARK has indicated that they would both construct and operate the SACH Centre. SPARK has suggested that the facility would be constructed under a lease agreement with the City, with SPARK paying the City a nominal annual amount (e.g. \$10 per year) for use of the land and with the City potentially using the facility for some City-delivered community programming.

City staff has estimated the net operating cost of the SACH Centre by using known revenues and expenses associated with City-run community recreation facilities. While there are many variables, it is estimated that the annual operating costs of such a facility would be in range of \$1.6 million per year. The net operating costs (total cost minus revenues) to the City of a facility with the same scale would be in the order of \$800,000 per year.

Staff has not received a business plan from the proponents for the Centre nor has any information been provided that indicates how the proponents are intending to program and fund the facility. Based on presentations by SPARK, staff understands that the proponents do not expect the City to subsidize the operation of the facility and that capital funding for construction of the facility would be provided by others. At this time it is understood that the City's commitment to the Centre would be the contribution of a leased site to accommodate the Centre and related outdoor amenities such as the parking area.

Phase 2 Feasibility Study Work Program

The following work will be undertaken as Phase 2 of the Feasibility Study:

1. Develop conceptual plans for and evaluate the alternative of locating the Centre in proximity to the Newton Recreation Centre (Wave Pool) in the Newton Town Centre in comparison to the site at Princess Margaret Park;
2. Undertake a public engagement process in relation to gathering public input regarding the relative merits of the Centre being located at Princess Margaret Park or in the vicinity of the Newton Recreation Centre;
3. Develop a schematic design proposal and renderings for the Centre;
4. Develop a programming plan and business plan for the operation of the Centre;
5. Undertake a public engagement process to gather input into the schematic design, renderings and programming for the Centre;
6. Refine the schematic design and renderings, the programming plan and the business plan; and
7. Finalize the Phase 2 Feasibility report for submission to SPARK and the City.

Staff understands that for SPARK to obtain funding from senior levels of government for the Centre, Phase 2 of the Feasibility Study needs to be completed.

SUSTAINABILITY CONSIDERATIONS

The development of the Centre would support some of the objectives of the City's Sustainability Charter; more particularly, Socio-Cultural Action items SC4, SC5, SC12 and C10, by encouraging cultural awareness in the community, by providing ethnic and culturally appropriate services, opportunities and programs, by facilitating volunteerism and by educating the public about the City's history, respectively.

CONCLUSION

It is recommended that Council authorize staff to work with the SPARK Foundation to undertake Phase 2 of the Feasibility Study as generally described in this report for the Centre including as part of the work an evaluation and public consultation in relation to the Centre being located either at Princess Margaret Park or, alternately, being located in proximity to the Newton Recreation Centre and provide a report to Council complete with recommendations when this phase of work is complete.

Laurie Cavan
General Manager,
Parks, Recreation and Culture

Appendix 1 – Corporate Report 149
Appendix 2 – Feasibility Study, Phase 1

Corporate Report No. R149:2011



CORPORATE REPORT

NO: **R149**

COUNCIL DATE:

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 9, 2011**

FROM: **General Manager, Parks, Recreation and Culture**

FILE: **6140 - 20/PM**

SUBJECT: **Development of a South Asian Centre for Culture, Harmony and Wellness in the Newton Community**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council:

1. Authorize staff to prepare a terms of reference as the basis for a consultant to be retained by the S.P.A.R.K. Education Foundation (the "Foundation") and under the guidance of City staff to undertake a feasibility study of each of the two sites in Newton described in Appendix 1 attached to this report, which will assist in determining whether either or both of these sites would be suitable for the development of a South Asian Centre for Culture, Harmony and Wellness (the "Centre") as proposed by the Foundation and, if both are found suitable, to establish which of the sites is the preferred site;
2. Authorize staff to enter into negotiations with the Foundation to develop a draft memorandum of understanding (the "MOU") between the City and the Foundation that addresses the contribution of land and the construction, operation, programming and maintenance of the Centre and related parking along with the terms of public access to the Centre and the terms of ownership of the proposed Centre, among other things, that would form the basis for a potential future agreement; and
3. Request that staff provide a further report to Council in due course that documents the results of the feasibility study and, subject to favourable results in relation to the feasibility study, includes the draft MOU for Council consideration.

INTENT

The purpose of this report is to inform Council of a proposal received from S.P.A.R.K. Education Foundation (the "Foundation") regarding the construction of a South Asian Centre for Culture, Harmony and Wellness ("the Centre") in Newton and that requests that the City consider a partnership with the Foundation in relation to the development of such a project.

BACKGROUND

On June 22, 2011 representatives of the S.P.A.R.K. Education Foundation appeared as a delegation before the Parks, Recreation and Culture Committee with a presentation regarding the merits of constructing a South Asian Centre for Culture, Harmony and Wellness in Newton and seeking a partnership with the City related to the development of such a project.

The delegation advised the Committee that the Centre is intended as a tribute to South Asian Pioneers that settled in Surrey over the past 100 years. It would have exhibits that demonstrate the significant contribution made by South Asians during the City's dramatic growth from a rural agricultural community to a thriving metropolitan area.

The delegation further advised the Committee that the Centre would be open to anyone; however; it would provide a programming focus for South Asian Youth with a view to connecting them more strongly to their community through activities and events that are typical of the South Asian community. Facility design and programming would aim to close current gaps in delivery of recreation and cultural programs in the Newton area, especially with respect to youth-oriented programs. The Centre would also provide day-time programming opportunities for South Asian seniors, who would use the Centre typically at times when it is not being used by youth.

The delegation noted that they have had preliminary discussions about a potential site at Newton Athletic Park on 128th Street. The delegation indicated that the Foundation was willing to fund a feasibility study for this site in Newton and suggested that the City's contribution to the project would be to make lands available for development of the Centre with funding for construction and operation of the Centre to be provided by S.P.A.R.K. and other levels of government.

The Foundation was incorporated under the British Columbia Society Act in 2004, and is based in offices located at 8120 – 128th Street. The Foundation has been involved in providing funding for educational initiatives such as SPARK (Students, Preparation, Access, Reaching goals and Knowledge), which is an ongoing innovative four-way partnership between Kwantlen Polytechnic University, Surrey School District No. 36, the provincial government and the Foundation. The Directors of the Foundation listed on the Certificate of Incorporation are prominent business people based in Surrey.

At its meeting on July 20, 2011, the Parks, Recreation and Culture Committee considered a report, dated July 12, 2011, from staff on the proposal from the Foundation and adopted the following resolution:

“That the Parks, Recreation and Culture Committee recommend that Council:

- 1. Authorize staff to prepare a terms of reference as the basis for a consultant to be retained by the S.P.A.R.K. Education Foundation (the “Foundation”) and under the guidance of City staff to undertake a feasibility study of each of the two sites in Newton described in Appendix 1 attached to this report, which will assist in determining whether either or both of these sites would be suitable for the development of a South Asian Centre for Culture, Harmony and Wellness (the “Centre”) as proposed by the Foundation and, if both are found suitable, to establish which of the sites is the preferred site;*
- 2. Authorize staff to enter into negotiations with the Foundation to develop a draft memorandum of understanding (the “MOU”) between the City and the Foundation that addresses the contribution of land and the construction, operation, programming and maintenance of the Centre and related parking along with the terms of public access to the Centre and the terms of ownership of the proposed Centre, among other things, that would form the basis for a potential future agreement; and*
- 3. Request that staff provide a further report to Council in due course that documents the results of the feasibility study and, subject to favourable results in relation to the feasibility study, includes the draft MOU for Council consideration.”*

DISCUSSION

City staff has met with Foundation representatives to better understand their proposal. It has been determined that the Centre would likely be constructed in phases over time, with the full build-out development having area of approximately 40,000 square feet (3700 square metres). This scale of building would need approximately 130+ parking spaces to properly support its use. Although plans are very conceptual at this time, it is expected that the Centre will include multi-purpose flex space, meeting rooms and a gymnasium.

The Centre is interesting from staff's perspective in that it would provide additional recreational/amenity space to support the needs of the growing Newton community without the City having to fund its construction or to operate the facility. However, if the City were to contribute land for the project there would need to be an agreement regarding public access to the facility.

Two Newton locations have been identified in relation to this potential development. These sites are described and illustrated in Appendix 1 attached to this report.

Staff has determined that there are two steps that should be taken in relation to further exploring this opportunity. These are:

1. To undertake a feasibility study of the two sites that have been identified as potential candidate sites for the facility to confirm whether either or both of the sites is suitable for the development and, if both are feasible, which of the two sites is preferred; and
2. To negotiate a memorandum of understanding (MOU) between the City and the Foundation that would form the basis for an agreement with the Foundation regarding the contribution of land by the City, the construction, operation, programming and maintenance of the Centre and related parking, the terms in relation to public access to the Centre and the terms of ownership of the proposed Centre.

The Foundation has agreed to fund the feasibility study to which 1. above refers. Subject to the Council approving the recommendations of this report, staff will develop a terms of reference for the Foundation in relation to undertaking such a feasibility study and will report the results of the study to Council in due course.

With respect to the proposed MOU, representatives of the Foundation have advised that it is their intention to approach the provincial and federal governments for funding assistance in relation to the capital costs of the proposed Centre and that an MOU with the City would help to demonstrate the legitimacy of the project to the other orders of government. The MOU would also form the basis for an agreement between the City and the Foundation regarding the responsibilities and privileges of each party in relation to the Centre.

SUSTAINABILITY CONSIDERATIONS

Development of a South Asian Centre for Culture, Harmony & Wellness aligns with the goals of the City's Sustainability Charter; more particularly, Socio-Cultural Action items SC4, SC5, SC12 and C10, by encouraging cultural awareness in the community, providing ethnic and culturally appropriate services, opportunities and programs, facilitating volunteerism and educating the public about the City's history, respectively.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- authorize staff to prepare a terms of reference as the basis for a consultant to be retained by the S.P.A.R.K. Education Foundation (the "Foundation") and under the guidance of City staff to undertake a feasibility study of each of the two sites in Newton described in Appendix 1 attached to this report, which will assist in determining whether either or both of these sites would be suitable for the development of a South Asian Centre for Culture, Harmony and Wellness (the "Centre") as proposed by the Foundation and, if both are found suitable, to establish which of the sites is the preferred site;
- authorize staff to enter into negotiations with the Foundation to develop a draft memorandum of understanding (the "MOU") between the City and the Foundation that addresses the contribution of land and the construction, operation, programming and maintenance of the Centre and related parking along with the terms of public access to the Centre and the terms of ownership of the proposed Centre, among other things, and would form the basis for a potential future agreement; and
- request that staff provide a further report to Council in due course that documents the results of the feasibility study and, subject to favourable results in relation to the feasibility study, includes the draft MOU for Council consideration.

Laurie Cavan
General Manager
Parks, Recreation and Culture

Appendix 1 – Potential Sites for the Proposed South Asian Culture, Harmony and Wellness Centre

POTENTIAL SITES FOR THE PROPOSED SOUTH ASIAN CULTURE, HARMONY AND WELLNESS CENTRE (“THE CENTRE”)

The following is a description of sites in the Newton Community that have been identified on a preliminary basis as being potentially suitable for the Centre (see Appendix A – Newton Community Map):

Site 1 – Princess Margaret Park (see air photo attached as Appendix A – Site 1 Princess Margaret Park)

Current description of the site and amenities on the site:

- 2.8 hectares (6.9 acres) in area
- Gravel night-lit all-weather field
- Baseball diamond
- Playground
- Parking lot (22 regular stalls; 2 handicap stalls)

Some site considerations:

- i. The park is of a sufficient area to easily accommodate the development of a 40,000 square foot facility plus required parking (130+ stalls), leaving room for development of outdoor athletic amenities that would complement the Centre;
- ii. The park is currently somewhat under-utilized from an outdoor athletics perspective when compared to many other parks in Surrey with athletic amenities;
- iii. The current users could likely be accommodated elsewhere if displaced by the development of the Centre;
- iv. The site is on a major transit route for easy access by bus;
- v. It is directly across the street from Kwantlen Polytechnic University, which raises opportunities for shared gymnasias and shared parking, etc;
- vi. Adjacent to Princess Margaret Secondary School, so that youth/students could easily access the Centre after regular school hours;
- vii. There is a partially developed road allowance adjacent to the site on the north, with an existing left-hand turn bay in the median, which would facilitate south-bound entry to the site;
- viii. There are some mature trees to the south and the east that provide some level of buffering from adjacent residential areas;
- ix. The location lends itself to its development as part of an institutional precinct, given the close proximity of the University and the Secondary School;
- x. The presence of single family residential housing to the south and the east would need to be taken into account in relation to the layout and design of the Centre [*a similar residential – institutional interface occurs nearby where single family residential homes on 126A and 126B Streets are located immediately south of the KPU Surrey Campus*]; and
- xi. The road frontage of the park is only 115 metres in length, which provides less visibility for the Centre from the street than would be the case at the Newton Athletic Park.

Site 2 – Newton Athletic Park (see air photo attached as Appendix B – Site 1 Newton Athletic Park)

Current description of the site and amenities on the site:

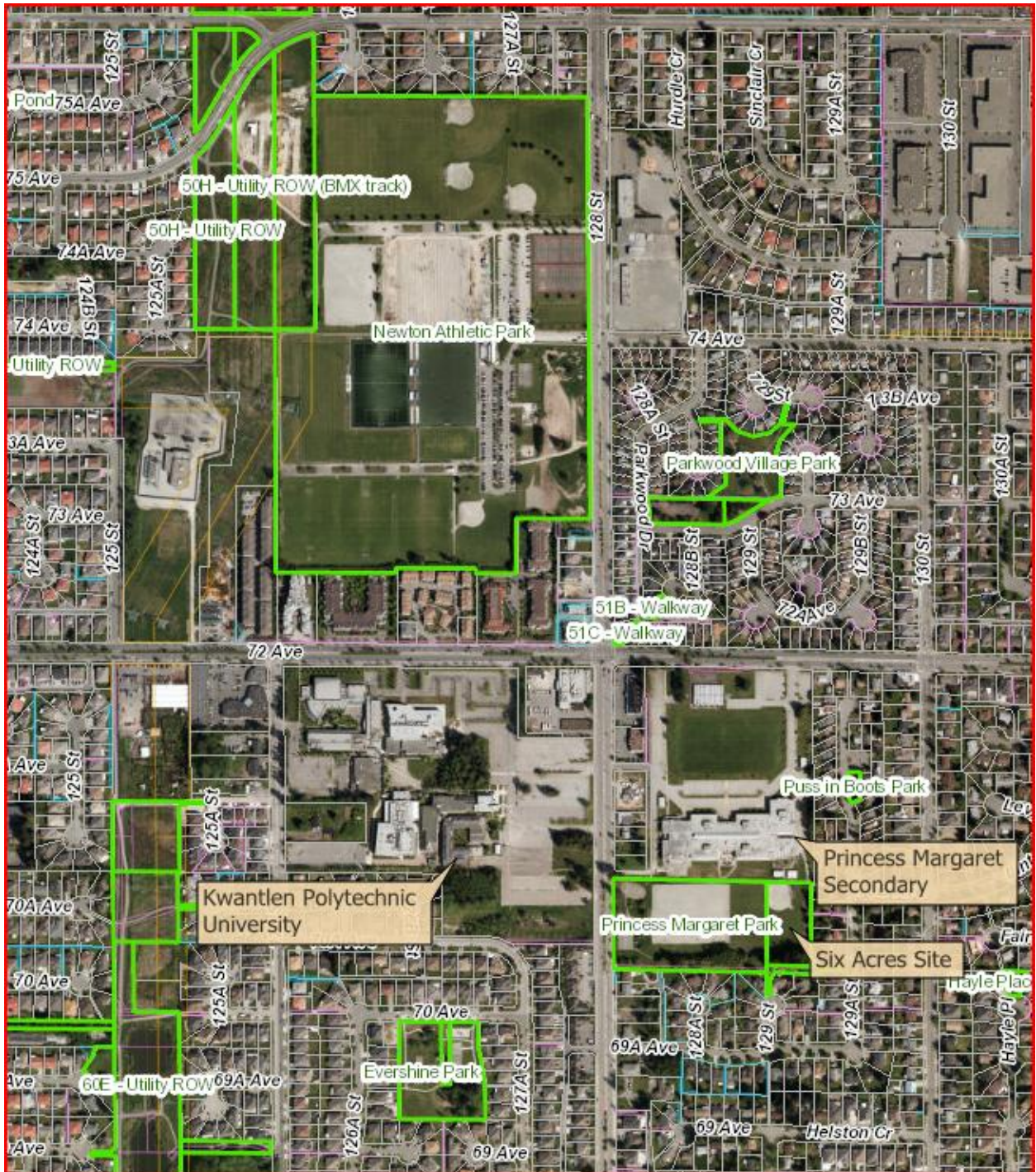
- 21.3 hectares (52.6 acres) in area;
- 1 large field house to support field-based athletic activities;
- 1 small building containing a community room used by seniors, and public washrooms;
- 3 artificial turf fields;
- Walking loop;
- 2 Cricket pitches;
- 2 playgrounds;
- 1 softball diamond;

- 8 Tennis Courts;
- 7 mini soccer fields;
- Bleachers;
- Benches;
- 1 permanent park shelter;
- 1 Portable park shelter;
- 3 outbuildings;
- Large parking lot (358 stalls, plus over-flow of 500 on the gravel all-weather field).

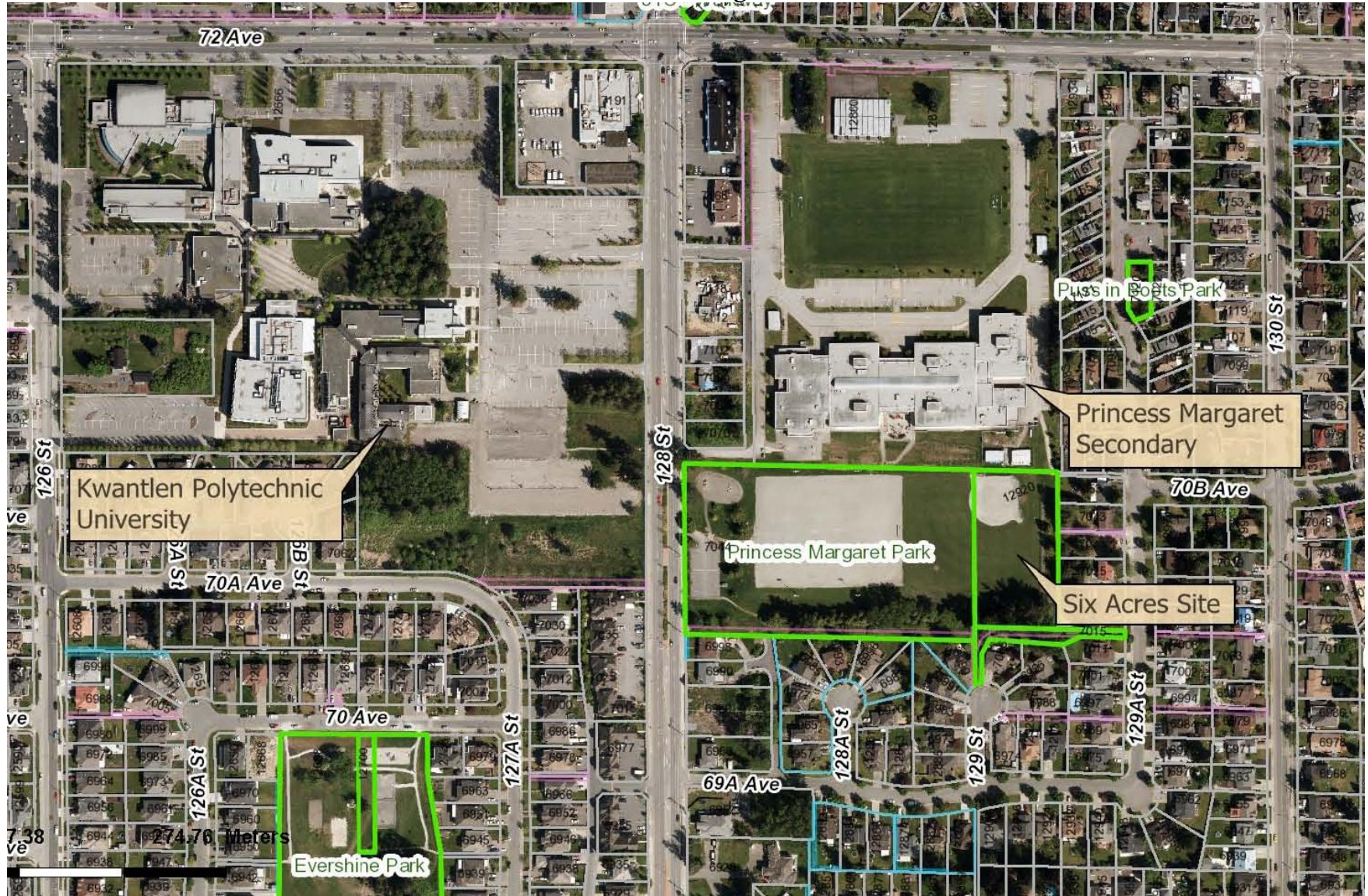
Some site considerations:

- i. There is sufficient area in the Park for the Centre but it would displace the potential for other amenities that have been planned for the Park;
- ii. The street system in the vicinity of the Park is sufficiently developed to accommodate this additional use without significant impacts;
- iii. Transit access is available to the Park;
- iv. The site is near Kwantlen Polytechnic University, which may allow for some level of partnering;
- v. The Park has a very long frontage on 128th Street, providing good visibility for an iconic building; and
- vi. Parking for existing park amenities is currently in short supply at the Newton Athletic Park.

APPENDIX A Newton Community Map



APPENDIX A
Site 1 - Princess Margaret Park



APPENDIX B
Site 2 – Newton Athletic Park



Appendix 2 – Feasibility Study, Phase 1

THE SACH CENTRE

SPORTS, ARTS, CULTURE + HARMONY CENTRE

Feasibility Study

Prepared for SPARK and the City of Surrey

November 10th, 2011

SPARK

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Surrey, BC V3W 1R1

City of Surrey

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Sports, Arts, Culture + Harmony Centre Feasibility Study

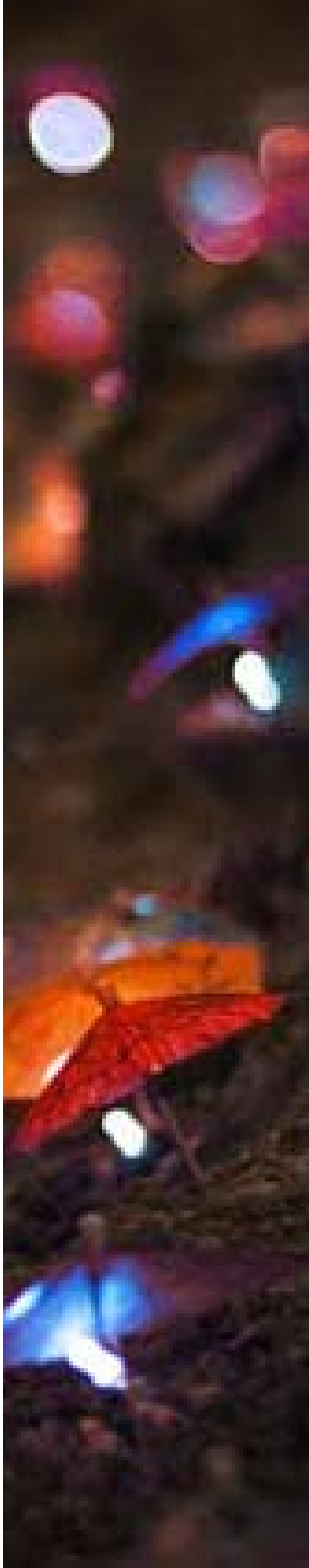
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EXECUTIVE SUMMARY



Background

SHAPE Architecture was engaged by community members from the SPARK Education Foundation in early October of 2011 for the purpose of developing a feasibility report for the proposed Sports, Arts, Culture and Harmony Centre (the SACH Centre) located on 128th Street in Princess Margaret Park in Surrey BC. In preliminary discussions between City of Surrey staff, members of SPARK, and SHAPE Architecture, it was agreed that the feasibility study would include a cost report and a civil engineering report as well as a geotechnical report.

Purpose and Scope of this Report

SHAPE worked with a steering committee comprised of City of Surrey staff and community members to identify the goals of the report and create a detailed project schedule to establish how the feasibility process could deliver on these goals. From these initial discussions, it became clear that the feasibility study would need to be executed within a short time period. The primary purposes of this report are as follows:

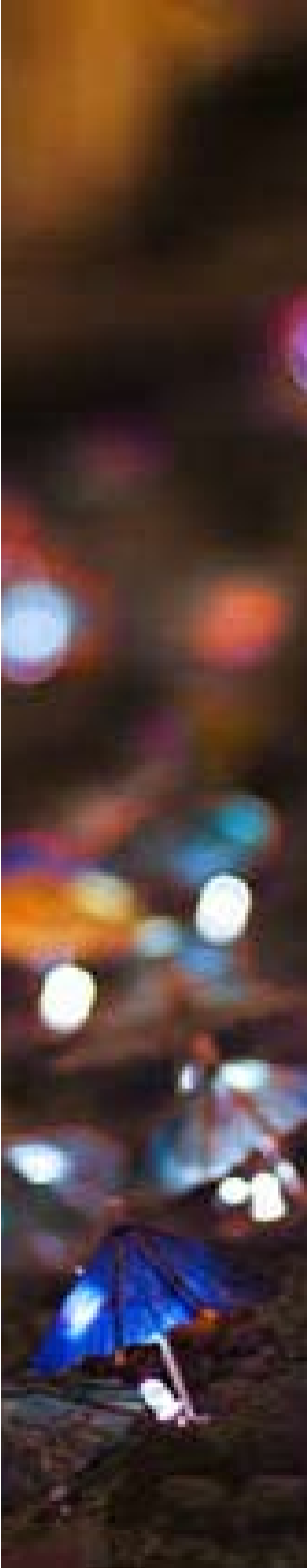
- To assess community needs with the steering committee to develop, refine and finalize a facility program
- To initiate a process of public and stakeholder consultation regarding the proposed facility
- To analyse the proposed site of Princess Margaret Park to determine an appropriate location for the facility
- To examine massing and building configuration options for the purpose of identifying a preferred option
- To determine the scope of required site servicing
- To provide preliminary order of magnitude costs for the proposed facility and site

Schematic design work has not been included in the project scope to this point. However, preliminary schematic design work for the facility to refine order of magnitude costs and develop architectural renderings has been proposed. The steering committee has indicated that it is their intention to proceed with this second phase of the feasibility study. As yet the consultant team has not been directed to proceed with this work.

Project Vision

The steering committee undertook the commissioning of this feasibility study with a clear vision for the creation of a new community centre in Newton. The vision for this project was communicated as a twofold mandate:

1. To create a vibrant new facility to deliver necessary services to the local community with a focus on recreation services and community events



2. To develop a destination for the South Asian community in BC that could embody and communicate the shared culture and history of multiple ethnic and religious groups in a spirit of truth and harmony

From this twofold vision, SHAPE worked to develop a facility program and preferred preliminary planning.

Facility Program

Over the course of two meetings, an 'ideal scenario' facility program was developed and refined, resulting in a proposed facility of approximately 65,000 ft². In discussions with the steering committee the project scope was revised to **40,000 ft²** including:

- A gymnasium and community hall of approximately 10,000 ft²
- Meeting and multi-purpose rooms totalling approximately 2,500 ft²
- Fitness Studios totalling approximately 7,500 ft²
- Library and computer labs totalling approximately 1,500 ft²
- Circulation and display spaces of approximately 7,500 ft²
- A restaurant and food service area of approximately 1,700 ft²
- Leasable office space of approximately 1,000 ft²
- Associated storage, wash and change rooms, office and service space

Site Analysis

A detailed site analysis of Princess Margaret Park was undertaken including:

- A geotechnical report
- A preliminary civil engineering report
- An architectural analysis of environmental factors, vehicle and pedestrian circulation, and existing vegetation

The purpose of the site analysis was to determine the scope of the building footprint and parking requirements and to ascertain the factors that would determine a preferred location for the building and a preferred site planning strategy. The results of the programming and site analysis were developed into assessment criteria in order to evaluate facility and site planning options.

Public Process

One of the primary goals of the feasibility study was to initiate a public and stakeholder consultation process to:

- Assess community needs and aspirations
- Gather public input
- Evaluate stakeholder interest and potential involvement
- Garner feedback on the proposed facility scope and configuration

EXECUTIVE SUMMARY continued

Consultation took two forms, public open house events and stakeholder meetings. The following public events were held:

1. Community Stakeholder Workshop - at Royal King Banquet Hall on October 18, 2011. (A directed needs assessment with community members)
2. Public Open House - at Newton Community Hall on November 3, 2011. (A 4 hour drop-in open house in which a preferred site and facility planning option was presented. City staff and consultants were available to answer questions.)

Documentation of Open House 1 is included at the end of this document as Appendix A7. Comment form responses from Open House 2 will be included with the City of Surrey corporate report accompanying this study.

Working with the steering committee, a number of stakeholders were identified including:

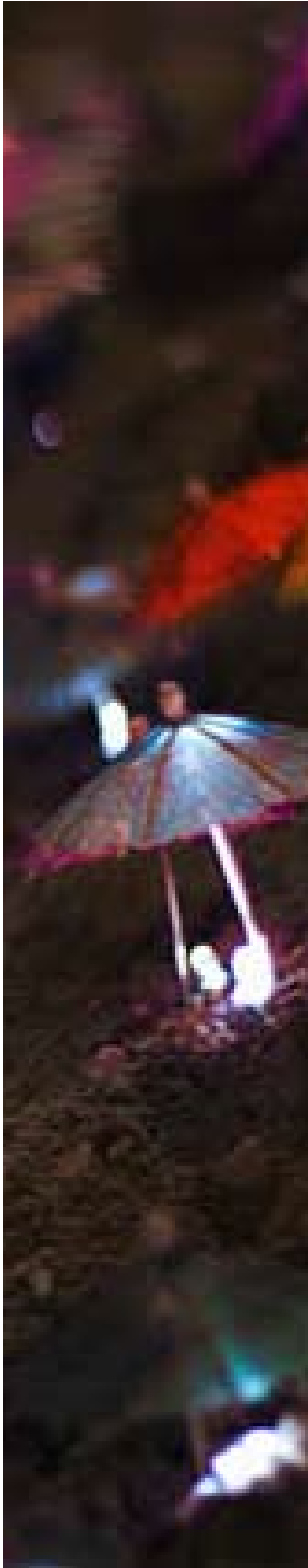
- Kwantlen Polytechnic University
- Fraser Health
- the RCMP
- School District 36
- Princess Margaret Secondary School
- SFU Surrey Campus
- Surrey Arts + Heritage Services

Meetings were held with Kwantlen, School District 36 and Princess Margaret Secondary School. Teleconferences were held with the RCMP, Fraser Health and Surrey Arts + Heritage Services. There was some e-mail correspondence with SFU Surrey Campus but further direct consultation was unsuccessful due to the unavailability of SFU staff. Minutes from meetings with stakeholders are included at the end of this report as Appendix A6.

Identifying a Preferred Option

Following the site analysis portion of the study, three facility and site planing options were developed. The three distinct organizational strategies were presented, discussed and evaluated in relation to an agreed set of criteria. From these three options, the steering committee and the consultant team identified a preferred option to develop further. This option was presented at Open House 2. The preferred option included the following:

- An L-shaped facility sited on the western side of Princess Margaret Park adjacent to 128th Street creating





- A central plaza space for community events with
- Parking located in the middle of Princess Margaret Park and
- A walking track and playing field located on the eastern side of Princess Margaret Park

The building and site are configured to increase site security, create visible and vibrant public space and employ multiple sustainable features.

Cost of the Preferred Option

Cost Consultant the BTY Group undertook order of magnitude estimates based on the preferred facility option. These estimates included capital costs for building and site works. Associated soft cost were then included based on percentages of capital costs resulting in an estimated project cost of **\$15,225,450**. In the second phase of the feasibility study, the preferred option will be developed further and cost estimates revised and updated to reflect this further development.

Recommendations

The final section of this document includes a series of recommendations to assist the steering committee in moving the project toward realization. These recommendations include:

- Initiating a rezoning of the site pending council approval
- Identifying a project manager to coordinate fundraising efforts, lead the consultant selection process and help identify financing strategies
- Developing operational and business models for the future facility
- Creating an institutional identity to communicate with the public and potential donors

Appendices

Multiple appendices are attached to this document including records of building committee and stakeholder meetings, documentation from open houses, detailed civil, cost and geotechnical reports, as well as preliminary architectural drawings used to generate order of magnitude costs.

Conclusion

Having conducted careful site analysis and program development for the proposed SACH Centre, SHAPE has determined that it would be feasible to develop a 40,000 ft² facility in Princess Margaret Park, as further outlined in this study.

1

Introduction

1.1 INTRODUCTION



Background

SHAPE Architecture together with cost and civil consultants was engaged by community members and the City of Surrey in early October of 2011 to undertake a feasibility study for a new community centre located on 128th Street in Princess Margaret Park in Surrey, BC. Preliminary discussions indicate that the project will be funded by a non-profit organization founded for the purposes of this project, with the City of Surrey contributing land for the construction of the new facility.

Vision

The potential community centre has been envisioned as both a recreation and community centre for the local neighbourhood and a destination for the South Asian Community in BC and the Lower Mainland. In service to these goals, it is imagined that community and recreation services will be combined with permanent and travelling displays as well as community outreach through related public agencies. The facility is imagined as a vital and active community gathering space for everyday use and special events.

The Steering Committee

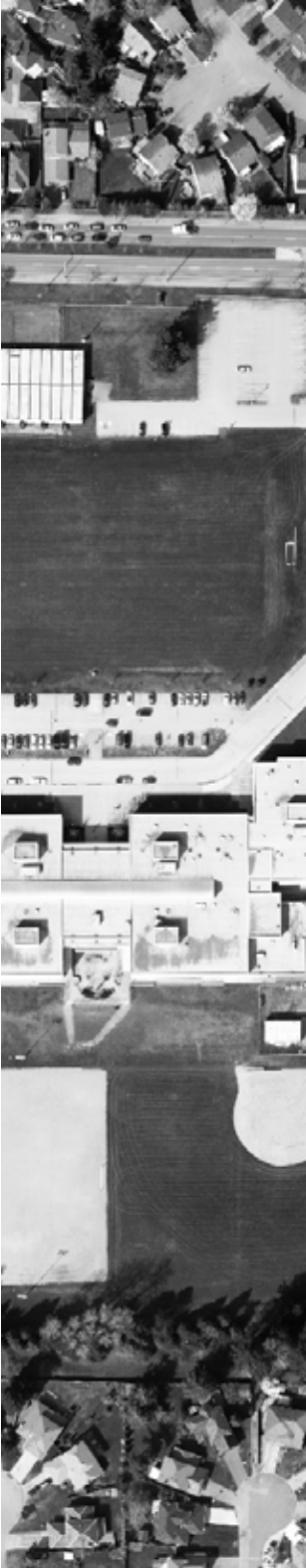
For the purposes of overseeing the study, a steering committee was established composed of community members from the SPARK Education Foundation and City of Surrey staff. The SPARK Education Foundation is a loose affiliation of concerned citizens who raise money for the purpose of working with youth at risk to encourage them to stay in school and pursue post-secondary education and training. The group is loosely aligned with Kwantlen Polytechnic University and directs its charitable activity through that organization. While community members from SPARK initiated this study, they foresee that a distinct SACH organization will be formed to oversee development of this project after the feasibility stage.

The steering committee provided direction for the consultant team through the course of four meetings and two public open house events. Committee members and their respective roles are outlined in section 1.2 of this report.

Feasibility Scope

After being approached by the steering committee, SHAPE developed a plan for a two stage feasibility study. The scope of the first phase of the study includes:

- Assessing community needs with the steering committee to develop, refine and finalize a facility program
- Initiating a process of public and stakeholder consultation regarding the proposed facility
- Analyzing the proposed site of Princess Margaret Park to determine an



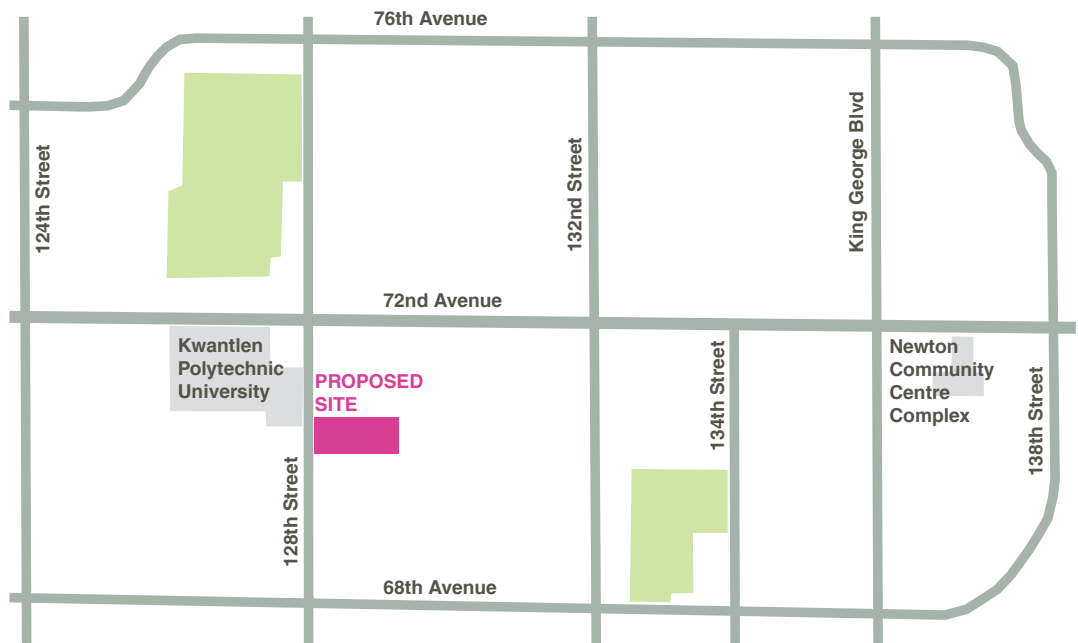
- appropriate location for the facility
- Examining massing and building configuration options for the purpose of identifying a preferred option
- Determining the scope of required site servicing
- Providing preliminary order of magnitude costs for the proposed facility and site

This report summarizes work to date on the first phase of the feasibility study. The second phase of the study will build on the planning and programming work to date, developing early schematic design work to create architectural renderings and refine order of magnitude costs. Work on this second phase of the project has not yet begun.

Princess Margaret Park

Located in the Newton neighborhood of Surrey, BC, Princess Margaret Park is located on the eastern side of 128th Street between 72nd Avenue to the north and 69A Avenue to the south. Princess Margaret Secondary School is located to the immediate north of the site. Kwantlen Polytechnic University is located across 128th Street to the northwest of Princess Margaret Park. Single family residential areas border the park to the east and south.

The existing Princess Margaret Park includes an all weather playing field with flood lighting, a twenty-four car asphalt parking lot, a children's playground and a gravel baseball diamond. It is imagined that the future site will include a children's playground, a playing field, and a walking track.



1.2 PROJECT TEAM

As outlined on the previous page, a steering committee was established to oversee the work of the consultant team for the feasibility study. The committee was composed of members of the SPARK Education Foundation and City of Surrey staff. The primary contact on behalf of SPARK* was Arvinder Bubber while the primary contact at the City of Surrey was Ted Uhrich, Manager of Parks, Design and Research. Below is a breakdown of the committee and consultant team. On the facing page is an organizational diagram illustrating relationships and roles.

THE STEERING COMMITTEE

Community Members

Members involved in the feasibility study were the following:

Arvinder S. Bubber, FCA	Amarjit Samra
Amritpal Gill	Tony Singh
Harjit Soni	

City of Surrey

Ted Uhrich,	Manager Parks Planning, Research and Design
Owen Croy,	Manger of Parks
Scott Groves,	Manager, Civic Facilities
Aiman Arar,	Design and Construction Manager
Jeff Holland,	Branch Manager

CONSULTANT TEAM

SHAPE Architecture

Alec Smith, MAIBC	- Principle in Charge
Hannah Teicher, M. Arch	- Job Captain

Stantec Consulting

Prashant Pandit, P. Eng.	- Project Facilitator + Cultural Liaison
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BTY Group (Cost Consultants)

Toby Mallinder, MRICS, PQS	- Partner in Charge
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Core Group (Civil Engineers)

Cormac Nolan, P. Eng.	
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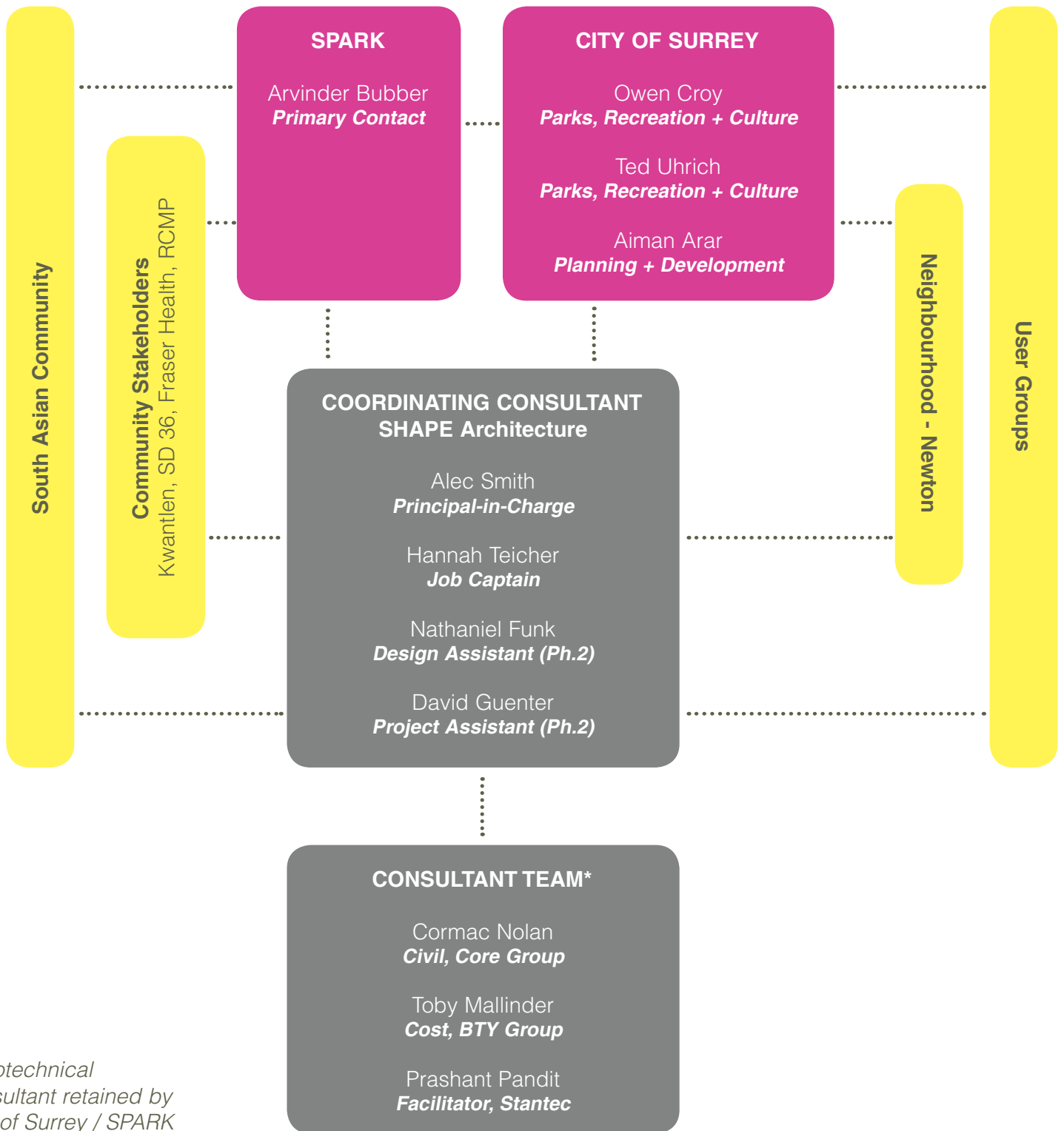
INDEPENDENT CONSULTANT

Levelton Consultants Ltd.

Chelsea Lynn, P.Eng and Randy Hillaby, P.Eng	
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**While members of SPARK initiated this study, they foresee forming a separate organization to oversee development of the project after the feasibility stage.*

ORGANIZATIONAL STRUCTURE



*Geotechnical consultant retained by City of Surrey / SPARK

2

Project Vision

2.1 PROJECT VISION

A COMMUNITY CENTRE FOR ALL

From the inception of the project through the course of the feasibility study, the steering committee has clearly identified the vision for the project as the creation of a community centre that provides needed recreation services for the community of Newton. The City of Surrey Recreation and Culture Strategic Plan of 2008 identifies the goals of providing recreation services in the following ways:

TO USE LEISURE SERVICES TO FOSTER A SENSE OF COMMUNITY IDENTITY, SPIRIT, PRIDE + CULTURE

TO USE LEISURE SERVICES TO FOSTER THE GROWTH OF INDIVIDUALS TO REACH THEIR FULL POTENTIAL

From Parks, Recreation and Culture Strategic Plan, July 2008

SEEKING A CENTRE FOR HARMONY

This vision for what leisure and recreation services can do dovetails with the parallel vision for the project as expressed by members of the SPARK Education Foundation as a centre for harmony amongst the diverse South Asian population in British Columbia generally and in Surrey specifically.

While the Newton Recreation Centre, the Community Room at Unwin Park, and the Newton Wave Pool are extremely well utilized by the South Asian Community, and local temples have provided spaces for cultural services, demand for recreation and cultural facilities, especially for youth and seniors, has risen beyond the current capacity of available community resources.

As a result, the vision for the proposed SACH Centre is two-fold:

1. To create a vibrant community centre for all
2. To create a destination for the South Asian diaspora based on the ideas of truth and harmony

In addition to the more pragmatic tasks associated with this feasibility study, identifying how the proposed SACH Centre can deliver on this two-fold vision has become part of the study mandate.

In assessing needs to establish and refine the facility program, it became clear that the steering committee's desire to create spaces for permanent displays and temporary exhibitions held significant potential in helping to deliver on the project vision. This gallery component of the project was imagined as both telling the story of the South Asian community in BC and



FOSTERING COMMUNITY IDENTITY

providing a forum for the development of culture.

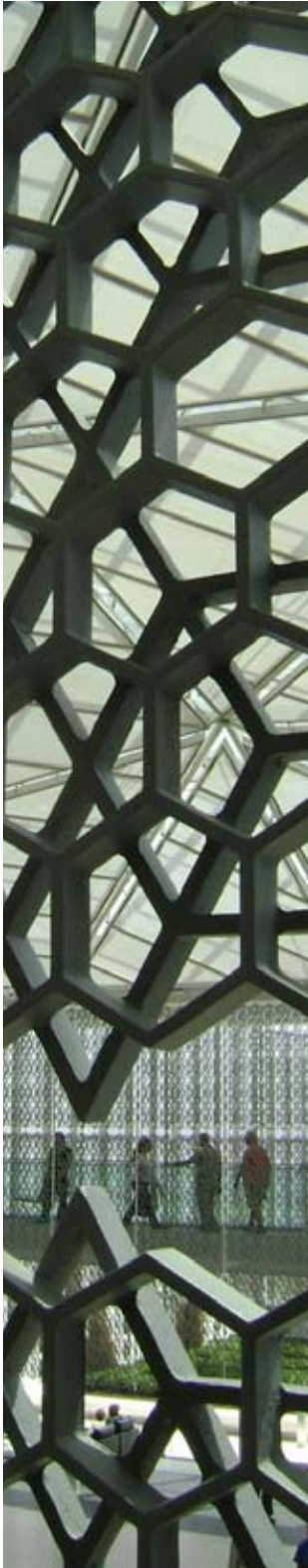
This component of the program offers obvious synergies between the project vision and the City of Surrey's goals for recreation and leisure services.

Community centres need to provide flexible resilient spaces for the delivery of services but are most successful when the public spaces become more than access routes to program spaces. These public spaces hold the potential to become vital community meeting places for casual interactions and special events.

Through the development of the program and identification of a preferred option, another key synergy was identified: that the public spaces of the facility could double as display and exhibition spaces. In this way, the display and narrative component of the project could become an integral part of the public's experience of the primary spaces of the building. By combining these components of the program, area efficiencies can be realized and the cultural ambitions of the project can become part of the daily life of the facility.

SACH MEANS TRUTH

The proposed Sports, Arts, Culture and Harmony Centre creates the acronym S.A.C.H. In multiple South Asian languages, SACH (with minor differences in spelling), means truth. While this feasibility report examines the logistics of creating a community centre in the current Princess Margaret Park, it also begins to explore how such a facility might become a vital public destination founded on the ideas of truth and harmony.





Program

3.1 DRAFT PROGRAM

INITIAL SCENARIO

Identifying Program Needs + Wants

At Steering Committee Meeting 1, SPARK was asked to describe the types of program spaces they envision.

- **Gym:** a large, subdividable gym which could also serve as a meeting/ event space and accommodate up to 1,000 people; including good acoustics, space for a stage, and full A/V equipment
- **Fitness:** separate male and female fitness rooms with steam and sauna
- **Restaurant + Kitchen:** food service open to the public and with catering capabilities on an upper floor
- **Exhibition Space:** permanent and temporary exhibition space accommodating visual arts and digital media
- **Library:** a small library (which might operate in partnership with the Surrey Public Library)
- **Classrooms + Computer Labs:** required
- **Landscape:** to serve as backdrop for events

The following needs were identified by the City of Surrey:

- **Walking Track:** rubberized 4m wide walking track
- **Playground:** publicly accessible playground
- **Field:** small playing field, not necessarily regulation size

Based on this discussion, the program on the facing page was devised.

1121
South Asian Cultural and Harmony Centre
Draft Program

INTERIOR

Space	No. Occupants	Size (m2)	Size (ft2)	Number	Total Area (m2)	Total Area (ft2)
Gym/Community Hall	500	741	7976	2	1482	15952
Fitness (M)	35	350	3767	1	350	3767
Fitness (W)	35	350	3767	1	350	3767
Change/Sauna/Steam (M)		80	861	1	80	861
Change/Sauna/Steam (W)		80	861	1	80	861
Event Kitchen		30	323	1	30	323
Restaurant Kitchen		30	323	1	30	323
Restaurant Eating Area	110	100	1076	1	100	1076
Display			0		0	0
Library		150	1615	1	150	1615
Multipurpose Rm (large)	48-64	90	969	1	90	969
Multipurpose Rm (medium)	20-40	60	646	1	60	646
Multipurpose Rm (small)	15	45	484	2	90	969
Computer Lab	12	45	484	2	90	969
Counselling Rooms	2-3	11	118	2	22	237
Dedicated Office	1	11	118	3	33	355
Reception	4	35	377	1	35	377
Subtotal					3072	33067
Circulation + Gross-up					958	10312
Storage		25	269	2	50	538
Washroom (M)	5	38	409	1	38	409
Washroom (F)	11	54	581	1	54	581
Total					4172	44907

3.2 REVISED DRAFT PROGRAM*

IDEAL SCENARIO

Refining Program Needs + Wants

At Steering Committee Meeting 2, the first draft program received the following key comments from the group:

- **Gym:** a 20,000 sq ft triple gym would be more appropriate given the size of the community, allowing for dinner functions, operable seating w/stage for performances and athletics use
- **Fitness:** dedicated to cardio and weight training; yoga, dance classes, etc. could take place in multipurpose rooms; fitness area should be expanded to 4,000 - 5,000 sq ft each; women's only fitness has been successful in other Surrey locations
- **Restaurant + Kitchen:** no street presence required for restaurant/lounge; the lounge may have a zone which requires membership, similar to a YMCA model
- **Exhibition Space:** lobby could serve as display space; Arts Services should be brought into the discussion
- **Library + Computer Labs:** computer labs could be part of the library space; partnership potential with existing South Asian library which is a private collection may exist; library could be smaller - 1,000 sq ft
- **Multipurpose Rooms:** two large subdividable rooms and two medium rooms would be required; the adjoining event kitchen should be a commercial kitchen; a shared kitchen and storage would allow for more flexibility
- **Offices:** the need for an office for the facility as well as leasable office space (potentially for the RCMP, Fraser Health, and SFU) was identified; leased office space should be accessible from the exterior
- **Child Care:** the need for daycare in addition to child-minding which could occur in the multipurpose rooms was identified; daycare for 50-60 kids to be included

A final draft program (on the facing page) was devised as a result of this discussion.

**This 65,000 sq ft program represents a final phase 'ideal scenario' build-out. Refer to section 3.4 for the revised program.*

1121
South Asian Cultural and Harmony Centre
Final Program

INTERIOR

Space	No. Occupants	Size (m2)	Size (ft2)	Number	Total Area (m2)	Total Area (ft2)
Gym/Community Hall	1000	2012	21657	1	2012	21657
Fitness (M)	45	370	3983	1	370	3983
Fitness (W)	45	370	3983	1	370	3983
Change/Sauna/Steam (M)		80	861	1	80	861
Change/Sauna/Steam (W)		80	861	1	80	861
Event Kitchen		30	323	1	30	323
Restaurant Kitchen		30	323	1	30	323
Restaurant Eating Area	110	100	1076	1	100	1076
Restaurant Lounge	130	185	1991	1	185	1991
Display			0		0	0
Library		93	1001	1	93	1001
Multipurpose Rm (large)	80-120	180	1938	2	360	3875
Multipurpose Rm (medium)	20-40	60	646	2	120	1292
Daycare	20	115	1238	2.5	288	3095
Computer Lab	12	45	484	2	90	969
Counselling Rooms	2-3	11	118	2	22	237
Dedicated Office	5	46	495	1	46	495
Leased Office	5	46	495	3	138	1485
Reception	4	35	377	1	35	377
Subtotal					4449	47883
Circulation + Gross-up					1311	14111
Storage		25	269	5	125	1345
Washroom (M)	7	43	463	1	43	463
Washroom (F)	15	78	840	1	78	840
Total					6005	64642

3.2 REVISED DRAFT PROGRAM*



GYM+ COMMUNITY HALL *area = 2012 m² (21,657 ft²)*



FITNESS SPACES *area = 740 m² (7,965 ft²)*



CIRCULATION DISPLAY + LIBRARY *area = 660 m² (7,100 ft²)*



MULTI-PURPOSE ROOMS *area = 480 m² (5,165 ft²)*



RESTAURANT + KITCHEN *area = 315 m² (3,390 ft²)*



DAYCARE CENTRE *area = 288 m² (3,100 ft²)*

OFFICES + SERVICES SPACES *area = 832 m² (8,955ft²)*

TOTAL NET AREA *area = 5,326 m² (5,7332ft²)*

GROSS = 6,005 m² (64,642ft²)

**This 65,000 sq ft program represents a final phase 'ideal scenario' build-out. Refer to section 3.4 for the revised program.*



Multifunctional Gym/Community Hall

- athletics - competitive + recreational
- performances
- social events



Fitness Areas

- men's and women's separate but adjacent for future merging
- cardio equipment + strength training
- connections to multipurpose rooms for yoga, dance, etc.



Library, Circulation + Display

- circulation doubles as large open space for temporary and permanent exhibits
- library connected to main circulation for cultural presence



Flexible Multipurpose Rooms

- subdividable
- event kitchen attached
- lectures, meetings, seminars, social events



Restaurant + Lounge

- formal and informal

3.2 FINAL PROGRAM

EXTERIOR



Community Plaza

- event space connected to community hall
- outdoor events/performances
- informal social/gathering space



Field

- small field for kids' sports
- potential relationships with neighbouring secondary school



Rubberized Walking Track

- well-illuminated for extended use



Playground

- for SACH Centre + neighbourhood



Parking Lot

- bioswales for stormwater filtration
- double duty as event space

Interior / Exterior Relationships

Though not defined in terms of area requirements, the exterior program elements formed an integral part of the program considerations from the beginning of the process. Each element is important on its own, but also in relation to the interior spaces.

The plaza provides an opportunity for seamless indoor/outdoor integration of major events. The field and walking track have obvious relationships to the gym and fitness elements of the program. And the parking lot has the potential to be much more than just a parking lot: it can enhance the environmental performance of the site through stormwater filtration, and potentially provide overflow space for outdoor events or hold 'street' type festivals in its own right. The track, field, and playground form an essential bridge to the neighbourhood as they can be available for use at any time. The playground would replace an existing well-used playground, and so will remain as an essential amenity on the site.

Emphasizing connections between the inside and outside also helps to maintain activity throughout the site over extended hours, enhancing site safety.



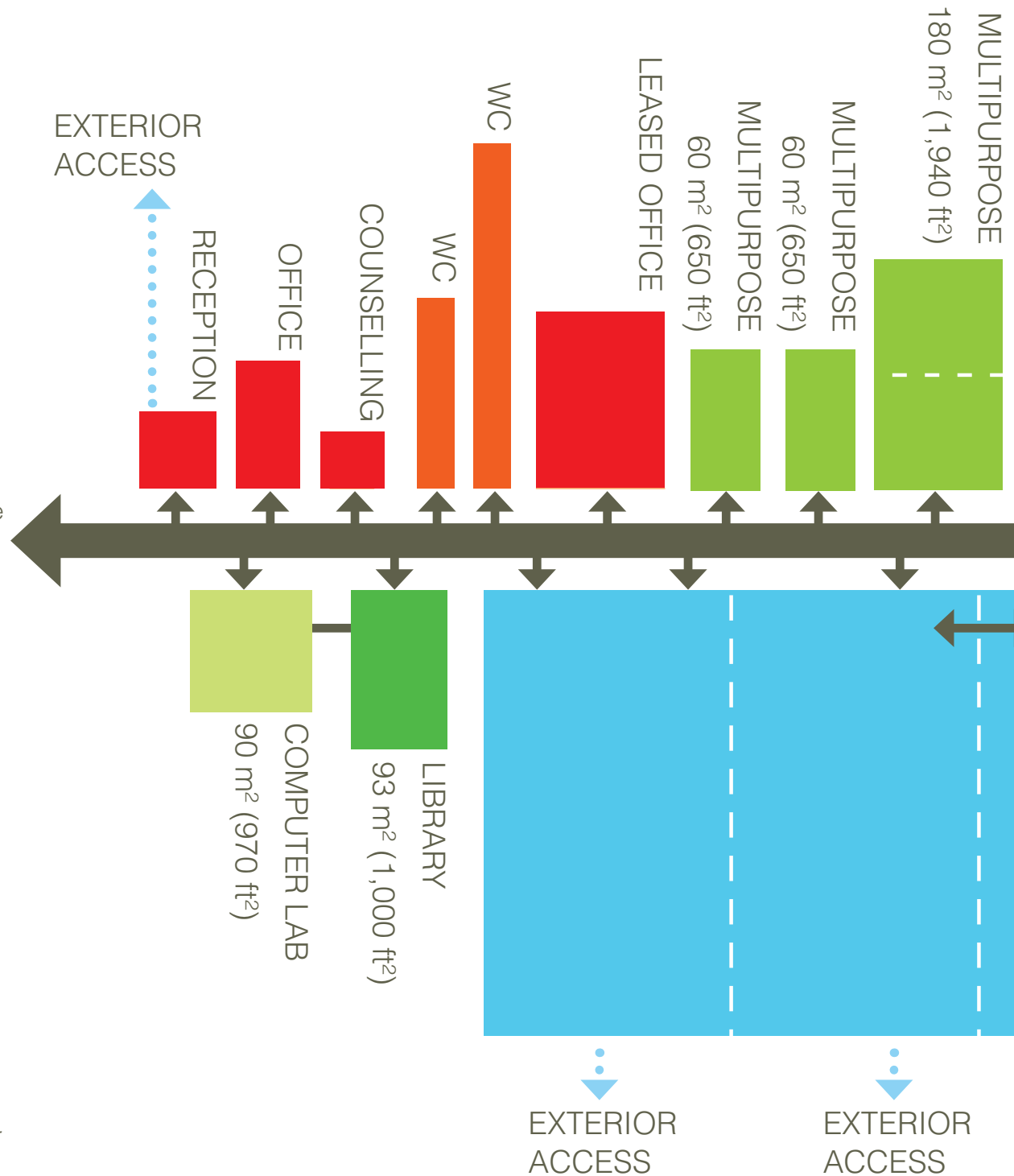
Surrey Vaisakhi Parade

3.3 PROGRAM ADJACENCIES*

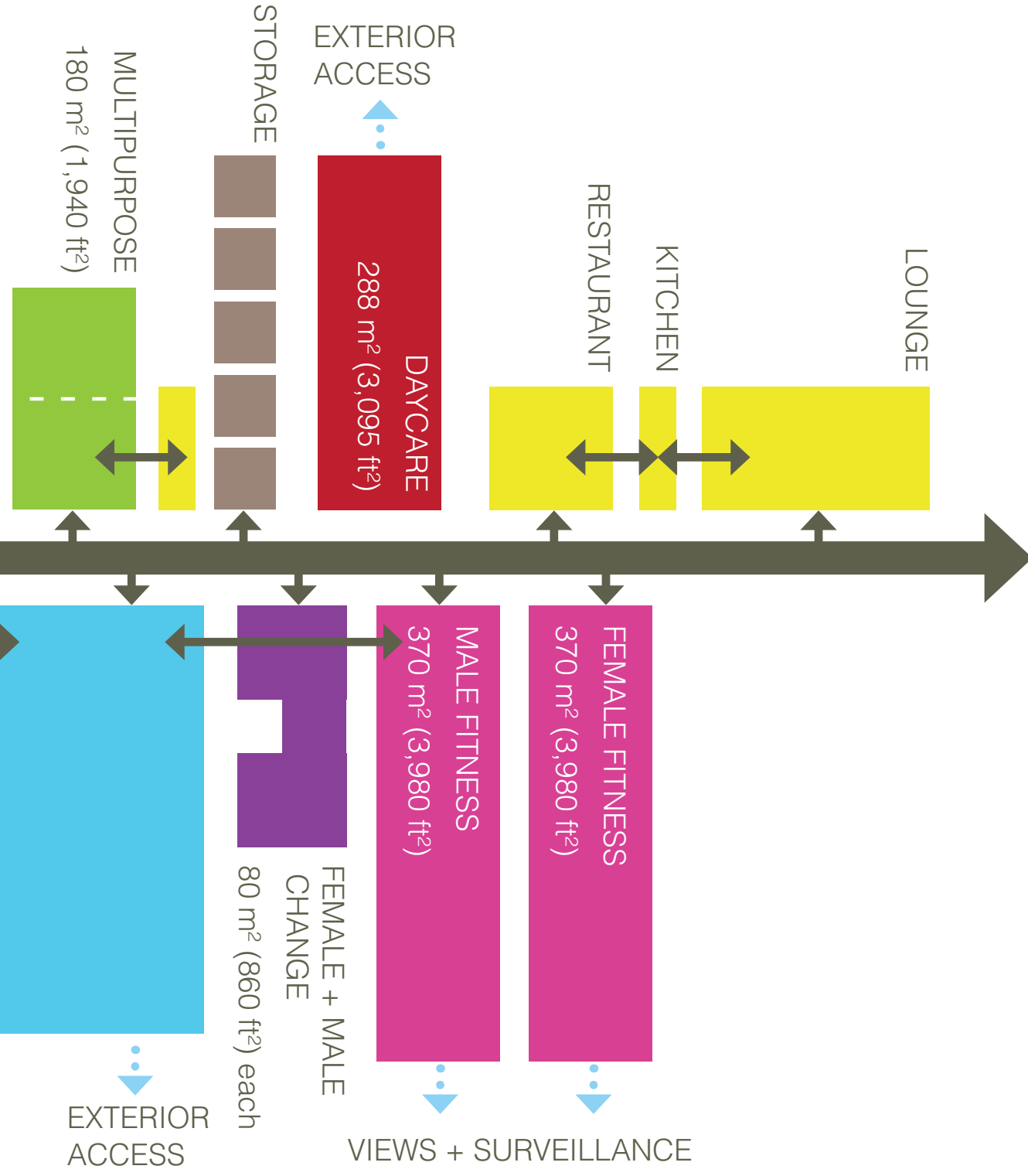
INTERIOR + EXTERIOR RELATIONSHIPS

Key Relationships

- Connection between the change rooms, the gym, and the fitness spaces
- Maximizing views to the exterior for the fitness spaces
- Direct, extensive connection from the gym to exterior space
- Locating a shared event kitchen for the multipurpose rooms
- Creating a daycare as a discrete element with its own exterior access
- Connection and potential combination of computer labs and library



**This 65,000 sq ft program represents a final phase 'ideal scenario' build-out. Refer to section 3.4 for the revised program.*



3.4 FINAL PROGRAM

PHASE 1 PROGRAM

Revising the Program

After initial cost estimates, the steering committee decided that the program scope should be revised resulting in a 39,600 sq ft program. The following program revisions were undertaken:

- **Gym:** to be revised to 10,000 sq ft
- **Fitness:** to be revised to 3,700 sq ft each
- **Restaurant, Lounge + Kitchen:** to be revised to 1,700 sq ft in total
- **Computer Labs:** revised to include 1 computer lab
- **Multipurpose Rooms:** revised to include 1 large and 1 medium multipurpose room
- **Daycare:** revised to 2,500 sq ft for 40 kids
- **Leased Office:** to be revised to 1,000 sq ft

The revised program on the facing page represents the proposed scope of construction.

**1121
South Asian Cultural and Harmony Centre
Revised Program**

INTERIOR

Space	No. Occupants	Size (m2)	Size (ft2)	Number	Total Area (m2)	Total Area (ft2)
Gym/Community Hall	1000	930	10010	1	930	10010
Fitness (M)	45	350	3767	1	350	3767
Fitness (W)	45	350	3767	1	350	3767
Change/Sauna/Steam (M)		75	807	1	75	807
Change/Sauna/Steam (W)		75	807	1	75	807
Event Kitchen		30	323	1	30	323
Restaurant Kitchen		30	323	1	30	323
Restaurant Eating Area	110	80	861	1	80	861
Restaurant Lounge	130	50	538	1	50	538
Display			0		0	0
Library		93	1001	1	93	1001
Multipurpose Rm (large)	80-120	180	1938	1	180	1938
Multipurpose Rm (medium)	20-40	60	646	1	60	646
Daycare	20	115	1238	2	230	2476
Computer Lab	12	45	484	1	45	484
Dedicated Office	5	46	495	1	46	495
Leased Office	5	33	355	3	99	1066
Subtotal					2723	29310
Circulation + Gross-up					707	7611
Storage		25	269	5	125	1345
Washroom (M)	7	43	463	1	43	463
Washroom (F)	15	78	840	1	78	840
Total					3676	39569

4

Site Analysis

4.1 PLANNING PARAMETERS

Site Area

2.8 Ha (6.9 acres)

Zoning

The existing zoning of Princess Margaret Park is RF, a single family residential zone; therefore a rezoning would be required in order for the project to move forward.

Rezoning typically requires 10 - 12 months.

The rezoning process typically involves the following steps:

1. Pre-application meeting
2. Submit application
3. Application review
4. Report to Council
5. Council Decision
6. Public Hearing (if approved to proceed)
7. Final Approval

See Chapter 8 for an outline of a potential rezoning schedule for this project.

Parking

Initially, the City of Surrey Parking Bylaw was assessed for a parking capacity estimate, giving the following numbers:

11 spaces/100 sq m gym use	221 spaces
10 spaces/100 sq m restaurant use	32 spaces
5 spaces/100 sq m library use	5 spaces
3 spaces/100 sq m indoor rec use	99 spaces
TOTAL	356 spaces

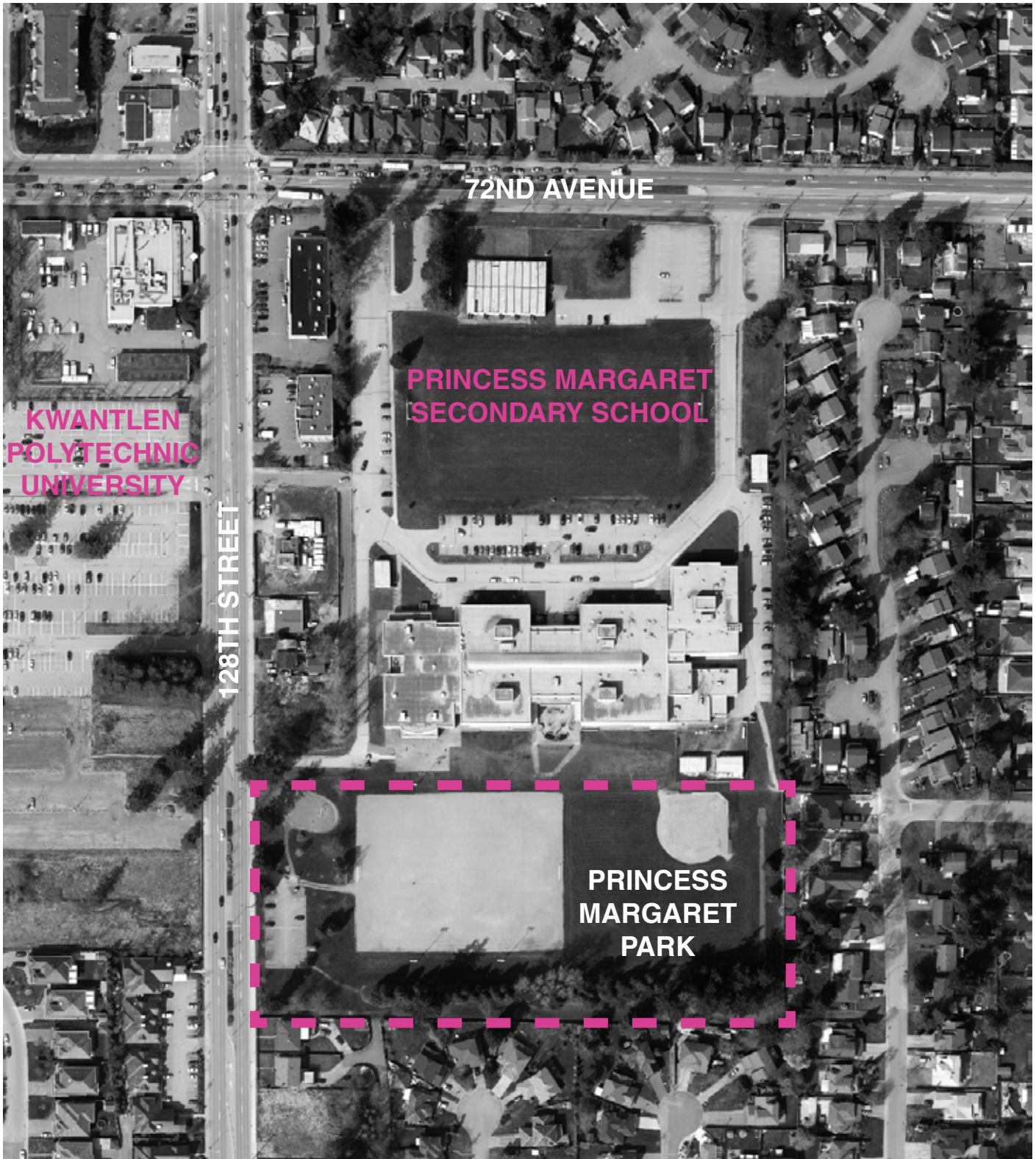
However, this estimate would have to be refined later in the process based on an agreed upon building occupancy. During Steering Committee Meetings, it was determined that it would be reasonable to provide parking for a typical daily occupancy rather than a special event occupancy.

Therefore, 200 - 250 spaces should be provided.*

There may also be opportunities for parking exchanges or partnerships with the neighbouring Princess Margaret Secondary School or Kwantlen University across 128th Street.

**The parking requirement may be reduced to reflect the revised 40,000 sq ft program outlined in Section 3.4.*

LOCATION + ADJACENCIES



4.2 SITE PANORAMAS

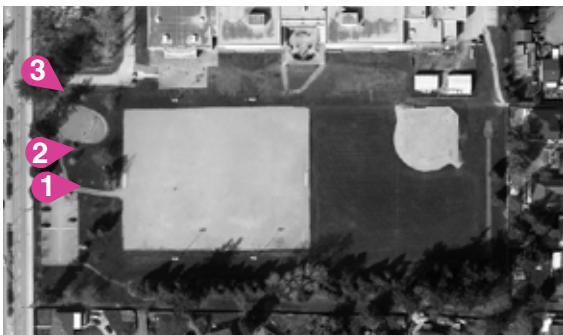
1. View east across all-weather field toward Princess Margaret Secondary School to the north and mature trees to the south.



2. View northeast toward all-weather field and playground.



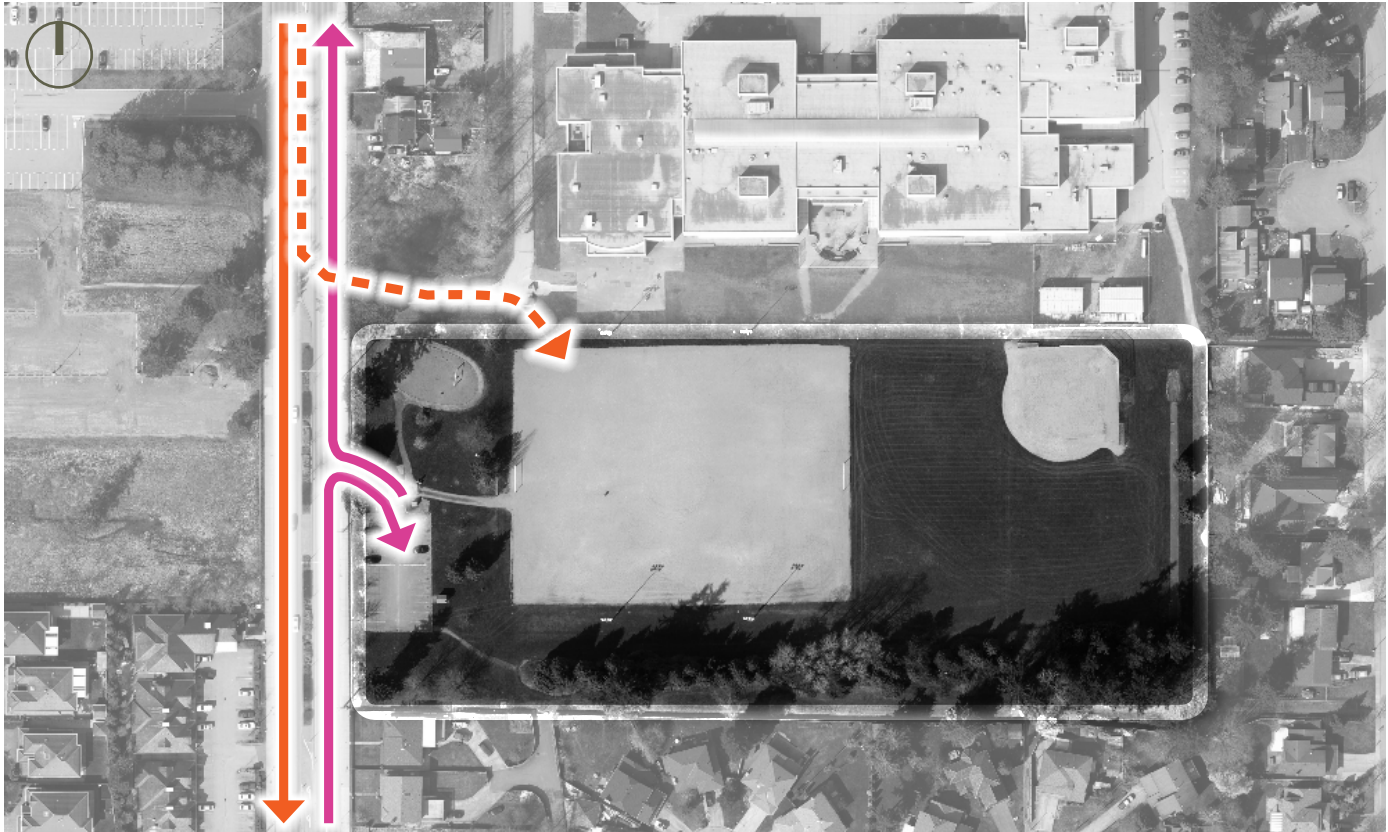
3. View southeast toward playground and all-weather field.





4.3 SITE OPPORTUNITIES + CONSTRAINTS

VEHICULAR ACCESS



- Key**
- Southbound
 - Northbound
- Opportunities**
- Potential access from lane north of median to serve northbound and southbound traffic
 - Lane could offer service access
 - Major arterial with heavy traffic creates potential for street presence
- Constraints**
- Current access is right-in / right-out serving northbound traffic only

PEDESTRIAN ACCESS



Opportunities

Existing relationship to school courtyard

Existing pedestrian network from surrounding neighbourhood

Existing sidewalks on both sides of 128th provide potential connections to the site

Constraints

Crossing 128th Street is dangerous - a new pedestrian crossing may be required

4.3 SITE OPPORTUNITIES + CONSTRAINTS

SOLAR ANALYSIS



Opportunities

Southern exposure for outdoor daycare space and event space

Shading from mature trees on southern edge

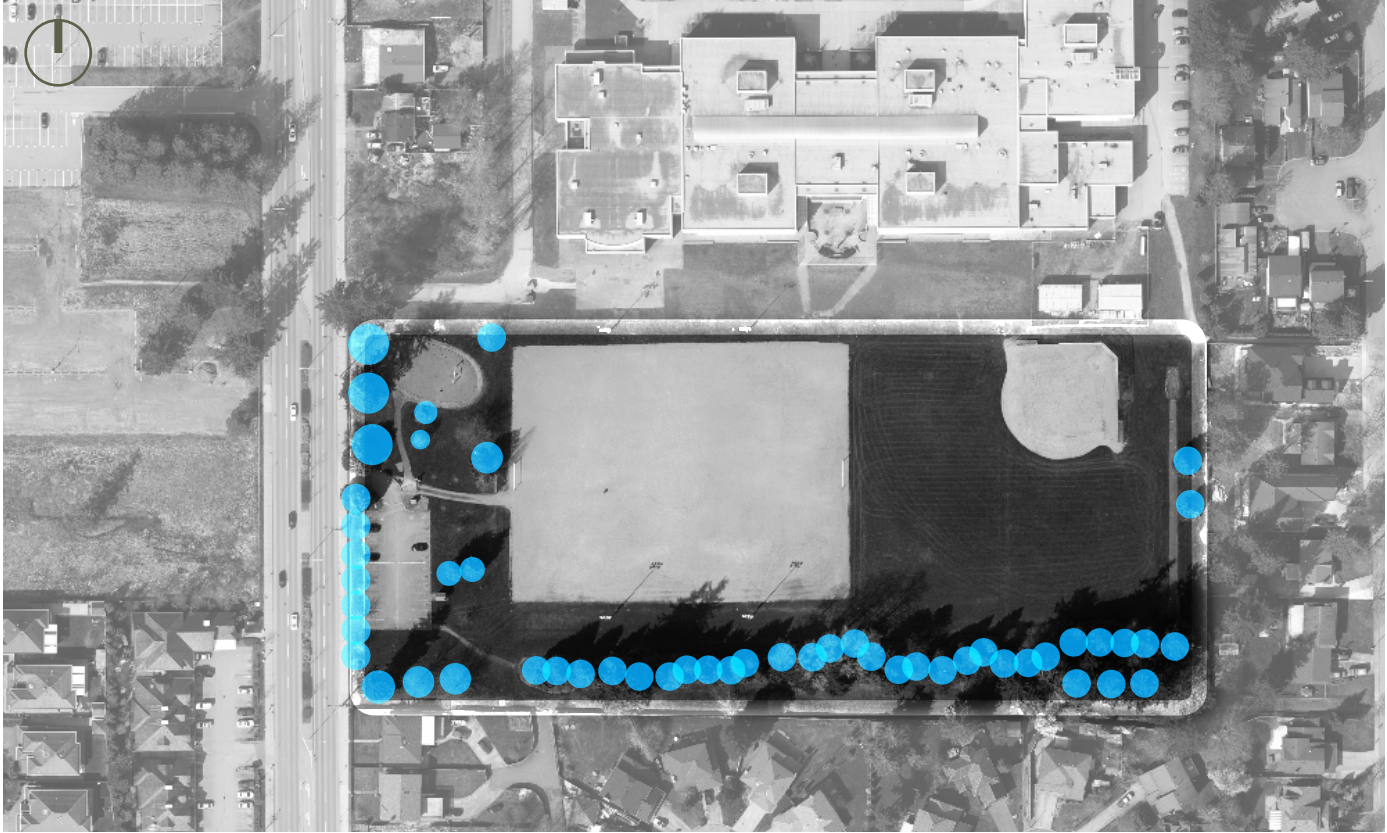
Passive design can take advantage of thermal lag due to extensive southern exposure

Daylight throughout the year across the majority of the site

Constraints

Solar shading required along southern exposure

EXISTING TREES



Opportunities

Mature trees on the southern edge create a visual buffer for the surrounding neighbourhood

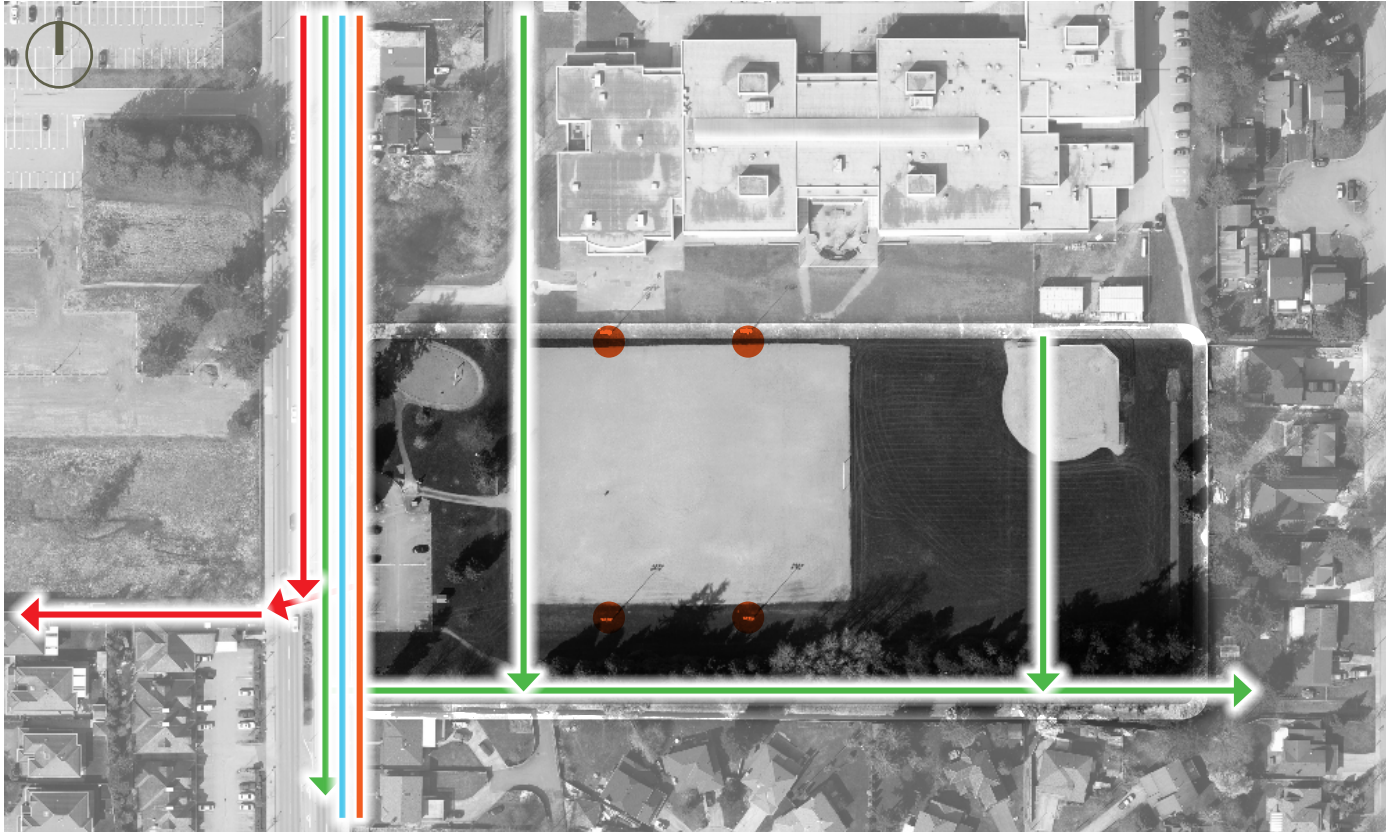
Existing street trees enhance the pedestrian environment

Constraints

Mature trees may create safety concerns

4.3 SITE OPPORTUNITIES + CONSTRAINTS

CIVIL SERVICING



Key

- Storm
- Water
- Sanitary
- Power + Communication
- Field Lighting

Opportunities*

- Sanitary servicing appears adequate
- Power and communication servicing is adequate

Constraints

- New road access will be required to service the site
- Water service may need to be upgraded

Analysis required to determine if stormwater capacity is adequate; stormwater management strategies will need to be applied

**Based on preliminary analysis by CORE Group, civil engineers, included in Appendix 2. Preliminary civil plan is included in costing.*

GEOTECHNICAL

Geotechnical Report Summary*

Site + Soil Conditions

On the perimeter of the existing all-weather playing field, test holes encountered loose silt over stiff silty clay covering glacial till. In the vicinity of the existing parking lot, test holes encountered loose silt over firm silt or stiff silty clay. No ground water seepage was noted.

Recommendations

Site Preparation

Shallow test pits should be inspected to assess near-surface soil conditions. At existing footing locations, existing fill will need to be removed.

Foundation Design

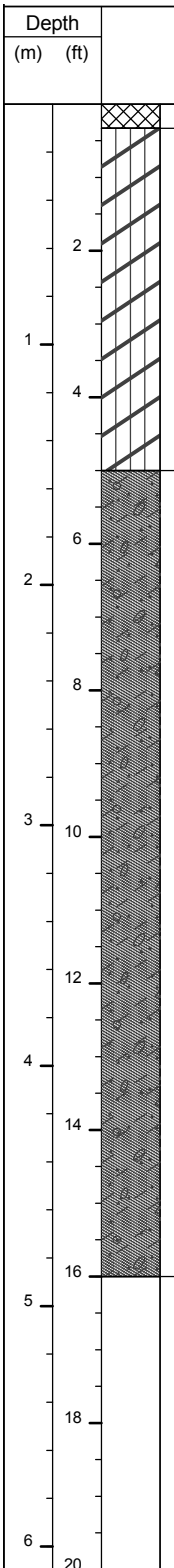
Shallow foundations founded on the stiff silty clay or compacted granular fill over the stiff native soils are recommended.

New Asphalt Parking

For new parking areas, existing soil should be removed to provide asphalt over a crushed gravel base.

Construction

Field review is required during construction, including inspection of test pits, verification of soil bearing at footing locations, checking the compaction of underslab fill, and checking the thickness and compaction of the asphalt section.



Bore hole soil log

*Based on a preliminary report by Levelton Engineers, included in Appendix 3.

4.4 SITE FOOTPRINTS

PARKING FOOTPRINT



Opportunities

Potential parking partnerships/exchanges with Princess Margaret Secondary School + Kwantlen University

Given extent of parking, potential for it to double-duty as event space

Extensive area for on-site stormwater filtration and management

Constraints

As per the parking discussion at the beginning of this chapter, some flexibility may be required on the bylaw parking requirement*

**The parking requirement may be reduced to reflect the revised 40,000 sq ft program outlined in Section 3.4.*



4.4 SITE FOOTPRINTS

BUILDING FOOTPRINT



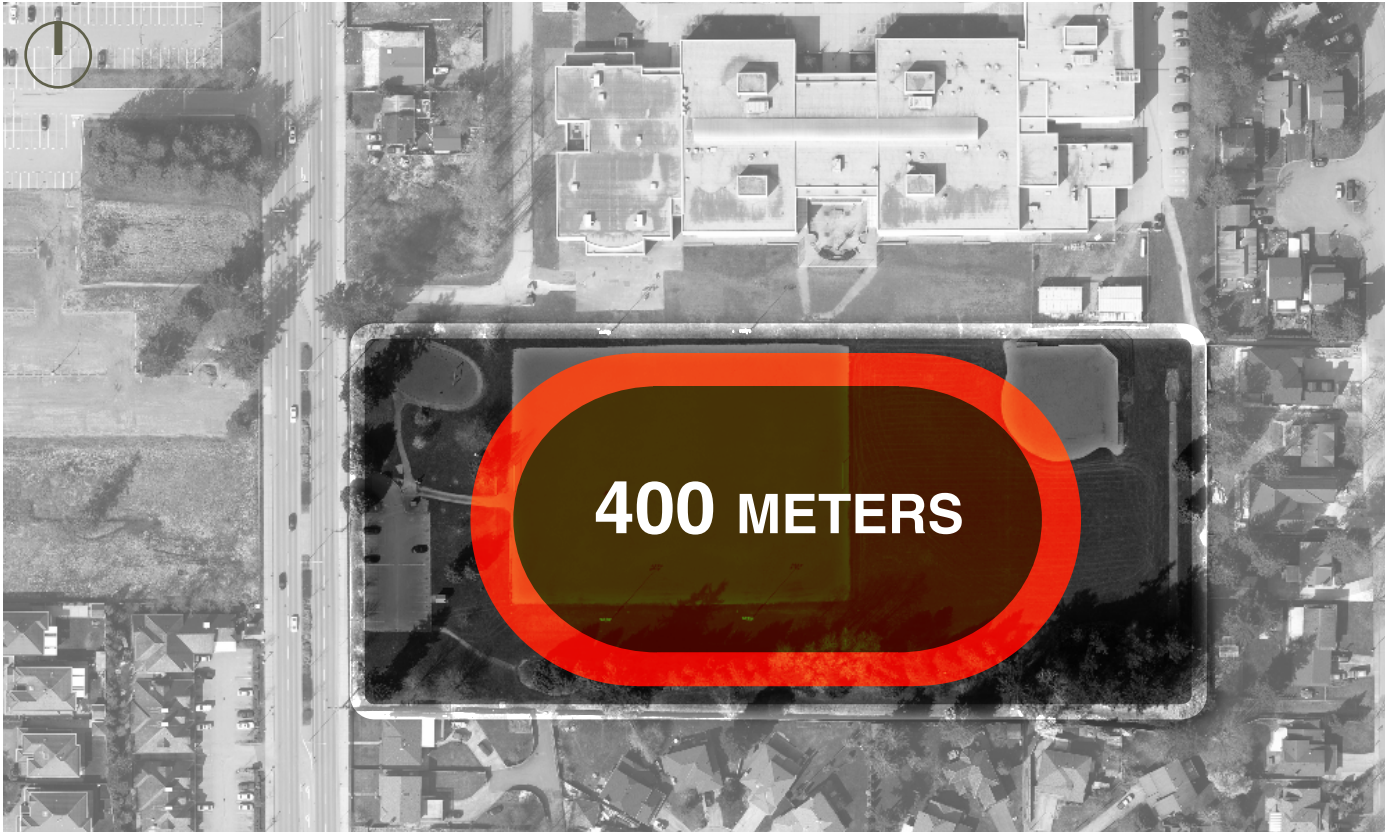
Opportunities

A 2-storey 65,000 square foot facility requires less than a third of the site area, allowing for outdoor amenities

Constraints

The occupancy load of a 65,000 square foot facility requires significant parking

TRACK FOOTPRINT



Opportunities

A scaled-down rubberized walking track can serve the community's needs

Constraints

A standard running track is impractical given the size of the site

5.1 INTRODUCTION + SUMMARY

Goals of Public Consultation

One of the primary goals of the feasibility study was to initiate a public and stakeholder consultation process to:

- Assess community needs and aspirations
- Gather public input
- Evaluate stakeholder interest and potential involvement
- Garner feedback on the proposed facility scope and configuration

Over the course of multiple events, City Staff, members of SPARK, and the consultant team heard from interested community members, concerned neighbors and adjacent institutions. There was significant interest in the project on multiple fronts.

Public Consultation Process

Consultation related to the proposed SACH Centre took two forms, public open house events and stakeholder meetings. The following public events were held:

- 1. Community Stakeholder Workshop** (*held at Royal King Banquet Hall on October 18, 2011*). This event, held early on in the feasibility study involved small groups who, through a series of directed questions, were asked to contribute their aspirations regarding the kind of spaces and services that they would like to see in the new SACH Centre.
- 2. Public Open House** - (*held at Newton Community Hall on November 3, 2011*) At this event, City Staff, members of SPARK, and the consultant team were positioned at four stations with boards illustrating the proposed scope of the facility program, preliminary site and building plans as well as 3D images illustrating the potential configuration of the new community centre. In addition to introductory remarks by Alec Smith, questions were answered and comments recorded in a questionnaire that was provided.

Documentation of these events is included at the end of this document as Appendix A7.

Stakeholder Engagement

Working with the steering committee, a number of stakeholders were identified including:

- Kwantlen Polytechnic University
- Fraser Health
- the RCMP
- School District 36
- Princess Margaret Secondary School
- SFU Surrey Campus
- Surrey Arts + Heritage Services

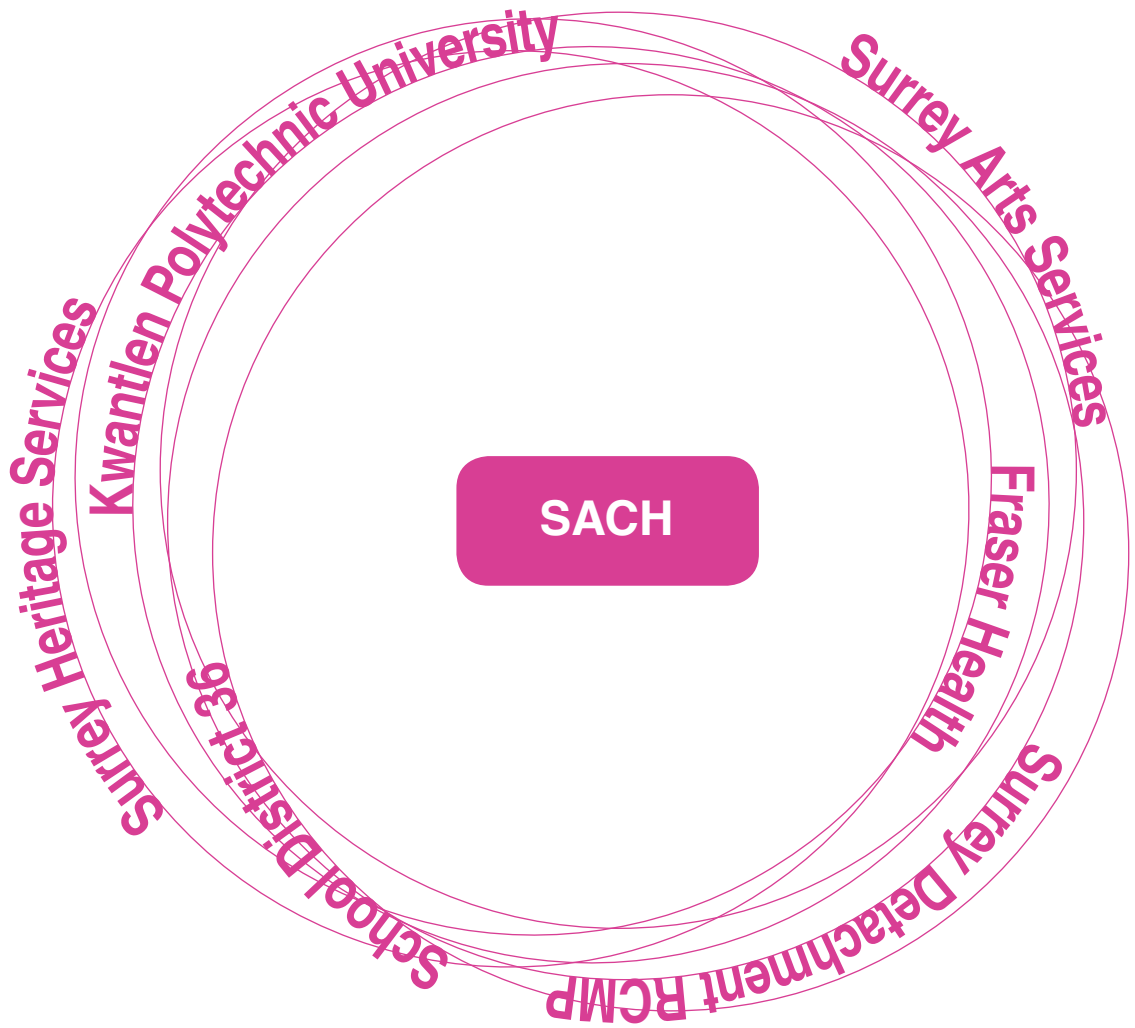
Meetings were held with Kwantlen as well as the School District and Princess Margaret Secondary School. Teleconferences were held with the RCMP, Fraser Health and Surrey Arts + Heritage Services. There was some e-mail correspondence with SFU Surrey Campus but further direct consultation was unsuccessful due to the unavailability of SFU staff.

Helpful input was garnered from these meetings and discussions. Of particular significance was the desire on behalf of Kwantlen Polytechnic University to potentially share use of fitness and gymnasium space. In addition, the representative from Kwantlen indicated that there may be potential for this institution to make a capital contribution.

Minutes from meetings with stakeholders are included at the end of this report as Appendix A6.

5.1 STAKEHOLDER CONSULTATION

ALIGNMENT



Key Stakeholders: overlapping circles of interest

A range of public stakeholders consulted during the feasibility process identified potential synergies with the SACH Centre. Both of the neighbouring educational institutions are interested in making use of the facilities the SACH Centre would introduce, particularly the gym and fitness areas. Princess Margaret Secondary School personnel even identified the opportunity to use one of the professional kitchens in the facility for cooking classes. Fraser Health saw a number of opportunities to create health outreach programs including various seminars and exercise classes. Surrey Arts and Heritage Services were excited about the opportunity to work with the South Asian community to create arts programming. Consultation with all of these stakeholders was brief given the tight timeline for the feasibility report; if the project progresses, more extensive consultation would be required.

STAKEHOLDER INTEREST

Kwantlen Polytechnic University

Meeting with Gordon Lee, VP Finance + Administration, 11.2.11

- Interest in sharing recreational facilities: triple gym + fitness facilities
- Potential parking partnership
- Potential interest in sharing capital costs for the above facilities

Fraser Health

Phone conversation with Jas Cheema, Leader, Diversity Services, 11.3.11

- Interest in health-related programming
- Exercise classes, nutritional seminars, etc.

RCMP

Phone conversation with Fraser Macrae, Chief Superintendent Surrey Detachment, 10.24.11

- Provisional interest in an office
- Concerns about 'tokenism' if adequate resourcing isn't in place
- Strict security requirements for RCMP office

School District 36 / Princess Margaret Secondary School

Meeting with Nader Dhillon, Principal Princess Margaret Secondary School;

Tim Cross, Vice Principal Princess Margaret Secondary School;

Umur Olcay, Manager of Facility Planning, School District 36

- Interest in sharing recreational / athletic facilities
- Interest in sharing cooking facilities for classes
- Concerns about licensed restaurant

Surrey Arts Services / Heritage Services

Phone conversation with Sheila McKinnon, Manager Arts Services;

Jacqueline O'Donnell, Manager Heritage Services; Robert McCullough,

Museum Manager, Heritage Services; Liane Davison, Manager of Visual and

Community Art; Barb Wolfe, Performing Arts Programmer; Jordan Strom,

Curator of Exhibitions and Collections, Surrey Art Gallery

- Interest in working with SPARK to identify appropriate way forward

5.2 COMMUNITY STAKEHOLDER WORKSHOP

Location: Royal King Banquet Hall, No. 365, 8158, 128 Street, Surrey
Time: 4:00 - 6:00 pm, Tuesday, October 18, 2011

Agenda: Opening remarks by SPARK + SHAPE
 Small group comment sheets -
 'What do you want the SACH Centre to be?'
 Small groups report back to whole group
 Closing remarks by SPARK + SHAPE

Summary of Feedback:*

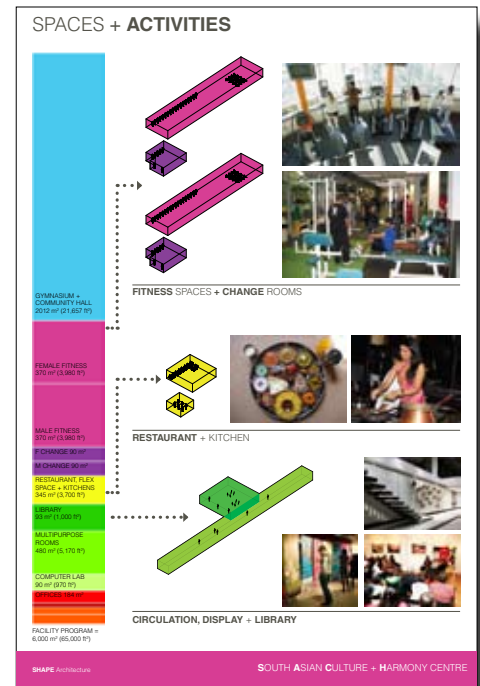
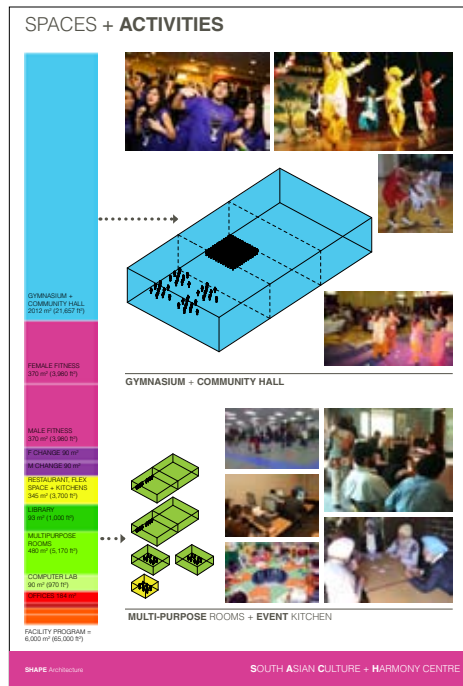
Desired components

- Health services
- High tech capability
- Seniors Care
- Card Playing Area
- Exterior Fire Pit
- Juice Bar
- Community Policing
- Covered Walking Track
- Open 7 days a week
- Gym open to outside
- Integrated cultural displays

Potential Activities

- Wrestling
- Theatre
- Family Movie Nights
- Computer Classes
- Nutrition/Health Instruction
- Volleyball
- Rock Climbing
- Indoor Soccer
- Bhangra
- Indoor Cricket

*The record of the full feedback is included as Appendix A7.



Boards displayed the draft program at Open House 1.



Alec Smith giving opening remarks at Open House 1.

WHAT DO YOU WANT THE **SACH** CENTRE TO BE?

EXTERIOR SPACES + ACTIVITIES



RUBBERIZED WALKING TRACK + PLAYGROUND



EVENT SPACE + PLAZA



PLAYING FIELD

SHAPE Architecture SOUTH ASIAN CULTURE + HARMONY CENTRE

PROPOSED SITE






SHAPE Architecture SOUTH ASIAN CULTURE + HARMONY CENTRE

5.3 PUBLIC OPEN HOUSE

Location: Newton Community Hall, 7120 136B Street, Newton Town Centre
Time: 4:00 – 8:00pm Thursday, November 3, 2011

Agenda: Opening remarks by SHAPE
 SHAPE + City of Surrey staff at 4 stations to answer questions and receive feedback
 Comment forms were provided to be returned to the City of Surrey by November 10th

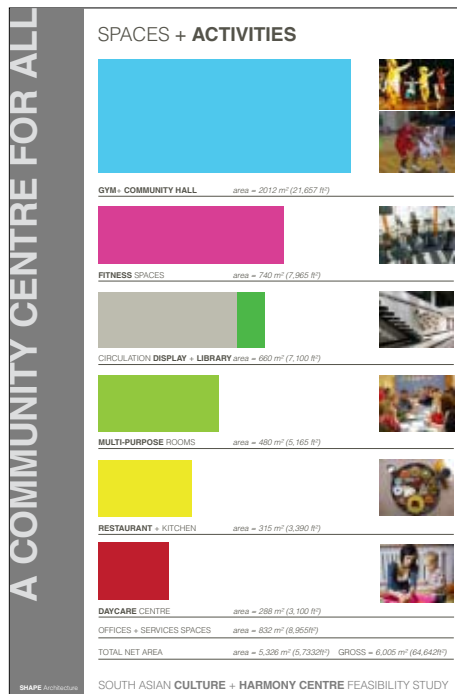
Summary of Feedback:*

Neighbours expressed concerns about the following issues:

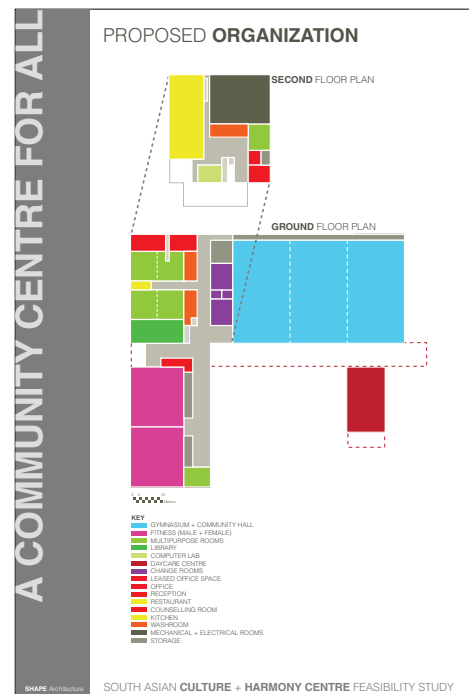
- Increased traffic on 128th and surrounding streets
- Overflow parking in neighbourhood
- Loss of park land
- Lack of inclusivity
- Relocating Special Olympics baseball
- Access to site - pedestrian controlled light
- Licensed restaurant

**All comment forms received will be included in the City of Surrey corporate report to be submitted to Council with this feasibility study.*

Other community members expressed support for the SACH Centre.

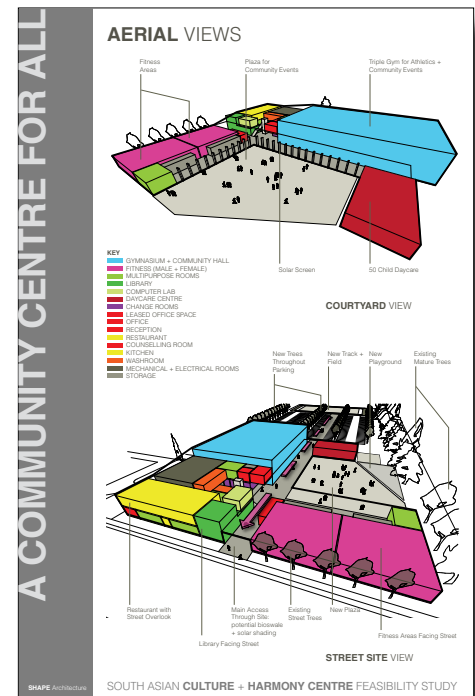
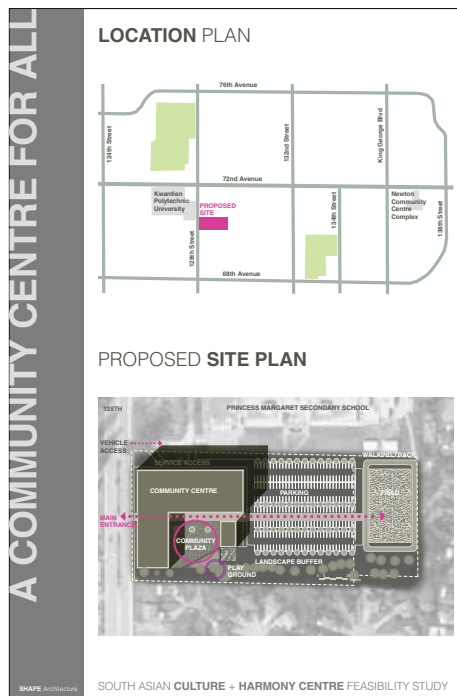


Boards displayed the preferred option (see Chapter 7) at Open House 2.





Alec Smith giving opening remarks at Open House 2.



5.3 PUBLIC OPEN HOUSE

All comment forms received will be included in the City of Surrey corporate report to be submitted to Council with this feasibility study.

COMMENT FORM + QUESTIONNAIRE

South Asian Culture + Harmony Centre Feasibility Study

A new Community Centre for Newton

Name _____

Address _____

1. What is your gender?

- Female
- Male

2. What is your age category?

- Pre-teen
- Teen
- 20 - 34
- 35 - 59
- 60 and over

3. Are you a neighbor of Princess Margaret Park?

- Yes
- No

4. Do you have any concerns about the new Cultural and Community Centre?

- Yes (What are your specific concerns?) _____

- No

5. How often do you use City of Surrey Community / Recreation Centres?

- Once a week
- Twice a week
- Once a month
- Twice a month
- Other (please specify) _____

Page 1



COMMENT FORM + QUESTIONNAIRE

South Asian Culture + Harmony Centre Feasibility Study

A new Community Centre for Newton

6. How do you currently use City of Surrey Community and Recreation Centres?

- Fitness Activities (cardio + strength training)
- Leisure Activities
- Recreation Athletics
- Competitive Athletics
- Classes
- Library Use
- Daycare
- Other (please specify)

7. What cultural and recreational amenities are missing in your neighborhood?

8. Additional Comments:

Thanks for your input. Please return the comment sheet to City Staff or return by Thursday, November 10th:

Email: parksrecculture@surrey.ca
Fax: (604)598-5781
Mail: Parks, Recreation and Culture
14245 56th Avenue
Surrey, BC V3X 3A2

Page 2



6

Option Review

6.1 INTRODUCTION + SUMMARY

Following the site analysis portion of the study, three facility and site planning options were developed that reflect three distinct organizational strategies. Rather than evaluating each option ad hoc, a series of criteria was suggested by which each option might be assessed.

Earlier work in the feasibility study including the site analysis work and program development* formed the parameters from which these assessment criteria were developed. Some of the assessment criteria are subjective in nature and others are more measurable.

The options were developed with a deliberate strategy of proposing fundamentally different site and building organizations such that through counterpoint the particular merits and shortcomings of each option could be revealed. The options presented were as follows:

Option 1 - Bar Building

Option 1 included the following:

- A linear building sited in the middle of Princess Margaret Park with
- Parking distributed to the north and south of the facility and
- A new playing field located on the eastern portion of the site

Option 2 - Edge Building

Option 2 included the following:

- A long U- shaped building sited on the north side of Princess Margaret Park with
- Parking consolidated to the south of the facility and
- A new playing field located on the eastern portion of the site

Option 2 - Courtyard Building

Option 3 included the following:

- An L-shaped facility sited on the western side of Princess Margaret Park adjacent to 128th Street with
- Parking located in the middle of the site and
- A new playing field located on the eastern portion of the site

In the presentation of each option, diagrams representing particular aspects of the proposal based on the site analysis were presented and are included in this section of the feasibility report. Included amongst these are the following:

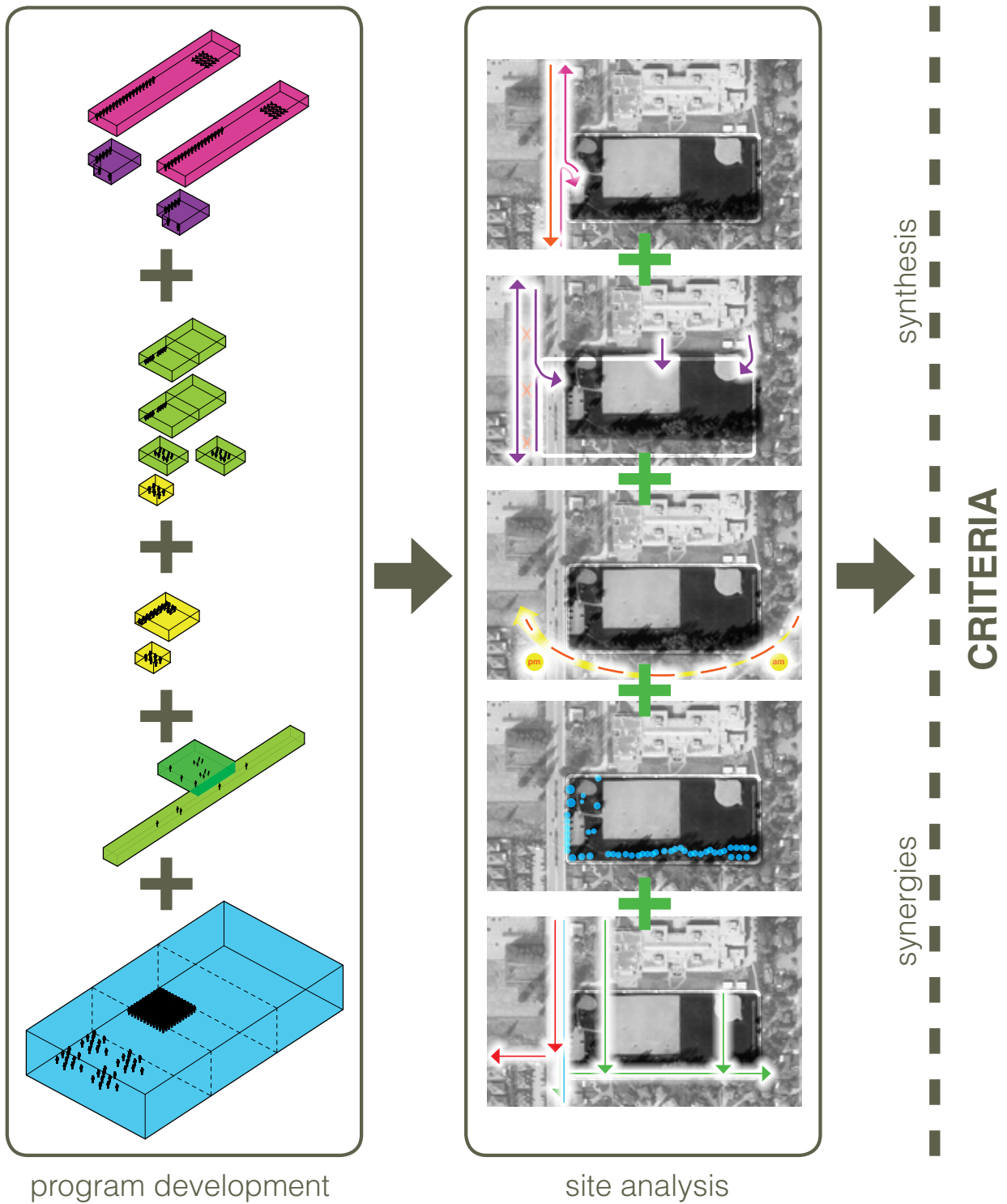
- vehicle access
- pedestrian access
- solar access

Assessment

Each option was assessed based on the established evaluation criteria. Support for option 3 was unanimous, and direction was given to pursue that as the preferred option. In the following pages, the assessment criteria are detailed and each option is presented with diagrams illustrating key aspects of the site planning and building planning. Finally the assessment of strengths and weakness of the proposed options is outlined.

6.2 EVALUATION CRITERIA

In order to compare the 3 options, evaluation criteria were developed from a synthesis of the programming and site analysis.



DOES THE PROPOSED OPTION:

Create a **presence** for the South Asian **community** in Surrey?

Provide the desired **program proximities**?

Offer good **solar access** for major outdoor spaces?

Make the **parking subsidiary** to the building?

Allow for **area efficiencies**?

Allow for **pedestrian connections** to Kwantlen + Princess Margaret Secondary School?

Take advantage of **existing road** configurations?

Provide **site safety** with the use of cpted principles?

Provide discrete **service access**?

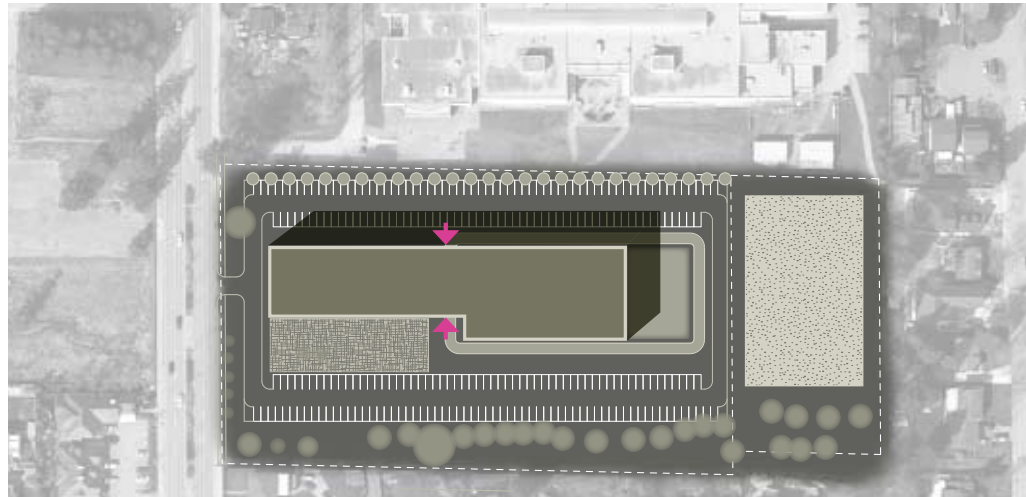
6.2 OPTION 1

BAR BUILDING

Site Organization

Running down the middle of the site, the building splits the parking in half, reducing its presence. The walking track runs through the building, providing varied experience along the length of the track.

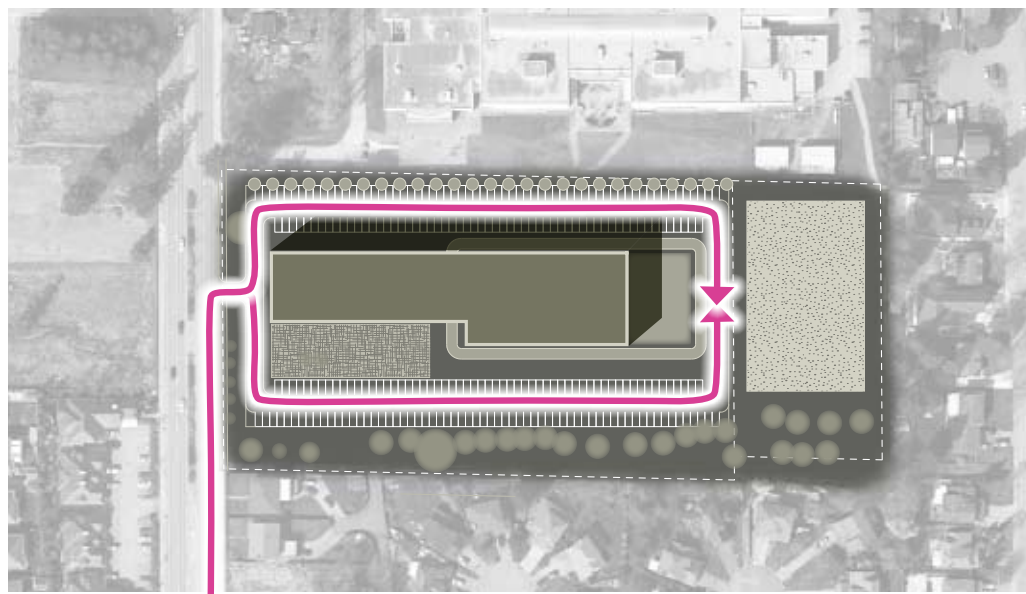
OVERVIEW



246 SPACES 5700 SQ M BLDG 1215 SQ M PLAZA 270 M TRACK

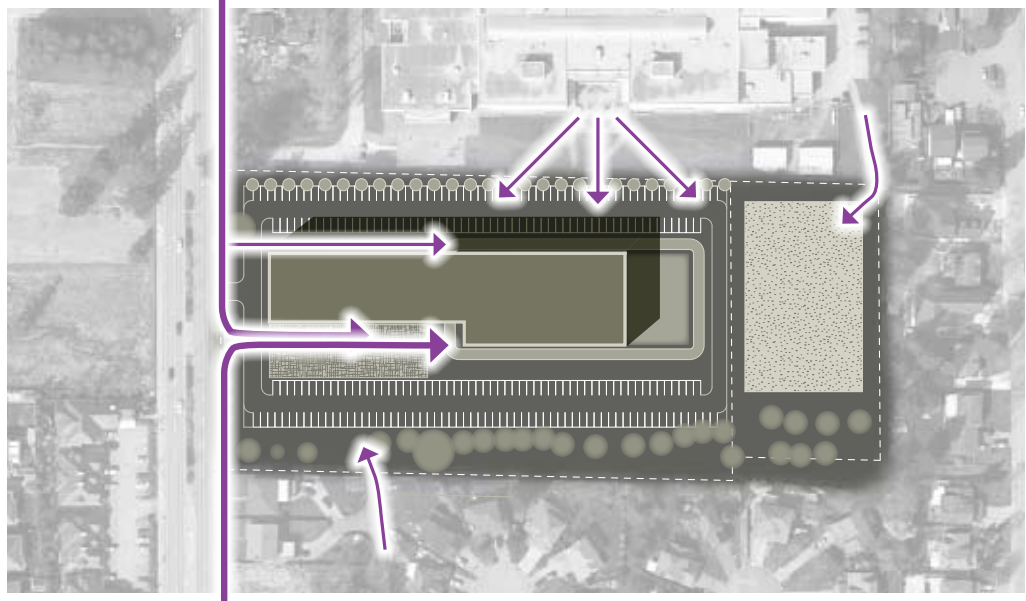
Vehicular access is convenient to the whole site. However, given the double-sided main entrance, a discrete service access is difficult to achieve.

VEHICULAR ACCESS



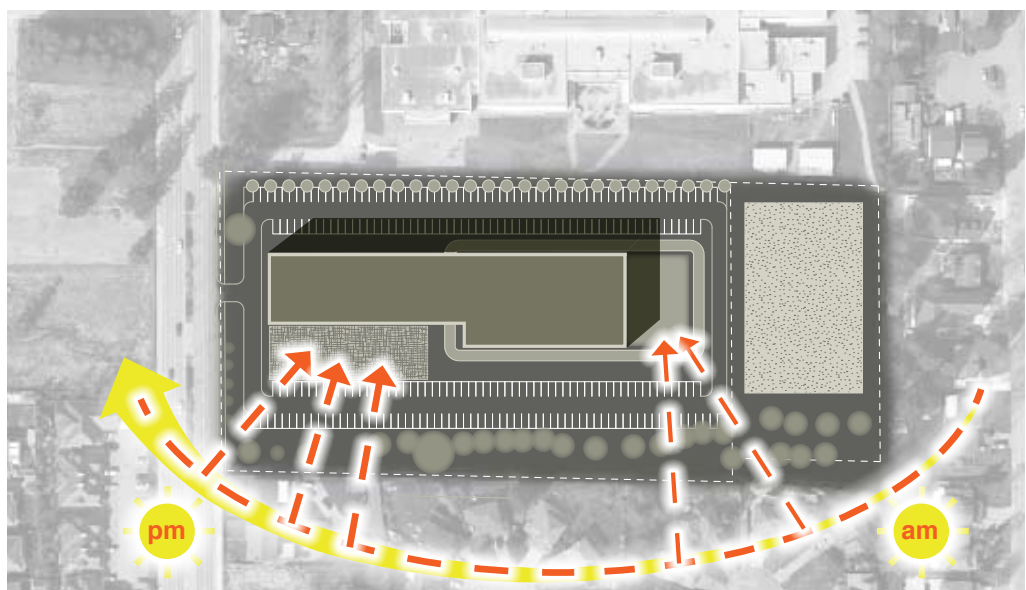
Pedestrian access is clear and convenient for both sides of the building. On the south side, a plaza provides a major access point. The building offers a close relationship to the school courtyard.

PEDESTRIAN ACCESS



Solar access is abundant for both the hard-scaped outdoor plaza / event space and the soft-scaped outdoor space adjacent to the gym.

SOLAR ACCESS

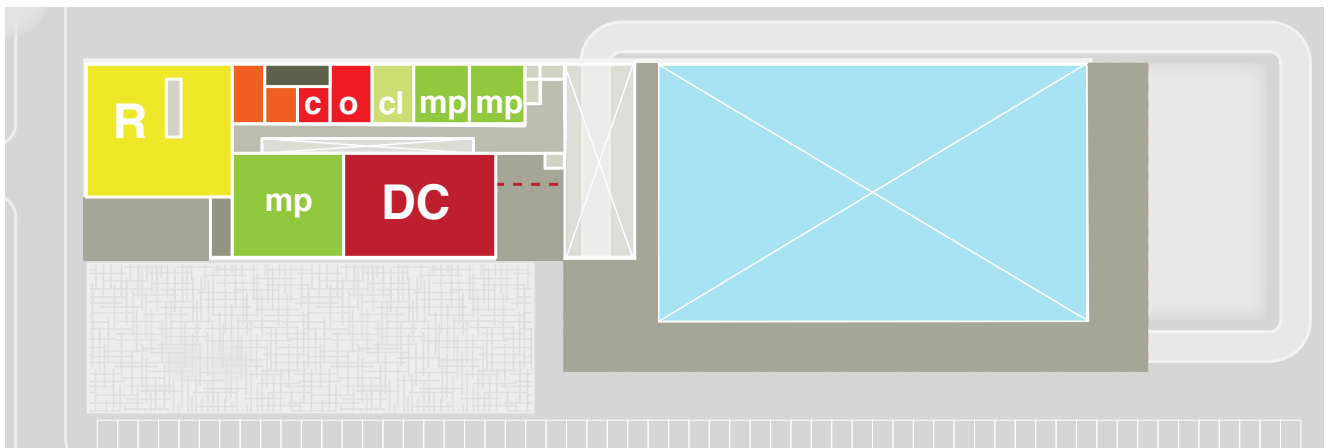
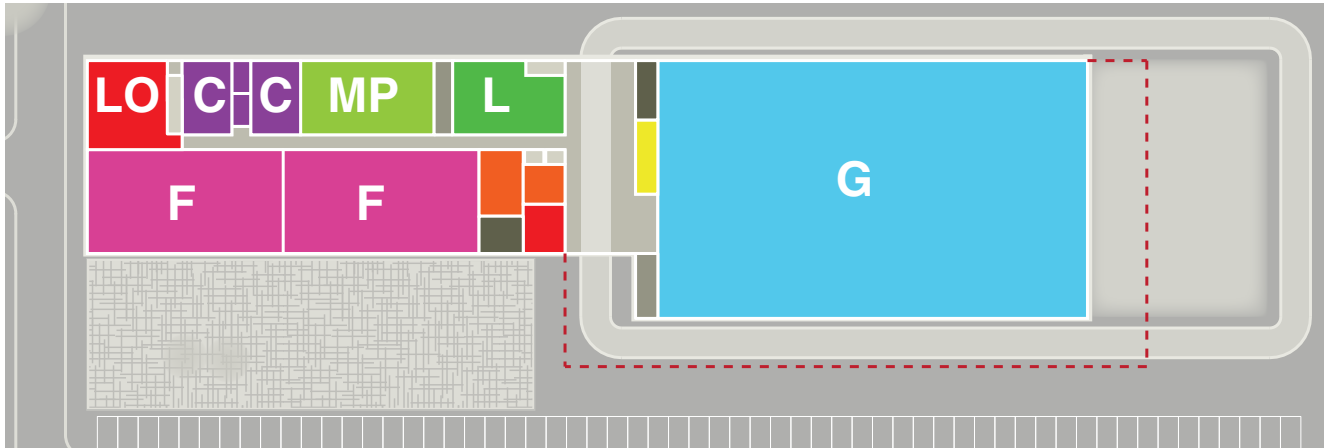


6.2 OPTION 1

BAR BUILDING

Building Organization

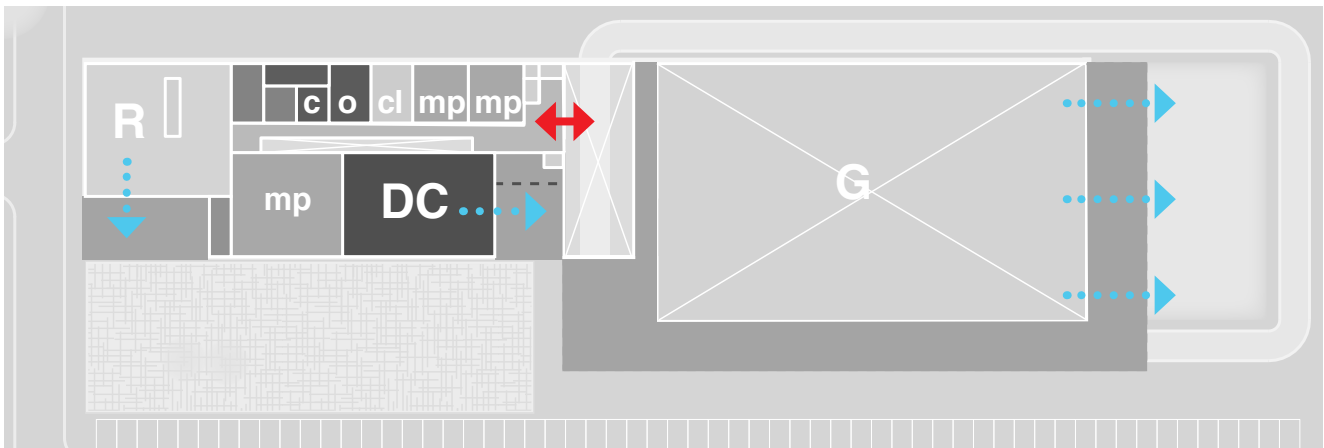
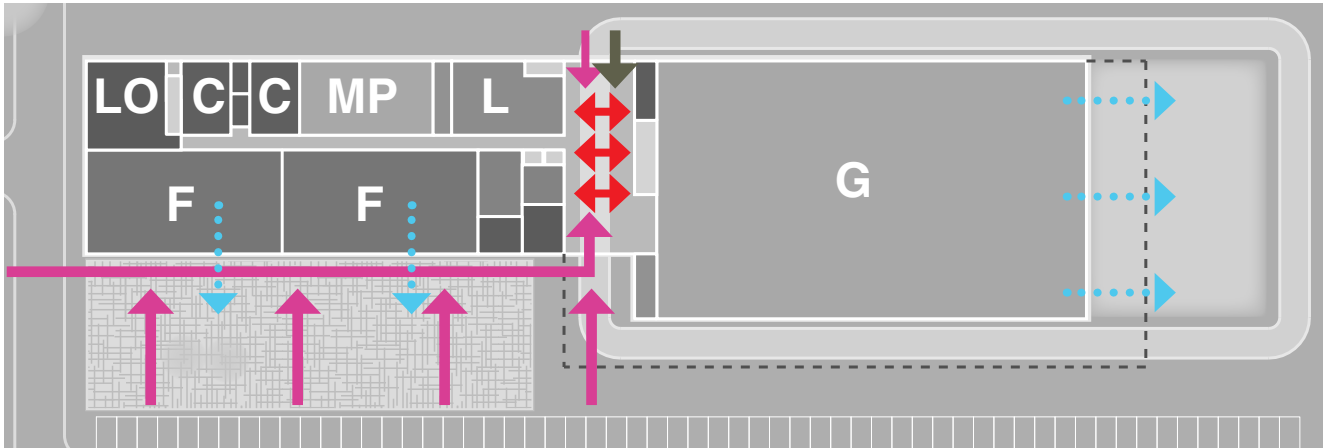
Efficiencies are created by concentrating activity centrally and situating most of the major program spaces along a short double-loaded corridor. Two distinct types of large multipurpose rooms are offered - one central and one discrete. The restaurant location offers relationships to the street and an outdoor patio overlooking the main plaza.



- | | | | |
|----|---------------|----|--------------|
| G | Gym | R | Restaurant |
| F | Fitness | DC | Daycare |
| C | Change | CL | Computer Lab |
| L | Library | C | Counselling |
| LO | Leased Office | O | Office |
| MP | Multipurpose | | |

Access + Views

The setback in the western portion of the ground floor creates a visual relationship between the fitness spaces and the plaza and convenient access for events in the gym to overflow onto the plaza. The large entrance lobby creates the main gallery/display space. Tucked away on the second floor, the daycare has access to a discrete outdoor patio.



- ➡ Main Entrance
- ➡ Service Entrance
- ...➡ Access + Views
- ↔ Gallery/Display

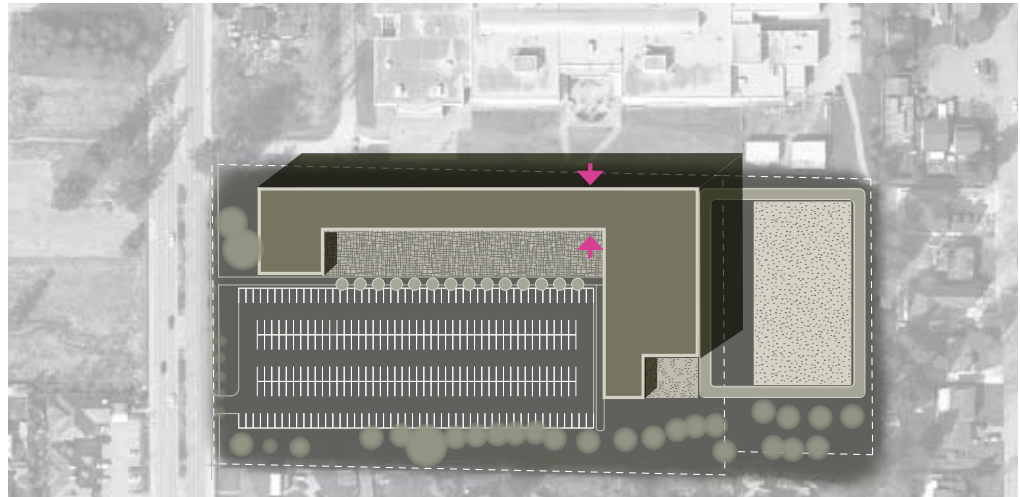
6.3 OPTION 2

EDGE BUILDING

Site Organization

Concentrated along the northern edge of the site, the building frames a large plaza and parking lot, creating the opportunity for the parking lot to become an extension of the plaza.

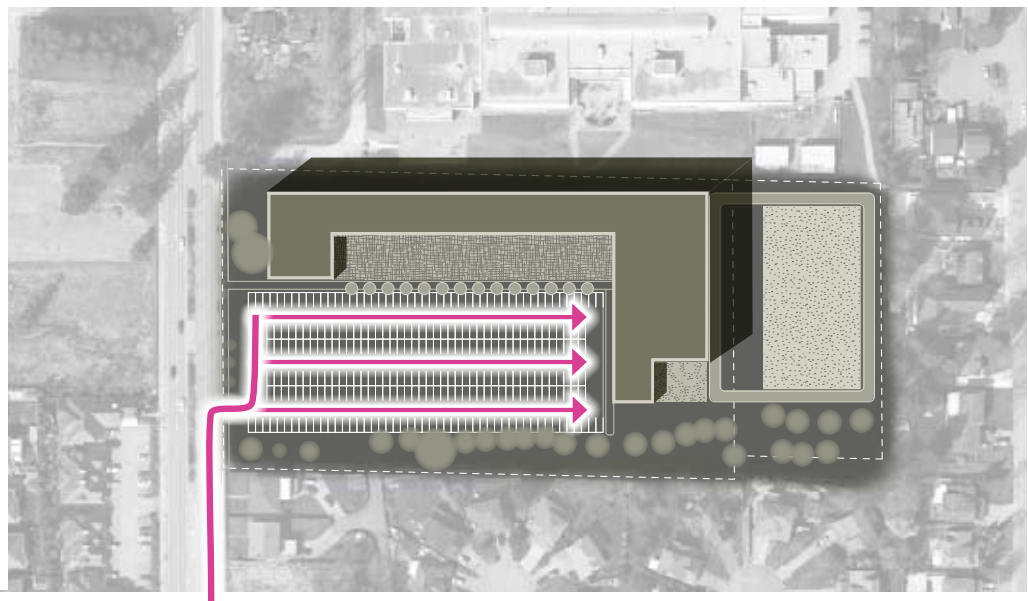
OVERVIEW



274 SPACES 6005 SQ M BLDG 1940 SQ M PLAZA 270 M TRACK

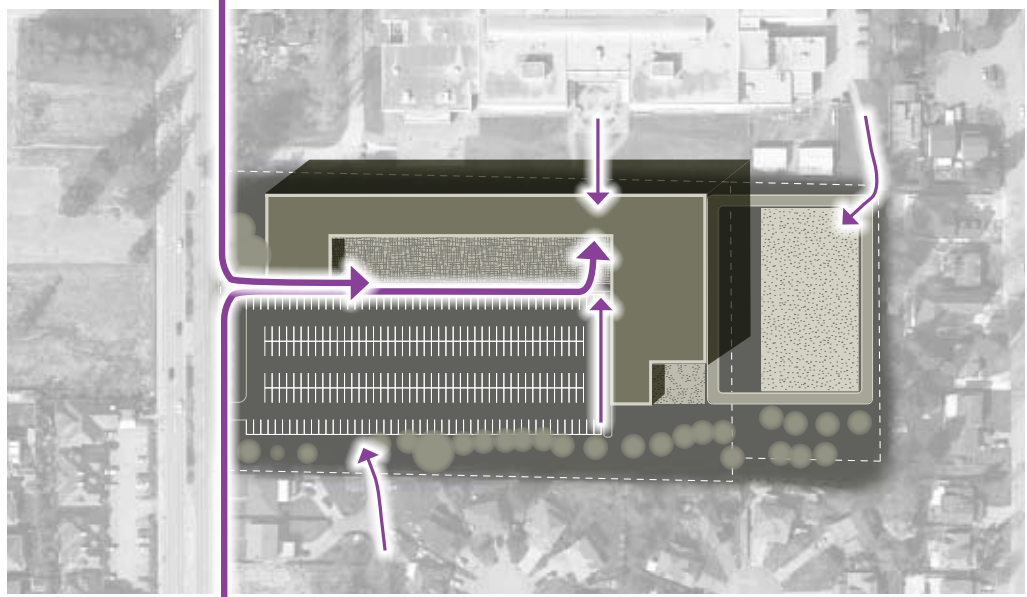
Vehicular access is convenient to the whole site, though major road work would be required to create access from the southbound lane on 128th.

VEHICULAR ACCESS



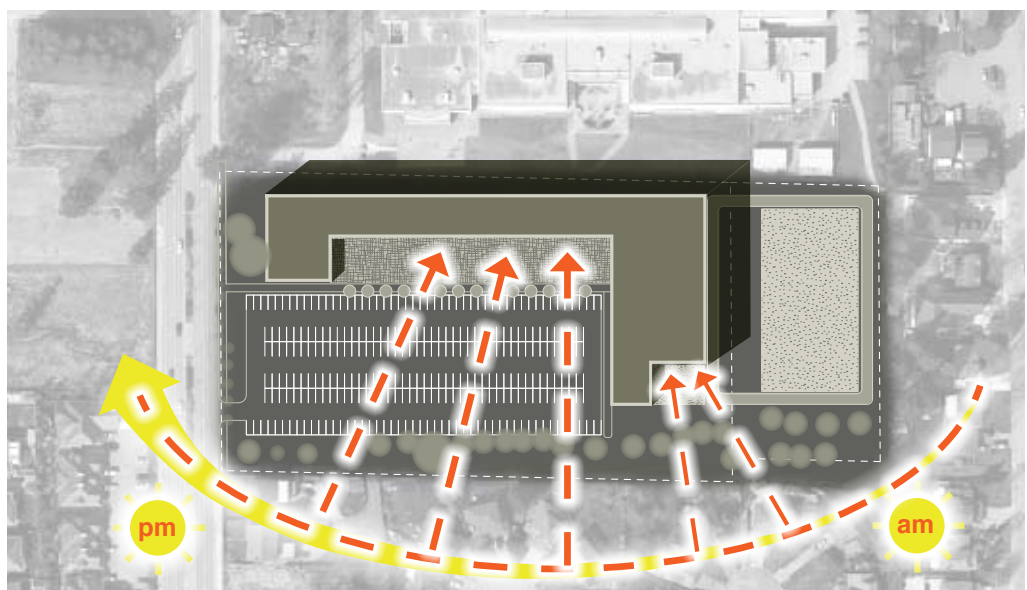
Pedestrian access is concentrated along the main plaza entrance, where people might filter in from their cars and the sidewalk. The double-sided lobby aligns with the school courtyard, creating a direct relationship.

PEDESTRIAN ACCESS



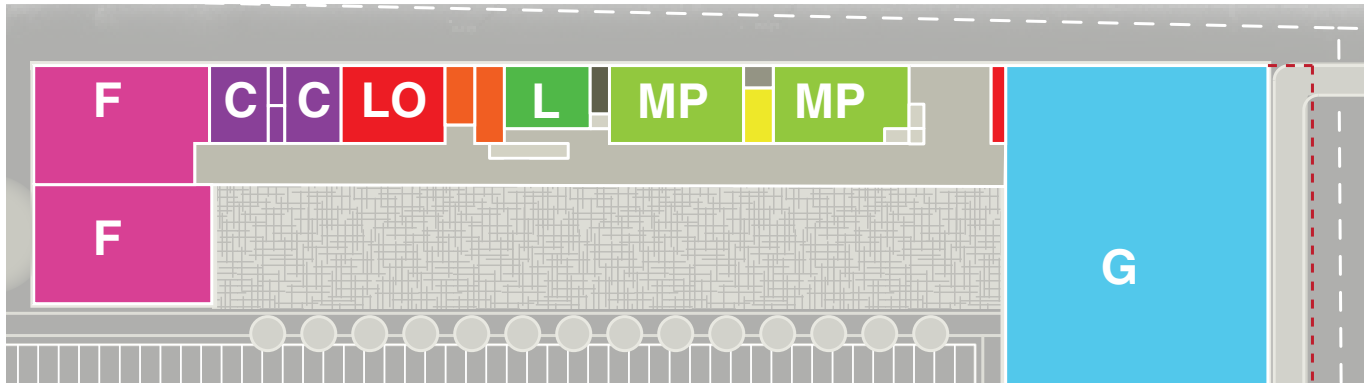
Solar access is abundant for both the hard-scaped outdoor plaza / event space and the daycare's separate outdoor space.

SOLAR ACCESS



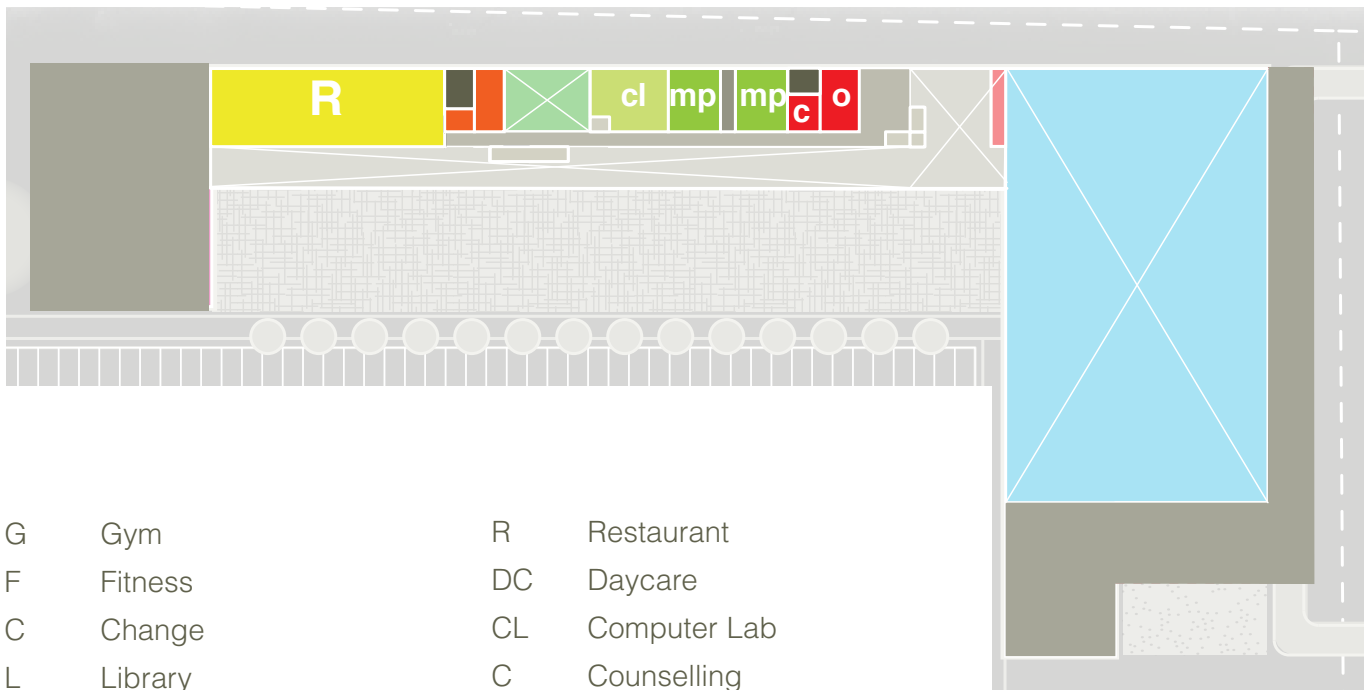
6.3 OPTION 2

EDGE BUILDING

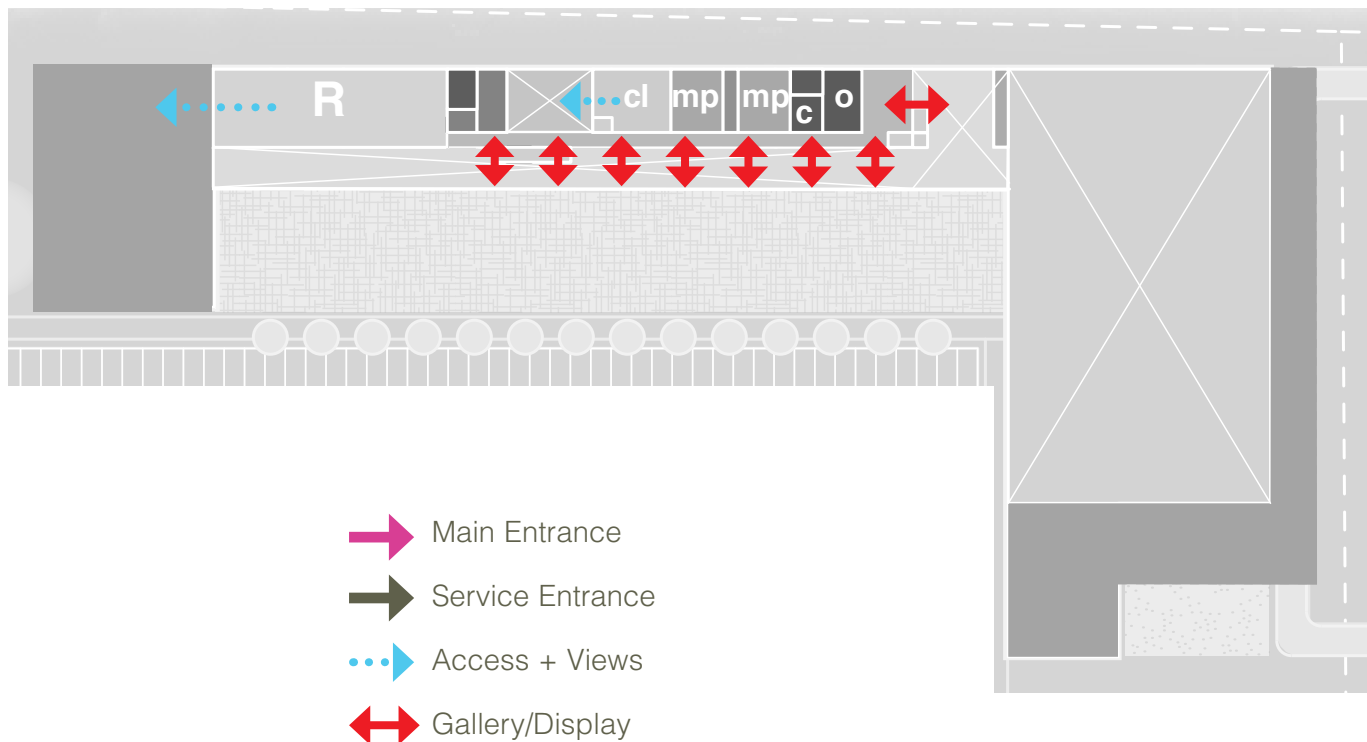
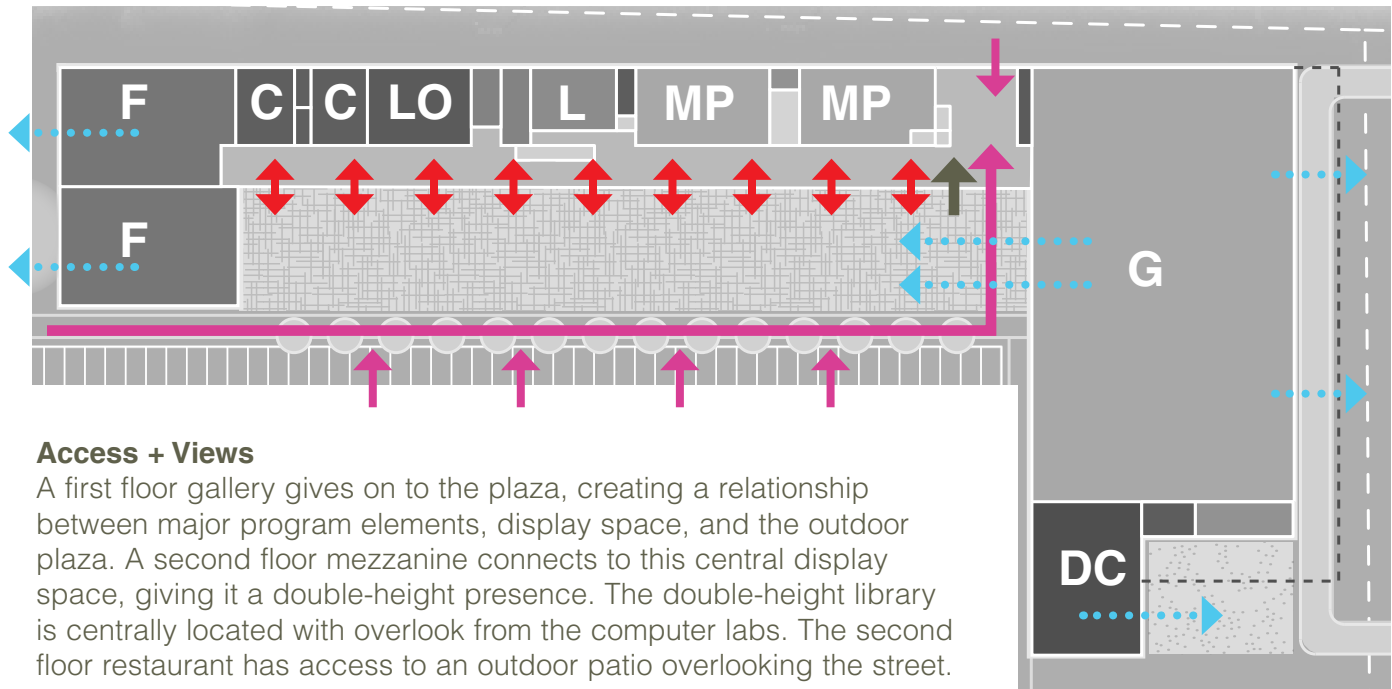


Building Organization

Aligned along a linear plaza, all of the major program elements have a direct relationship to the cultural display space. In order to provide 'eyes on the street' the fitness areas are located at the western edge of the site. This creates one drawback, that the fitness areas and change rooms are some distance from the gym. However, exchange between the two could activate the central gallery. The daycare is located discretely to allow for a separate entrance and outdoor space.



- | | | | |
|----|---------------|----|--------------|
| G | Gym | R | Restaurant |
| F | Fitness | DC | Daycare |
| C | Change | CL | Computer Lab |
| L | Library | C | Counselling |
| LO | Leased Office | O | Office |
| MP | Multipurpose | | |



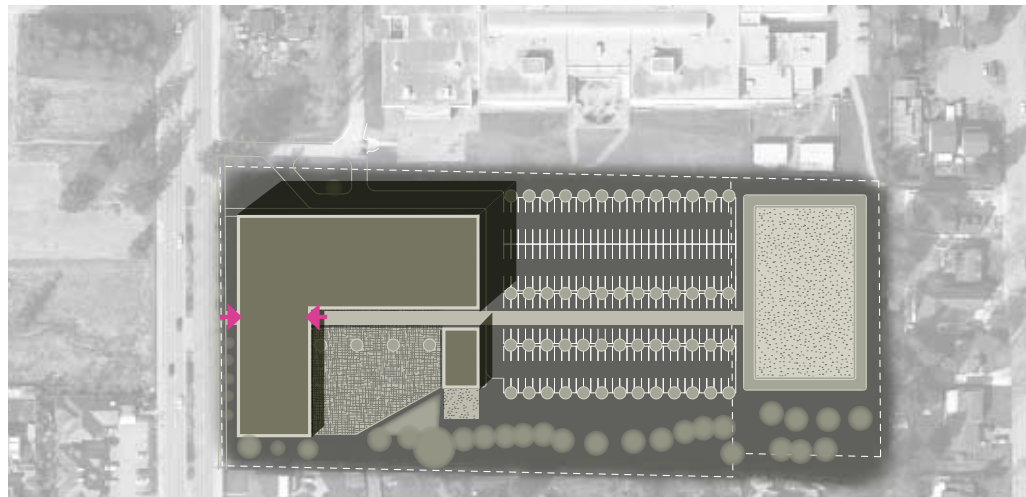
6.4 OPTION 3

COURTYARD BUILDING

Site Organization

Concentrated on the western and northern edges of the site, the building creates a continuous street presence and a distinctly framed plaza. A central axis creates a strong connection all the way from the street to the field

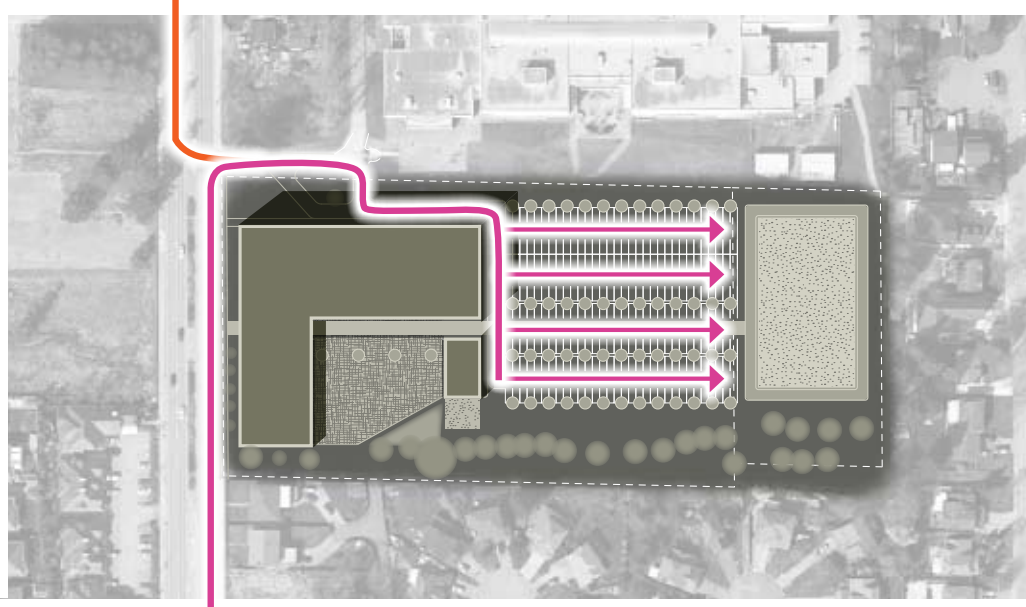
OVERVIEW



256 SPACES 5880 SQ M BLDG 2160 SQ M PLAZA 230 M TRACK

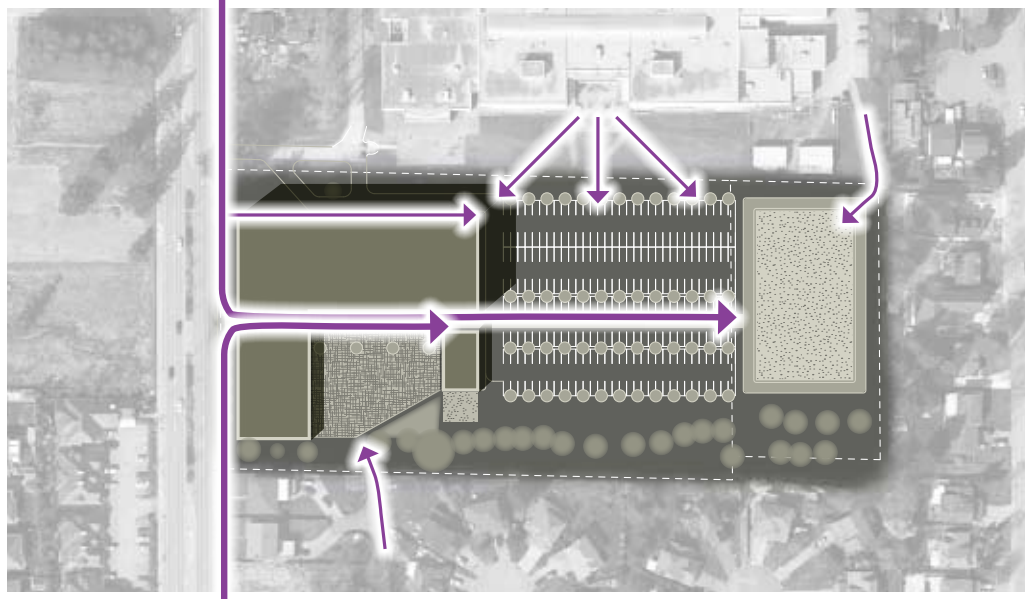
Vehicular access takes advantage of the lane to the north, providing access for southbound traffic. Service access and a truck turnaround are provided.

VEHICULAR ACCESS



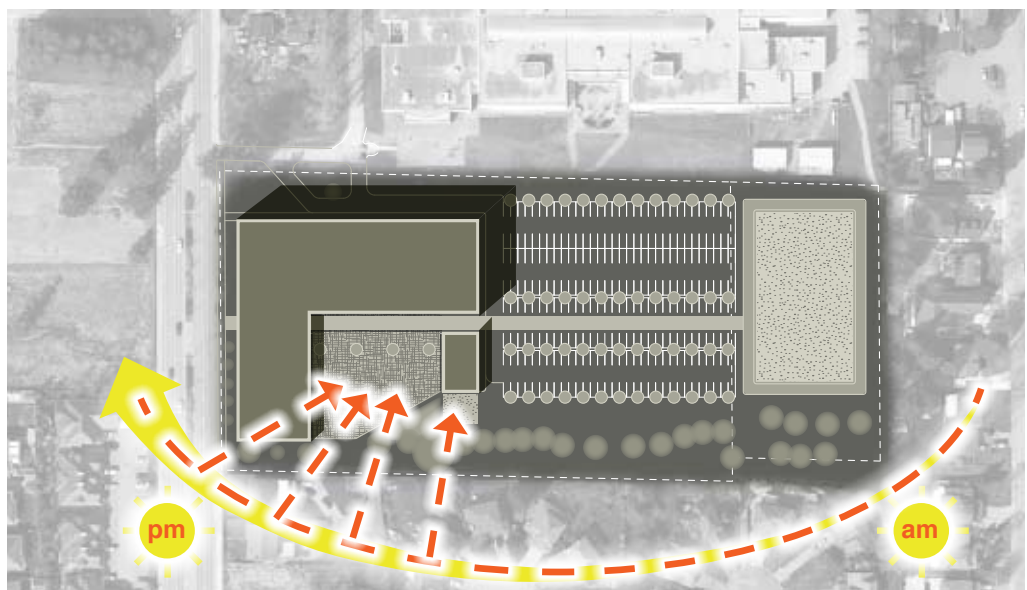
Pedestrian access is concentrated along the main axis, whether from the street or the parking lot. Pedestrians are prioritized through surface treatments and site configuration.

PEDESTRIAN ACCESS



Solar access is abundant for both the hard-scaped outdoor plaza / event space and the daycare's separate outdoor space.

SOLAR ACCESS

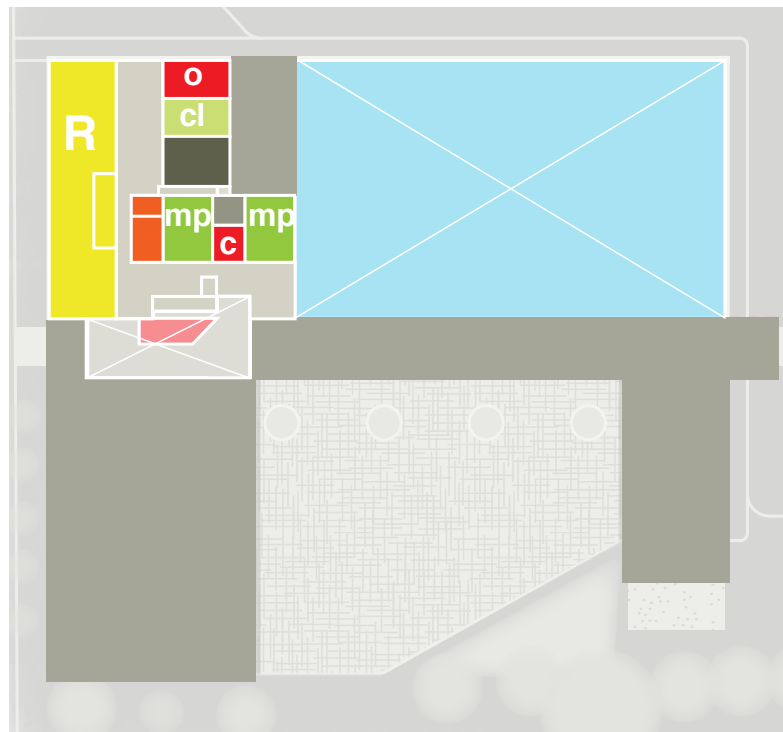
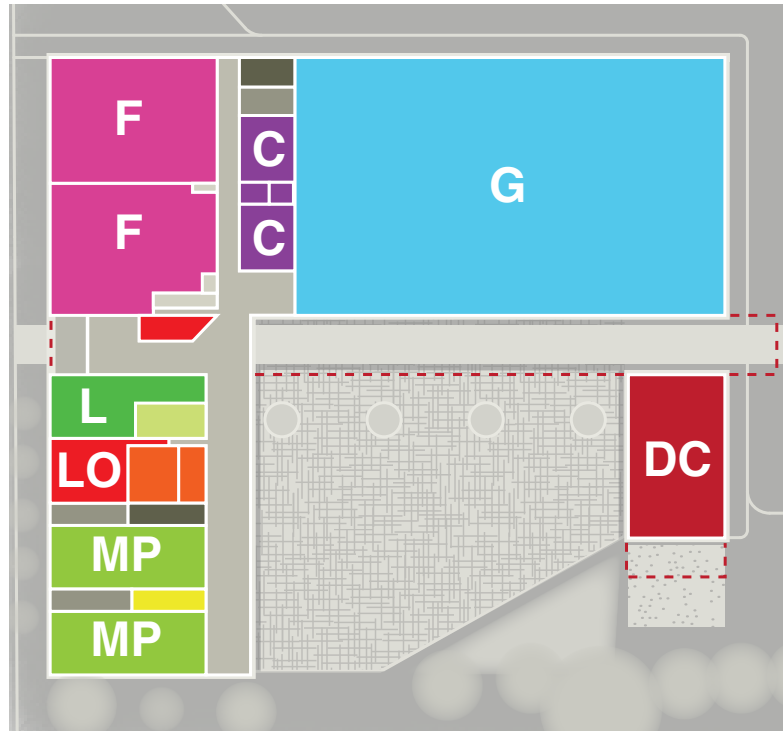


6.4 OPTION 3

COURTYARD BUILDING

Building Organization

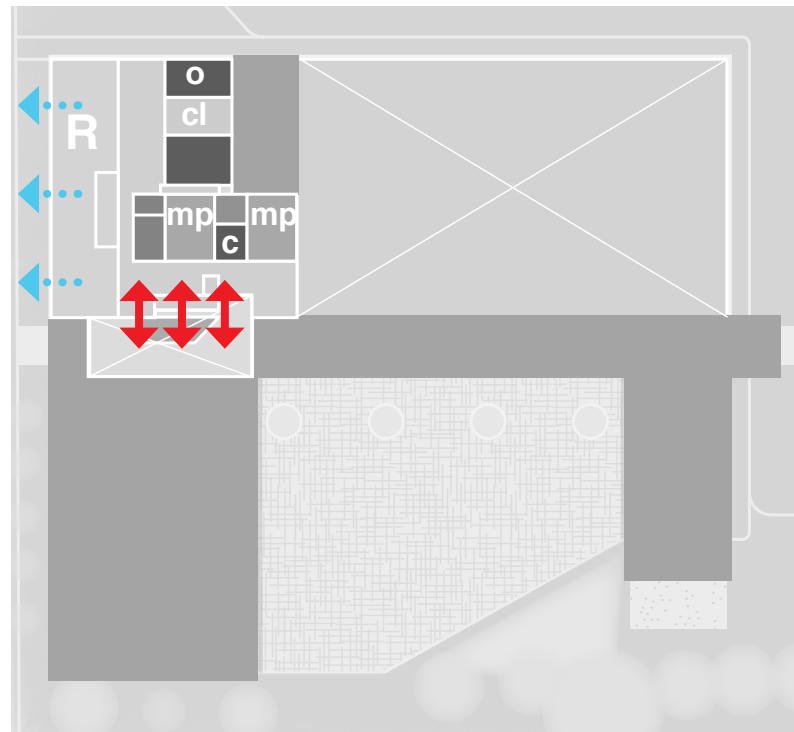
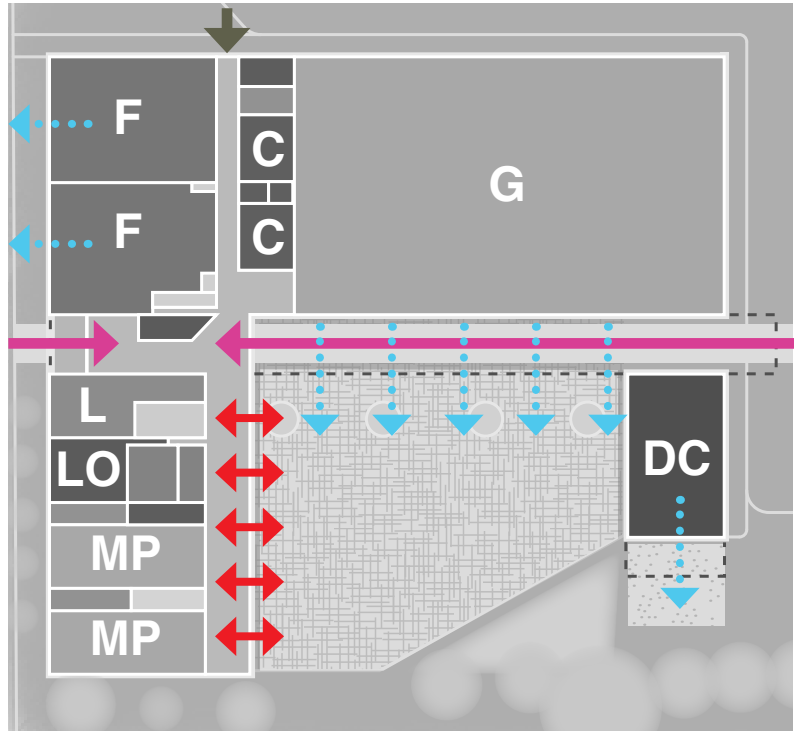
By framing a large courtyard, the building renders the outdoor social space the heart of the complex. The fitness areas are located where they can provide 'eyes on the street' while also taking advantage of a direct relationship to the change rooms and gym. The library gives on to the central lobby, giving it a strong presence. The daycare is located discretely, but adjacent to the outdoor plaza, forming part of the life of the facility.







- G Gym
- F Fitness
- C Change
- L Library
- LO Leased Office
- MP Multipurpose
- R Restaurant
- DC Daycare
- CL Computer Lab
- C Counselling
- O Office

Access + Views

Giving directly on to the plaza, the gym creates the opportunity for major events to seamlessly flow from inside to outside. Flanking the courtyard, the gallery/display space plays a central role given its high visibility. The courtyard is a conduit for informal social activity, given its double role as the main access point from the parking lot. On the second floor, the restaurant offers views to the street while also creating a significant street presence.



-  Main Entrance
-  Service Entrance
-  Access + Views
-  Gallery/Display

6.5 EVALUATION

STRENGTHS + WEAKNESSES

Does the proposed option:

After presenting the three options at Steering Committee Meeting 4 and running through the strengths and weaknesses, the choice was clear.

Create a **presence** for the South Asian **community** in Surrey?

Provide the desired **program proximities**?

Offer good **solar access** for major outdoor spaces?

Make the **parking subsidiary** to the building?

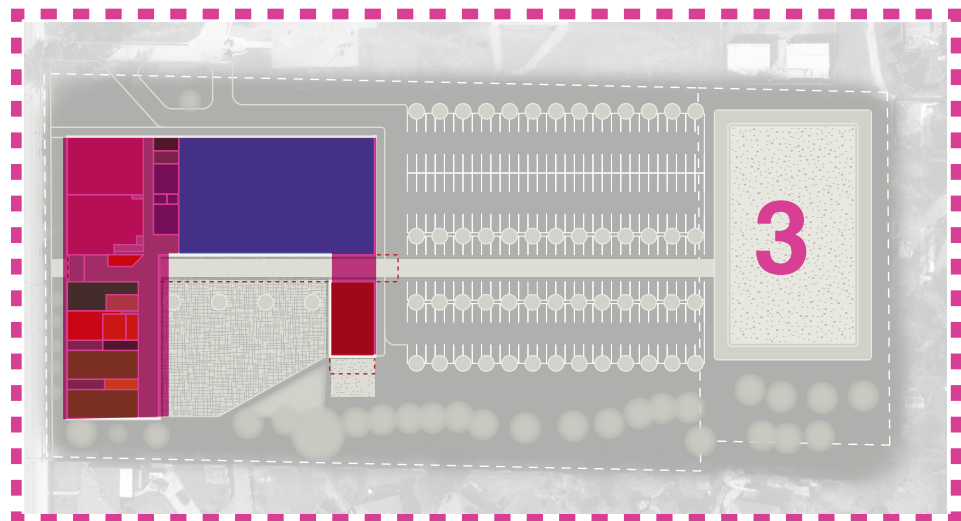
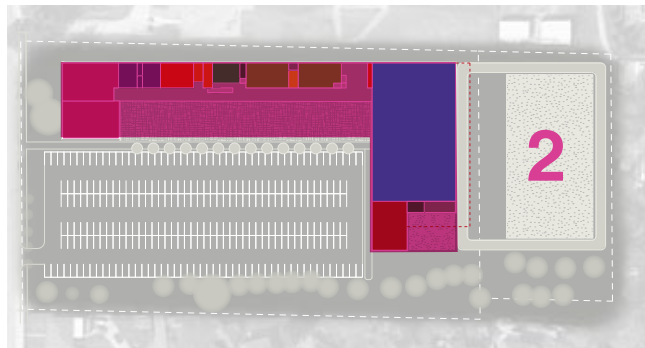
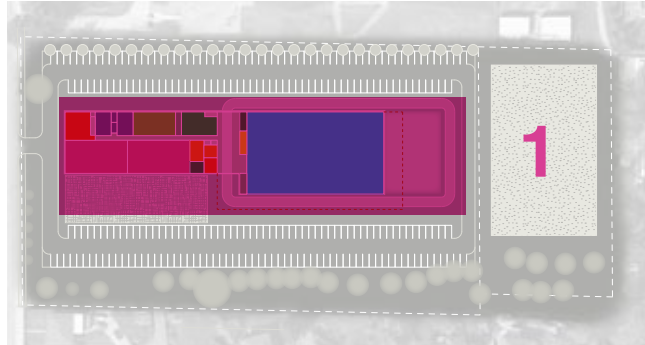
Allow for **area efficiencies**?

Allow for **pedestrian connections** to Kwantlen + Princess Margaret Secondary School?

Take advantage of **existing road configurations**?

Provide **site safety** with the use of cpted principles?

Provide discrete **service access**?



OPTION 1

Strengths:

- The centralized walking track activates the site, while providing a diverse user experience along its length, from inside to outside.
- The gym has connections to two distinct outdoor spaces, a formal plaza, and an informal softscape.
- The plaza and the building both have a street presence.
- The centralized building offers good site safety with views to the outside.

Weaknesses:

- The central lobby is the only major gallery/display space.
 - The daycare is on the second floor.
 - The walking track through the lobby might create congestion.
-

OPTION 2

Strengths:

- The building location on the northern edge creates the opportunity for the parking lot to double as a plaza extension for major events.
- Long gallery/display space fronts the plaza creating a strong presence.
- The daycare is a discrete but connected element.
- Central library location with overlook from computer labs

Weaknesses:

- The fitness areas are far from the gym.
 - The large gallery and mezzanine create some inefficiencies.
 - Parking has a greater street presence than the building.
-

OPTION 3

Strengths:

- The western edge of the building creates a major street presence
- The fitness areas are adjacent to the change rooms and gym
- The gallery/display space on the courtyard has a major presence
- The gym has a direct, extensive relationship to the plaza
- Efficient organization minimizes circulation area while maximizing circulation utility
- Vehicular access takes advantage of the existing lane to provide access for southbound traffic
- The daycare is discrete but connected

Weaknesses:

- The parking is disconnected from the event space
- Distance from the eastern edge of the parking to the main entrance
- The plaza doesn't have a street presence

The group concluded that Option 3 was preferred with one major modification: exchange the location of the fitness areas and the multipurpose/library/leased office.

7.1 INTRODUCTION

As outlined in the previous section, site and facility planning Option 3 was identified by the steering committee as the preferred option for further development. Key aspects of this option include:

- An L-shaped facility sited on the western side of Princess Margaret Park adjacent to 128th Street creating
- A central plaza space for community events with
- Parking located in the middle of the site and
- A walking track and playing field located on the eastern side of Princess Margaret Park

The building and site are configured to increase site security, create visible and vibrant public spaces and employ multiple sustainable features. These aspects of the project are expanded upon and discussed in this section of the report.

Architectural Expression

In preliminary discussions with members of SPARK, the desire was expressed to create a facility that would not only be a useful and vibrant community amenity but also serve as a destination for South Asian people in the Lower Mainland from many different regions and religious and cultural backgrounds. Indeed, the desire was expressed that the building itself would be an iconic destination.

As a result, a small but important part of the feasibility study includes some discussion about the potential architectural character of the proposed SACH Centre. From this it became clear that the notable buildings from particular regions and cultures on the sub-continent were typically associated with a particular religion. Given the desire to create a facility for all, a strategy of mimicking the iconography of one particular culture or another was deemed inappropriate.

As a result SHAPE undertook a brief period of research to identify common threads amongst the architecture of different South Asian cultures and regions. Buildings from Punjab, Uttar Pradesh, Rajasthan and Bengal were studied as were buildings from Jain, Hindu, Sikh and Muslim religions.

**This option reflects the 65,000 sq ft program. The site planning and building planning is to be revised in the 2nd phase of the feasibility study to reflect the 40,000 sq ft program in Section 3.4.*

The results of this study are presented on the following page. In summary two principle themes emerged:

- The prevalence of textural richness in South Asian architecture
- The prevalence of courtyard buildings amongst multiple cultures on the sub-continent

This study was presented to the project committee with the recommendation that the most appropriate strategy would be to develop a contemporary building expression that reflected the common threads amongst different South Asian Cultures. This proposal was well received by the committee and will form the basis of further schematic design work by SHAPE during stage 2 of the feasibility study.

Light as a Metaphor for Understanding

Another significant aspect of the project as communicated by members of SPARK was the desire that the project be founded in the concepts of truth and harmony. Indeed the possibility emerged that the building's character and expression might embody these themes.

During the third committee meeting Alec Smith discussed how these less measurable ideas might begin to find form in the project. In multiple cultures throughout history light is used as a metaphor for understanding. Consider our use of the word "illumination" to describe a moment in which the truth is revealed. This common cultural thread can be seen as a recurring theme in architecture.

Although not yet developed, the possibility was discussed that natural light could be used as a principle theme in the development of the preferred planning option. The steering committee was excited about this possibility.

7.2 ARCHITECTURAL EXPRESSION

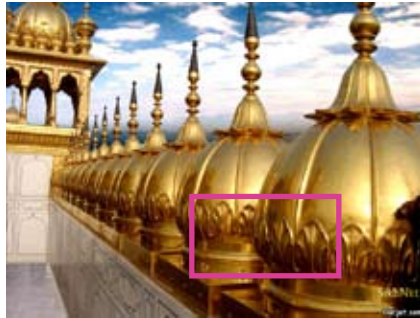
HISTORICAL PRECEDENTS - TEXTURE

South Asian religious architecture offers important commonalities across traditions, namely a richness of detail and texture and a courtyard typology. The common richness of texture offers a point of departure for conceiving a contemporary architectural expression open to the many branches of the South Asian diaspora and beyond.

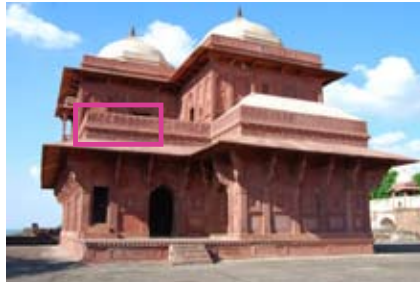
Temple of Lord Ranganatha, Karnataka, outside Bangalore, Hindu



Golden Temple in Amritsar, Punjab Sikh



Fatehpur Sikri, Uttar Pradesh Muslim



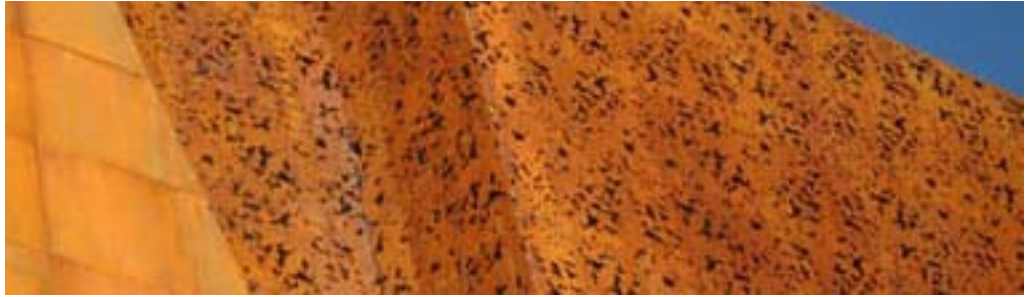
Jain Temple, Jaisalmer, Rajasthan Jain



CONTEMPORARY PRECEDENTS - TEXTURE

Textural richness lends itself to modern abstraction; this device has been successfully deployed in a number of contemporary precedents.

*Caixa Forum
Herzog + de Meuron*



Chair



*Igualada Cemetery
Miralles + Pinos*

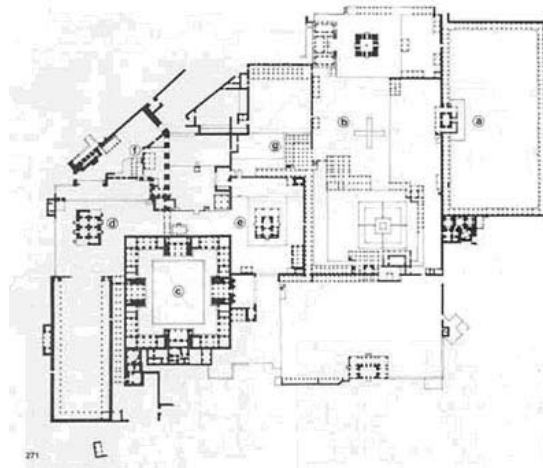


*Surface Deep
Asensio_Mah*

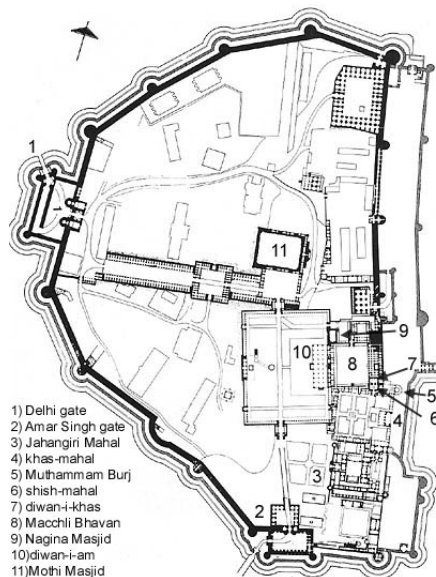


7.2 ARCHITECTURAL EXPRESSION

HISTORICAL PRECEDENTS - COURTYARD



Fatehpur Sikri, Uttar Pradesh



Agra Fort, Agra, Uttar Pradesh

Historic into contemporary

A courtyard typology is common to many South Asian cultural traditions. This type also resonates with the current movement toward environmentally sensitive, passive design.

Rooted in a long tradition and foregrounding social space, it supports social sustainability as well.



Golden Temple in Amritsar, Punjab

LIGHT AS METAPHOR



Light has frequently served as a metaphor for understanding in both architecture and language, illustrated by the word 'illumination.'

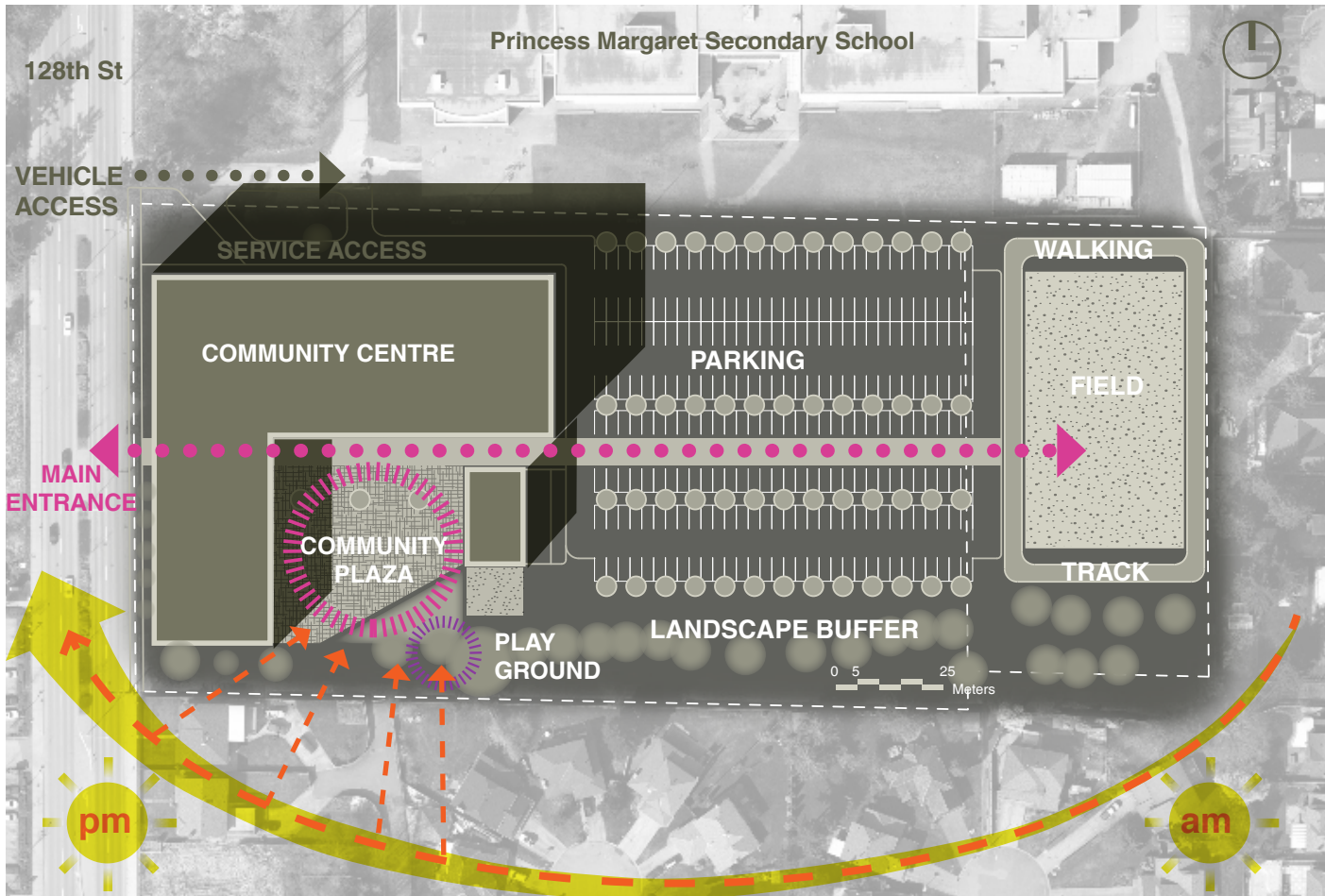
Seeking harmony is one of the fundamental tenets of the SACH Centre; a poetic use of light may be one device to give that ambition physical form.

7.3 SITE ORGANIZATION

AXIS + COURTYARD

In the preferred option, a major axis acts as the main organizing element for the site, linking a sequence of distinct spaces from the sidewalk on 128th Street, to the main entrance and lobby, through the outdoor plaza adjacent to the community hall, through the heavily landscaped parking lot, and to the walking track and field.

A large plaza acts as the main organizing element for the building, with the public, active spaces of the gallery/display space and the community hall framing it. The daycare forms a discrete eastern edge, allowing it to participate in the life of the centre while maintaining its own access and outdoor space.



FEATURES



Plaza

With a large expanse of durable surface and a direct relationship to the gym/community hall, the plaza offers seamless indoor/outdoor space for major social events as well as supporting independent outdoor events. On a daily basis, it will act as an informal gathering space given its sunny southern exposure and connection to the main access through the site.



Playground

Adjacent to the neighbourhood to the south, the playground will be easily accessible to anyone who wishes to use it.



Field

Smaller than regulation size, the field will primarily support kids' recreational athletics, and may also provide some use for the secondary school.



Vehicle Access

Located at the northern edge of the site, the vehicle access takes advantage of the existing lane. North of the median in 128th, this lane will allow southbound access to the site while minimizing roadwork. However, a thorough traffic analysis will be necessary if the project proceeds. A distinct drop-off zone will be provided for the daycare.



Pedestrian Access

Given the current danger in crossing 128th to reach the major pedestrian access point, a new pedestrian controlled crossing would likely be introduced. Pedestrian access is prominent facing the east side sidewalk on 128th. Distinct surface treatment in the parking lot will delineate the major pedestrian route connecting to the courtyard.



Parking Lot

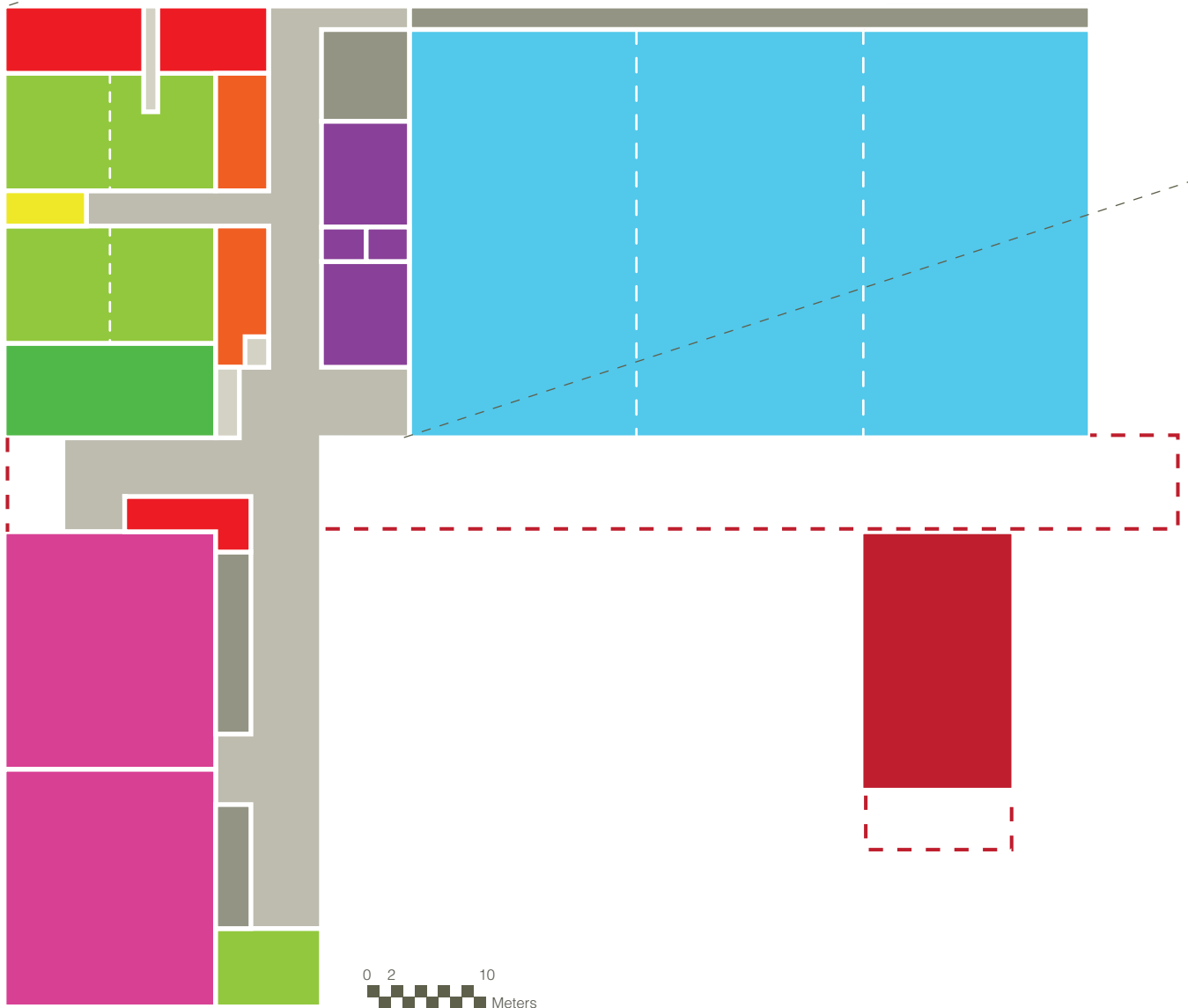
Paved with a permeable surface and heavily landscaped, the parking lot can double as an event space for markets, festivals, and parades, while also providing significant on-site stormwater management.

7.4 BUILDING ORGANIZATION

PROGRAMMATIC ORGANIZATION

Program spaces were disposed in order to create the important adjacencies identified earlier, though some early assumptions were challenged in the process. While it had initially been assumed that proximity of the fitness areas to the change rooms and gym was preferable, it was ultimately decided by the client group that proximity between the large multipurpose rooms and the gym was more of a priority, preferencing an 'event zone' rather than a 'recreational zone.' It was also determined that the adjacency between the change rooms and gym was more important than the adjacency between the change rooms and fitness area, as this would better support major athletic events.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



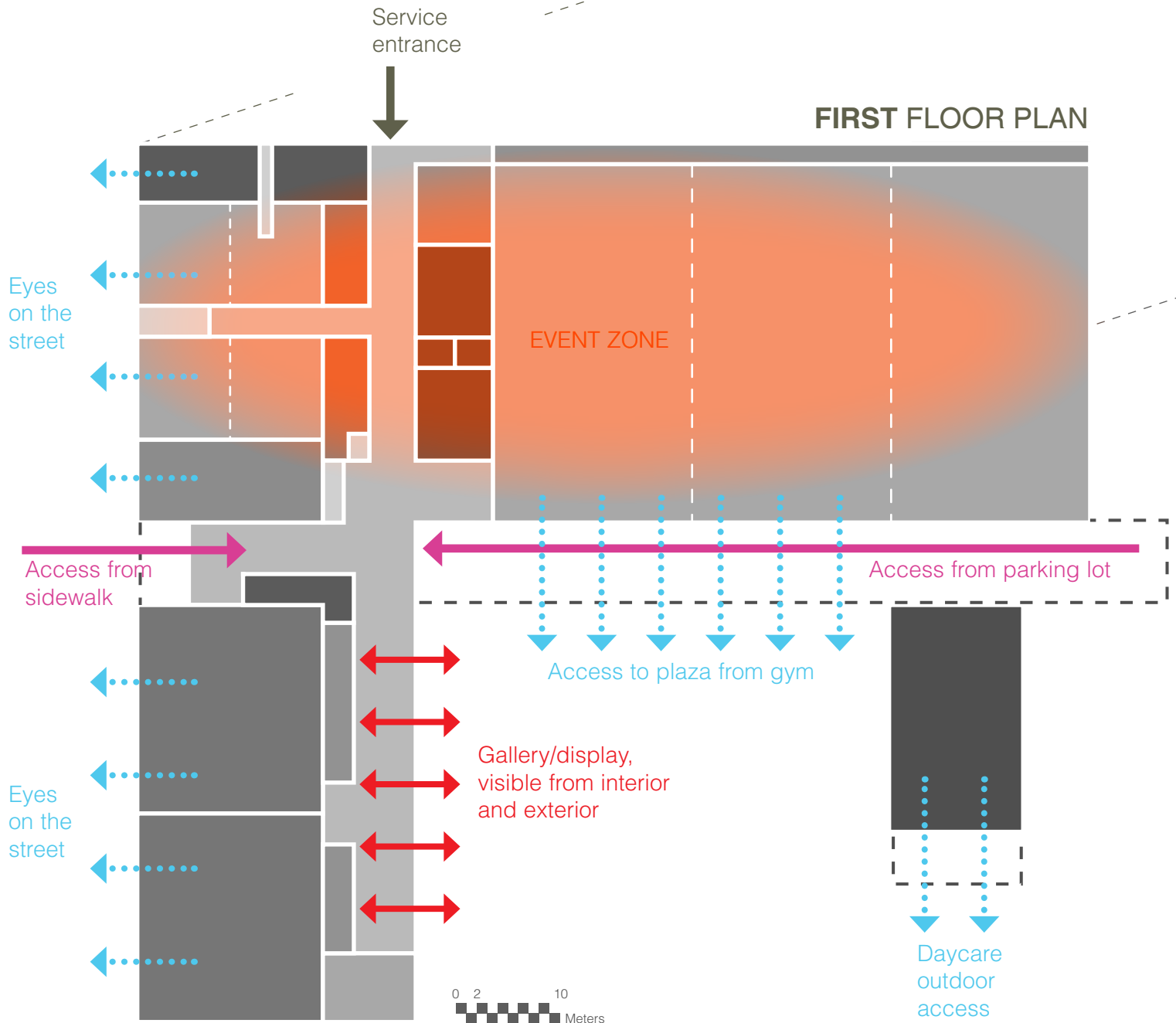
A preference for a second floor restaurant was expressed early on, and that location was maintained throughout the process. This allows the restaurant to be slightly removed from the public life of the building while still maintaining some relationship to the street. Second floor program is limited, with only one small multipurpose room, the counselling room, administrative office, and one computer lab. This allows these spaces to occupy a quieter zone, removed from much of the central activity, however it does still provide some opportunities for overlook. Given the size of the facility, substantial mechanical/electrical space will be required, so this is also located on the second floor.

KEY

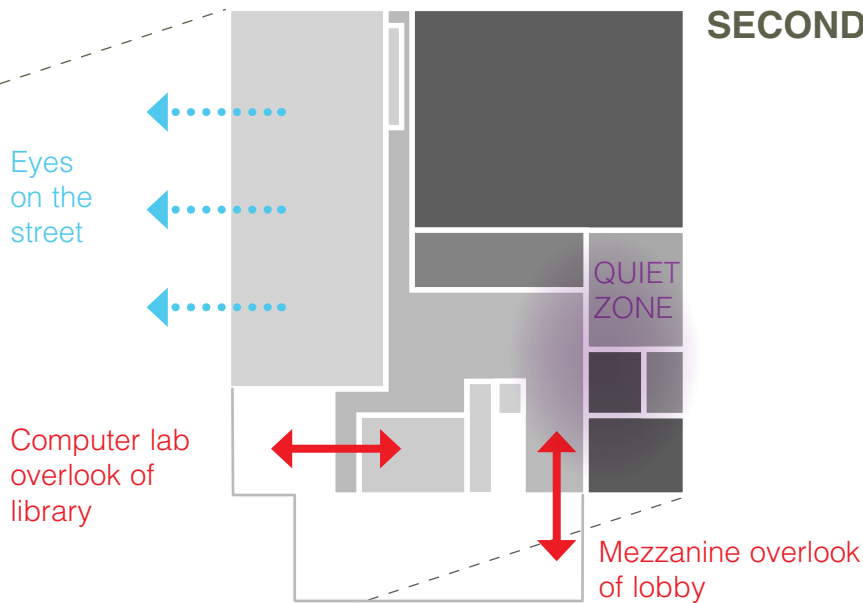
-  Gymnasium + Community Hall
-  Fitness (Male + Female)
-  Multipurpose Rooms
-  Library
-  Computer Lab
-  Daycare Centre
-  Change Rooms
-  Leased Office Space
-  Office
-  Reception
-  Restaurant
-  Counselling Room
-  Kitchen
-  Washroom
-  Mechanical + Electrical Rooms
-  Storage

7.4 BUILDING ORGANIZATION

ACCESS, VIEWS + CIRCULATION



SECOND FLOOR PLAN



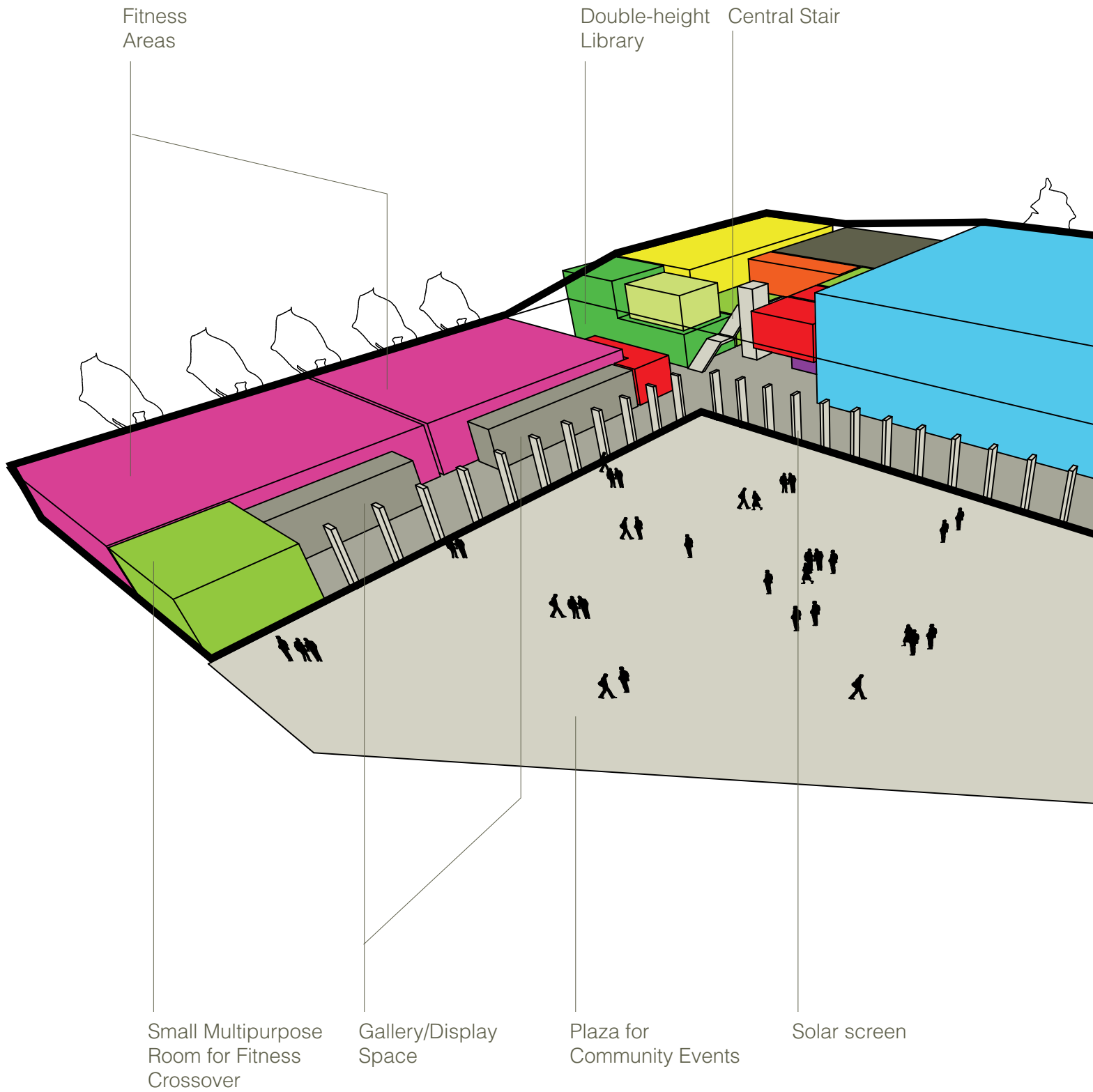
First Floor

Framing a large courtyard, the building renders the outdoor plaza the heart of the complex. Reinforcing this, the major circulation spines framing the courtyard do double duty. The route from the parking lot to the main entrance passes through the courtyard, occupying the same zone where the gym/community hall opens to the outside. The interior circulation to the fitness areas doubles as display space, making this zone a consistent destination. Adjacent to the lobby, the library plays a visible role, contributing to the culture of the centre. Located across from the gym, the multipurpose rooms complete an event zone. Facing the street, the fitness areas, library, large multipurpose rooms and leased office space offer 'eyes on the street' and a major street presence.

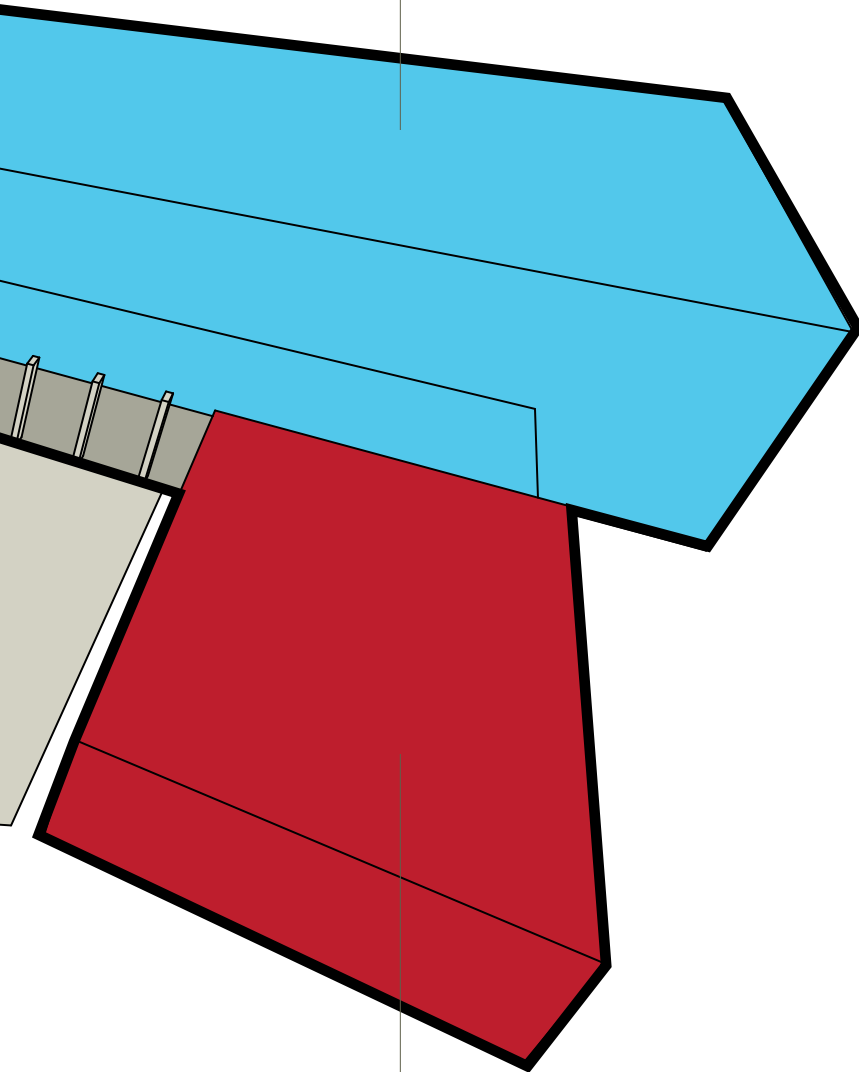
Second Floor

Concentrated in the northwest corner of the building, the second floor provides circulation efficiencies, with a mezzanine overlooking the entrance lobby. The double-height space extends through the library, creating overlook from the contained computer lab on the second floor. The administrative office, counselling room, and one multipurpose room benefit from being somewhat removed from major zones of activity. Fronting the street, the restaurant has the opportunity for views to the street and a public presence.

7.4 BUILDING ORGANIZATION



Triple Gym for Athletics +
Community Events



50 Child Daycare

As discussed in the preceding pages, the SACH Centre is organized around a courtyard which acts as the social heart of the building, a direct extension of both the community hall and the gallery/display space.

KEY

-  Gymnasium + Community Hall
-  Fitness (Male + Female)
-  Multipurpose Rooms
-  Library
-  Computer Lab
-  Daycare Centre
-  Change Rooms
-  Leased Office Space
-  Office
-  Reception
-  Restaurant
-  Counselling Room
-  Kitchen
-  Washroom
-  Mechanical + Electrical Rooms
-  Storage

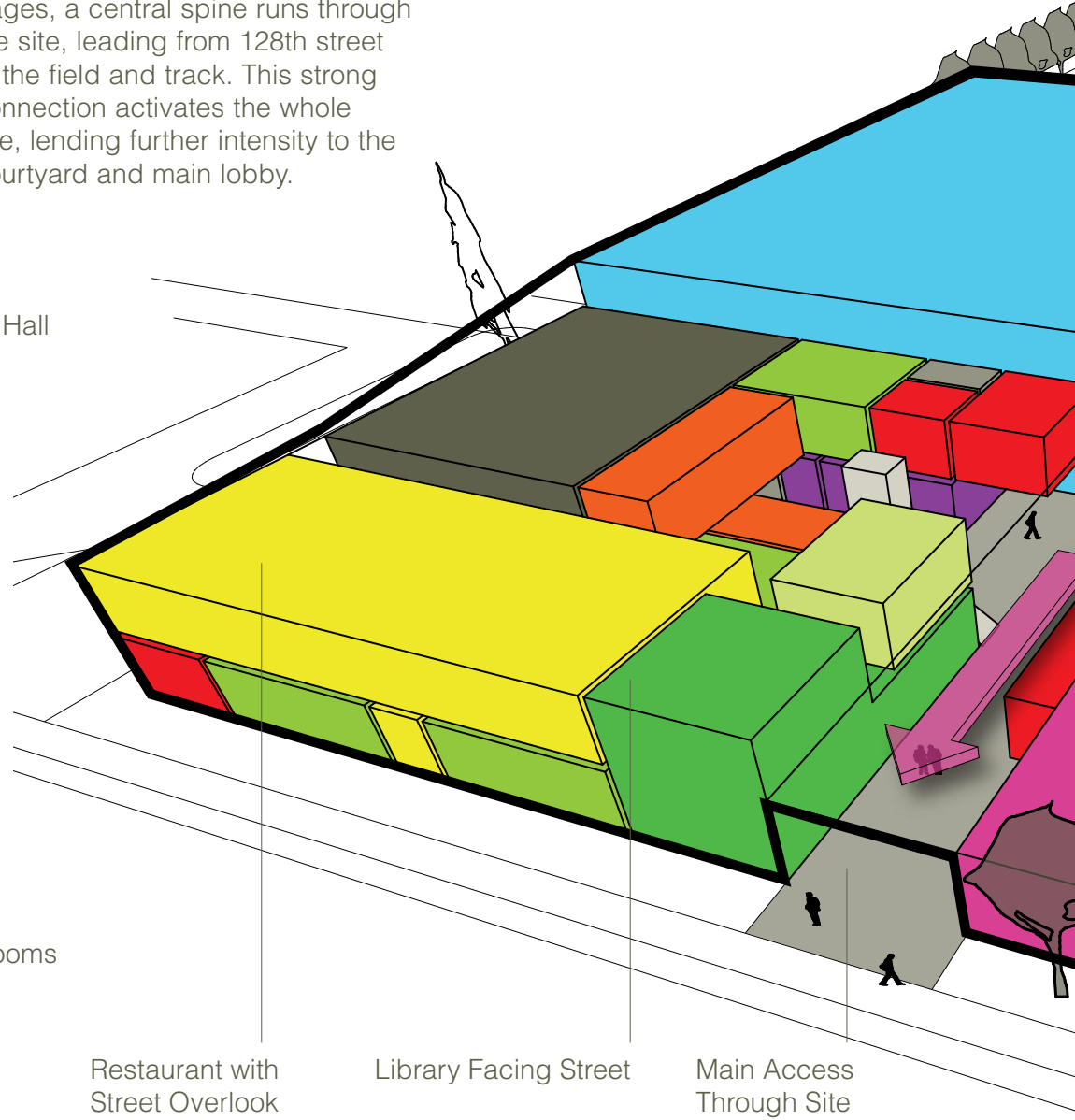
7.4 BUILDING ORGANIZATION

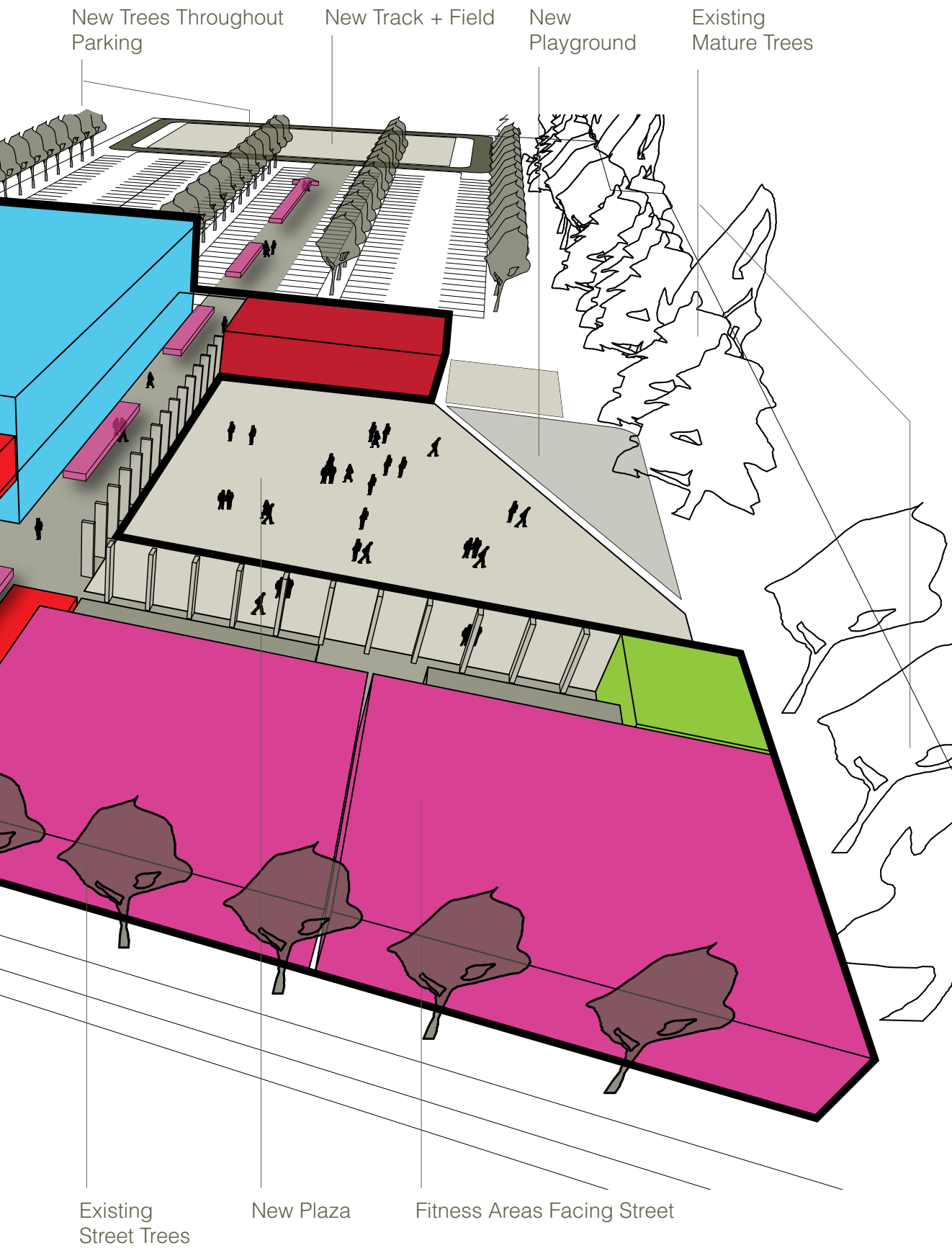
SITE CONNECTIONS

As discussed in the preceding pages, a central spine runs through the site, leading from 128th street to the field and track. This strong connection activates the whole site, lending further intensity to the courtyard and main lobby.

KEY

- Gymnasium + Community Hall
- Fitness (Male + Female)
- Multipurpose Rooms
- Library
- Computer Lab
- Daycare Centre
- Change Rooms
- Leased Office Space
- Office
- Reception
- Restaurant
- Counselling Room
- Kitchen
- Washroom
- Mechanical + Electrical Rooms
- Storage

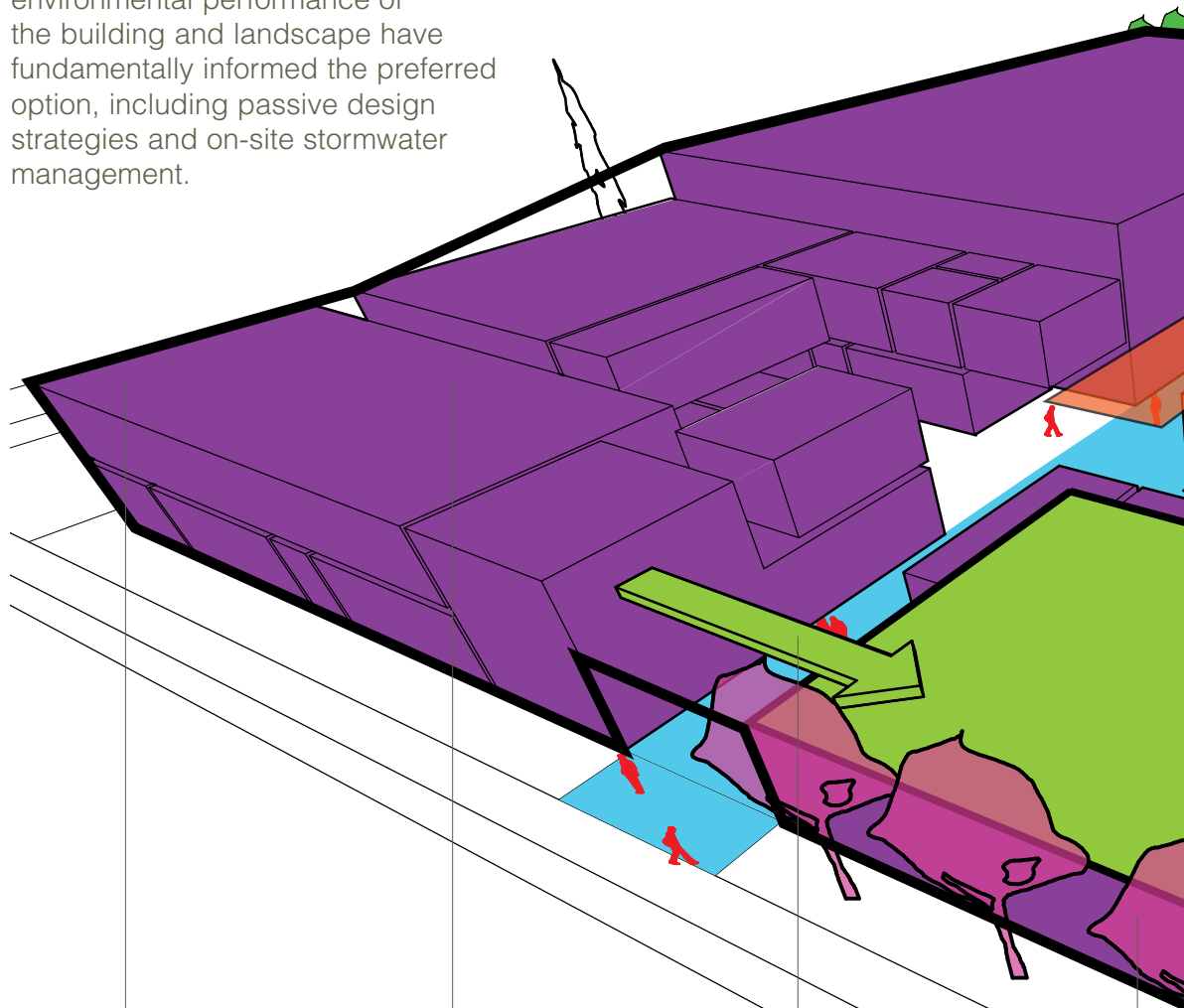




7.5 SUSTAINABLE STRATEGIES

PASSIVE FIRST

Though a LEED target has not yet been identified for the project, strategies to enhance the environmental performance of the building and landscape have fundamentally informed the preferred option, including passive design strategies and on-site stormwater management.

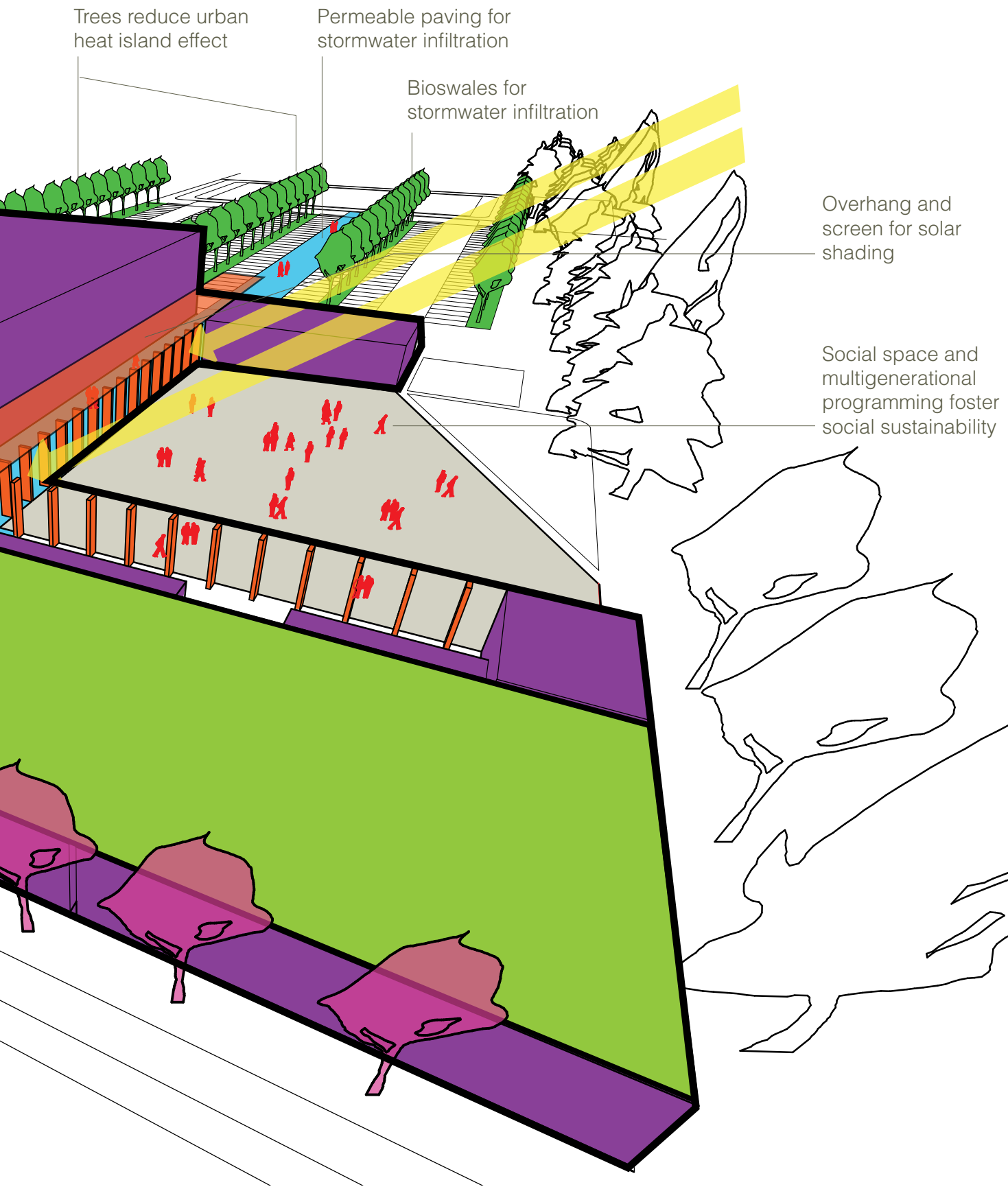


Concrete + masonry construction for long-lasting durability

Resilient, minimal indoor finishing for healthy indoor air

Intensive green roof provides stormwater management, insulation, and occupiable green space

Street trees enhance walkability



Trees reduce urban heat island effect

Permeable paving for stormwater infiltration

Bioswales for stormwater infiltration

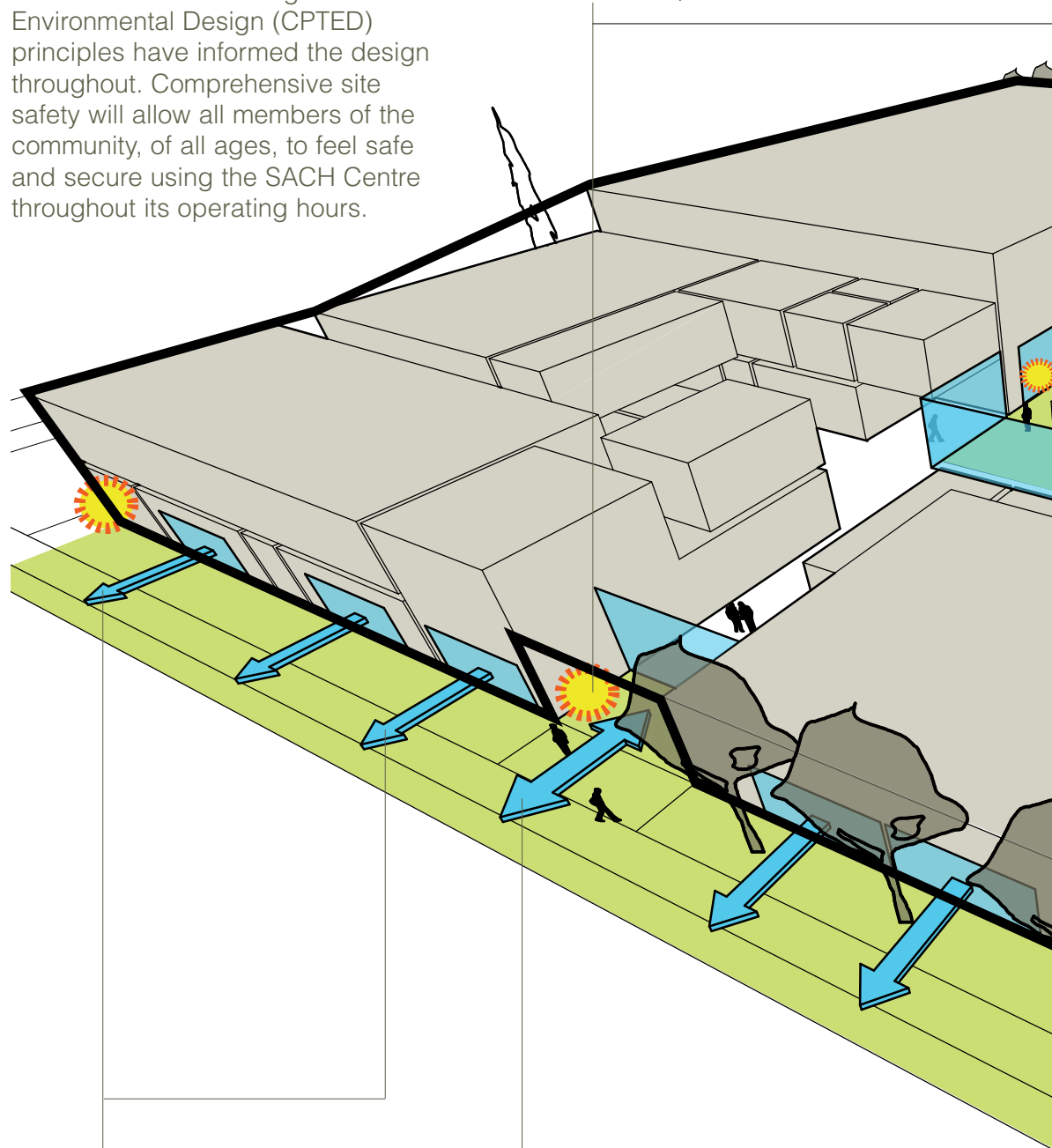
Overhang and screen for solar shading

Social space and multigenerational programming foster social sustainability

7.6 SITE SAFETY

Crime Prevention Through Environmental Design (CPTED) principles have informed the design throughout. Comprehensive site safety will allow all members of the community, of all ages, to feel safe and secure using the SACH Centre throughout its operating hours.

Extensive illumination along the street and all outdoor access points.

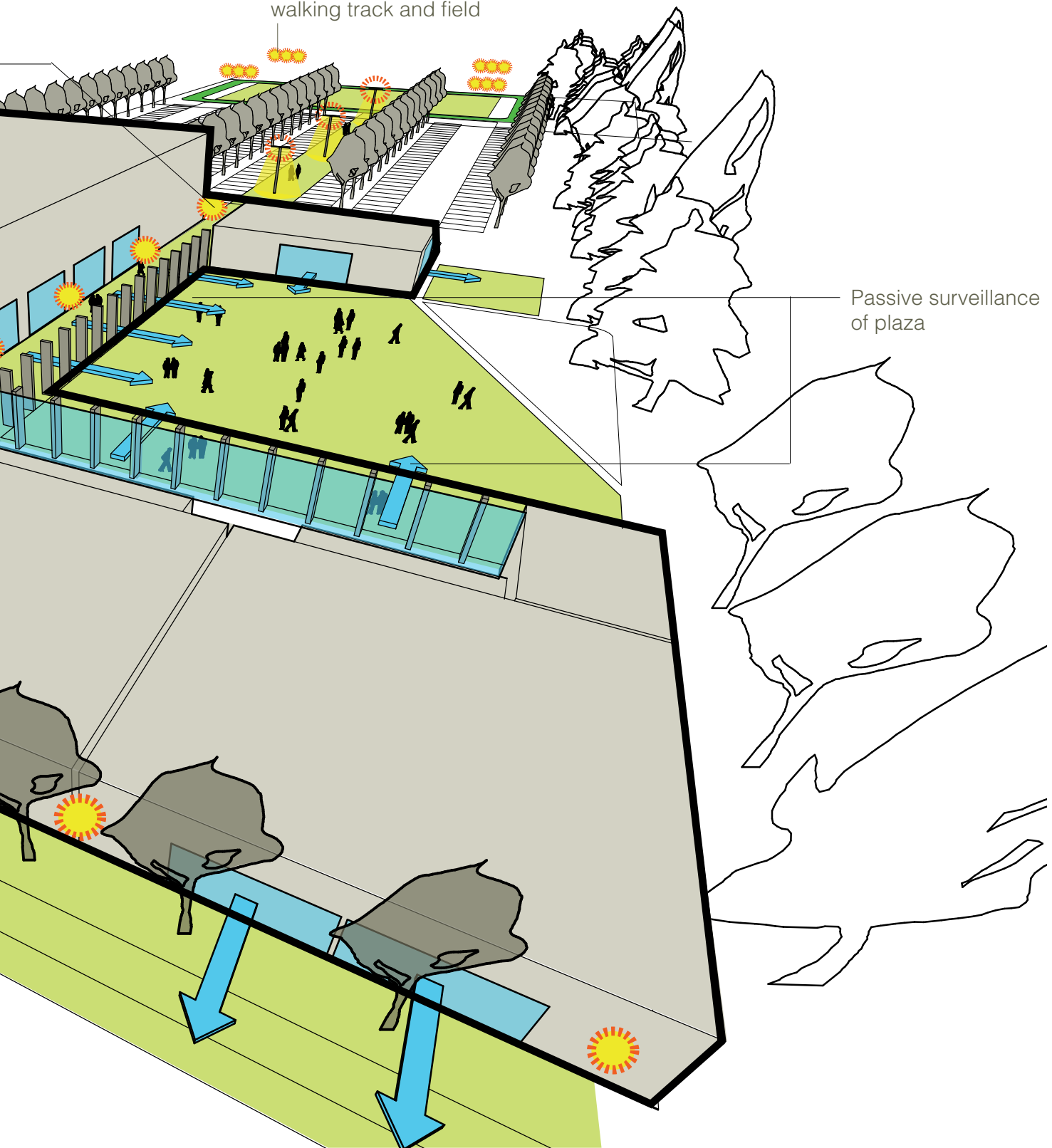


Continuous
'eyes on the street'
along the front facade

Main entrance
has direct street
relationship

Extensive illumination of walking track and field

Passive surveillance of plaza



7.7 BUILDING SYSTEMS + COSTING OVERVIEW

The following building systems and finishes were reviewed at Steering Committee Meeting 4 and have been included for preliminary costing.*

Floor Systems

1. Slab on grade with hardwood, rubber, carpet, or polished finish as appropriate
2. Slab on grade with sprung floor for gym
3. Suspended slab with hardwood, rubber, carpet, or polished finish as appropriate

Wall Systems

Exterior

1. Brick clad cast-in-place concrete
2. Curtain wall glazing systems

Interior

1. Cast-in-place concrete with impact-resistant drywall, tile, or polished finish as appropriate
2. Light gauge steel framing with acoustic treatment and/or fire-rating as necessary

Roof Systems

1. Open web steel joists with steel deck and membrane roof
2. Suspended slab with green roof assembly

Finishes + Equipment

1. Extensive millwork for storage, display, library shelving, kitchens
2. Retractable seating + demountable stage
3. High-tech capability: AV + power throughout

SITE DEVELOPMENT

1. Plaza - cast-in-place concrete
2. Landscaping - low-maintenance, drought resistant planting, bioswales
3. Ornamental landscape - small section adjacent to plaza
4. Parking - permeable pavers and landscaping

**Refer to architectural drawings in Appendix A1 for initial assemblies.*

The following costs are a summary of the Cost Report provided by BTY and included in Appendix A4. Soft costs (all consultant fees) are estimated as 10% of the construction cost. Project management is estimated as 2.5% of the construction cost. The construction cost includes site works.

Revised Construction Cost Estimate

Item	Estimated Cost
Construction	\$13,869,800
Soft Costs	\$1,084,520
Project Management	\$271,130
TOTAL	\$15,225,450

If phase two of the feasibility study proceeds, a more detailed costing based on more developed schematic design drawings will be provided.



Recommendations

8.1 INTRODUCTION + SUMMARY

The purpose of the intensive feasibility study undertaken by the consultant team has been to develop a facility program, initiate a process of public consultation and through site analysis identify a preferred site and facility planning strategy. From this preferred option a preliminary project scope has been developed for the purpose of identifying order of magnitude costs associated with building construction and site development.

The purpose of this final section of the feasibility study is to outline for the steering committee a process to move the project toward realization. There are parallel activities and processes that need to be initiated to move the project into its early planning phases, through detailed design and ultimately into the construction phase. Some of these activities fall within the expertise of the consultant team while others will require expertise that is beyond our collective areas of experience. As a result the *Recommendations* section of this report will identify two categories of activities needed to move the project forward:

1. Those explicitly related to **facility planning, permitting and construction**
2. Those **related activities** necessary for the development of the project that are outside the planning and construction of the facility proper

Given the scope of this feasibility report, activities in category 1 will be explored in some detail while those in category 2 will only be identified for the purpose of helping the steering committee define next steps in the development of the project.

Next Steps

In planning a large complex public facility there are multiple processes that will need to be initiated in parallel. Broadly these include:

- Fundraising
- Developing a business and operational / management model
- Facility + Site Design
- Rezoning
- Project Delivery

Issues related to fundraising are for the most part beyond the scope of this report as are those related to business and management models for the future institution and facility. However, they are identified here because key coordinated project management is key to making the project a success and taking it from idea to reality.

As such this section of the document will summarize crucial next steps, propose a timeline in which these steps could be implemented and identify the general scope of work required to move the project toward realization. In particular the following will be identified:

1. A project implementation schedule
2. Ideas for developing public awareness of the project
3. Recommendation for coordinating fundraising efforts and planning financing for project planning and delivery
4. A list of the required consultants necessary to realize the project

Project Schedule

On the following pages, a proposed project schedule is presented that identifies the primary areas of work that will be required to move the project forward. Timelines related to City processes are for the most part fixed. These process will include the following:

- A. Rezoning
- B. Development Permitting + Advisory Design Panel
- C. Building Permitting

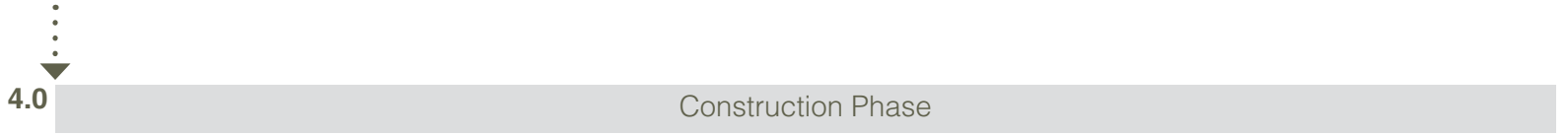
Items B and C would be part of the facility design process and would be undertaken once the steering committee is confident that funds are in place to move the project toward realization.

Rezoning

It is our recommendation however, that the rezoning process could be undertaken prior to confirming a consultant team for the facility design part of the process. Discussions with the City of Surrey indicate that the rezoning process could take between 6 and 12 months. The schedule on the following pages allows for a ten month process. To ensure that this requirement does not hinder other aspects of implementing the project, the steering committee should consider taking the necessary steps to initiate this part of the process.

8.2 PROJECT IMPLEMENTATION SCHEDULE





8.3 INSTITUTIONAL PLANNING

Moving from the initial project vision toward the creation of a viable civic institution will require the concurrent development of both the capital project and management structure to plan and then operate the facility. The community members who initiated the project are a loose affiliation of visionary citizens. Therefore, the creation of a new, distinct organization to shepherd the SACH development process will be crucial to realizing the vision for the new facility. There will be multiple aspects to this process, much of which will be beyond the scope of the consultant team's expertise and the scope of this report. Consequently, a series of recommendations are suggested to propose a way forward. These include:

- Forming an organization and developing its institutional identity
- Developing an operational model
- Developing a business plan + model

Each of these items is discussed briefly below.

INSTITUTIONAL IDENTITY

Forming an organization dedicated to overseeing the community centre development process will be key. The earlier this is done, the earlier a clear institutional identity and communications strategy can be developed to aid in fundraising efforts and community engagement.

Online Identity

A key component to developing an institutional identity through a communications strategy would be to develop an online presence including:

- Creating a web site
- Engagement with social media
- Create associations with other institutions and like minded entities

The general public will primarily investigate any corporate entity, either public or private, on the internet. The new organization should consider hiring a web designer to create a web site that illustrates their vision and mandate. From this platform, the organization could increase its presence via social media. Such an online presence could also provide links and information regarding the proposed SACH Centre and provide a conduit for fundraising and public outreach.

Contacts

As project oversight transitions to the new SACH organization, establishing means by which donors and the public can contact the organization will be important. In order to communicate a level of professionalism, this should

include a consistent graphic identity coordinated between business cards, a web site and promotional documentation. The organization might consider contracting to have a consistent graphic and communications strategy developed. It will also be important to establish a clear point of contact who is consistently reachable by e-mail and/or phone.

DEVELOP AN OPERATIONAL MODEL

Planning for the Future Facility

If and when the capital project for the creation of the new SACH Centre moves from vision toward reality, it will be important for the overseeing SACH organization to begin to plan how the new institution will operate. There will of course be multiple aspects to the creation of an operational model which are beyond the expertise of the consultant team and beyond the scope of this report. However, planning for operational and maintenance budgets, training staff, and developing a set of services that reflects the organization's vision for the project will be crucial to the success of The SACH Centre. Liaising with City of Surrey staff could be the best means by which to begin the process of developing an operational model for the facility.

DEVELOP A BUSINESS PLAN AND MODEL

Facility Planning and Business Planning

In the process of developing the program during the feasibility study, the steering committee made it clear that multiple spaces within the facility were imagined to have the capacity to be rented or leased to create revenue streams for the future institution. To this end, the large scale sub-dividable meeting rooms and the community hall space are planned to be flexible enough to accommodate multiple different kinds of groups that may wish to rent them. In addition, the leasable office space and the restaurant component of the facility program were planned to hold potential for revenue generation.

If and when the project moves forward, it is our recommendation that a preliminary business model be created with the development of the facility design to ensure the financial viability of these aspects of the project. Ensuring a good fit between the requirements of stakeholders or private entities that may want to partner with the institution and the sizes and configurations of these aspects of the facility program will help ensure the long term success of The SACH Centre.

8.4 PROJECT IMPLEMENTATION + DELIVERY

Introduction

Moving any construction project from an initial vision to realization is a complex and multi-faceted process. Expertise on coordinating fundraising efforts, establishing a project management structure, and identifying the right consultant team will be vital to realizing the future SACH Centre. For the new SACH organization (discussed in the previous section) to begin planning the project, we recommend the following:

- Initiate rezoning work
- Identify a project manager
- Plan for non-capital “soft costs” funding for facility design in advance of capital costs

PROJECT MANAGEMENT

After the submission of the Feasibility Study but at the same time as SHAPE Architecture proceeds with the Schematic Design, the steering committee should consider identifying a project manager for the project to proceed in a timely and organized fashion.

An Owner’s Project Manager (PM) would be responsible for the overall management and delivery of the project. The Project Manager would act as a single window for collating all the project information, required tasks, assignment of task ownership, and structured follow ups to move the project forward.

Based on the prevailing market conditions, the PM would assist the steering committee to determine the best possible project delivery method. This may be a Stipulated Sum construction contract or Construction Management or Construction Management at Risk. The PM will formulate control budgets, schedules, cash flows and risk mitigation strategies, manage the process of tendering, and oversee the construction of the project.

COORDINATED FUNDRAISING

It is our understanding that SPARK anticipates significant fundraising work to raise capital and operational monies to realize the proposed project. Having expertise regarding avenues for fundraising and establishing a single conduit for fundraising could help facilitate this process.

A Project Manager could assist SPARK and the forthcoming SACH organization with the capital fundraising strategy and events. This will

potentially entail hiring a professional fundraiser, a strong web presence, media events, lottery and advertising.

FACILITY DESIGN + PLANNING

Once the SACH organization has achieved fundraising sufficient to begin facility design work, a full compliment of architects, engineers, and specialty consultants will need to be established to develop the facility design, continue the public and stakeholder consultation process, procure permits, refine capital cost estimates and develop design drawings sufficient to procure construction. This process will likely take between 8 and 12 months and the costs associated with it, “soft costs” will be one of the first significant expenditures related to the realization of the project.

Required Consultants

The scope of the project identified during the feasibility study process includes the design of the facility proper, the design of the site and related building and site systems as well as traffic management. We anticipate that this scope of work will require the following consultants:

- Architectural Consultant
- Structural Engineer
- Mechanical Engineer
- Electrical Engineer
- Civil Engineer
- Landscape Architect
- Cost Consultant
- Building Code Consultant
- Traffic Consultant

There are multiple ways in which the SACH organization can contract for the services of the required consultants. However the most typical is to hire a lead consultant and have the other consultants act as sub-consultant to that lead consultant. The architect typically plays the role of lead and coordinating consultant.

The lead consultant typically takes responsibility for shepherding the project through municipal processes, permitting, and cost estimating and acts as the primary contact with the client group in conjunction with the project manager. Prior to being engaged for the purpose of facility design, these consultants can also work with the client group to develop fundraising material and strategies as well as background information to move the project toward realization.

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Appendices