Welcome

Open House

Chuck Bailey Recreation Centre Expansion

CITY OF SURREY
the future lives here.

Whalley

City Centre's State-of-the-Art Recreation, Culture and Sports Hub

Once a suburban town centre, Whalley's City Centre has been the focus of significant residential and commercial development. It is transforming into a walkable, transit-oriented downtown core for business, culture and entertainment in Surrey, but also emerging as the region's second downtown. In consideration of recent and continued population and office growth in the area, and to support the immediate and growing high demand for community services, City of Surrey is expanding the Chuck Bailey Recreation Centre.

The design is based on public feedback from phase 1 of engagement in late 2021, where the public gave feedback on the types of activities and spaces they would like to see in the expanded facility. The proposed design includes a second gymnasium, a fitness centre, learning kitchen, maker space, large and small multi-purpose spaces and childcare spaces. Outdoor amenities include a new entry plaza, community garden space, outdoor kitchen and a grand lawn to accommodate a range of social and learning activities to meet current and future needs of the growing neighbourhood and surrounding Whalley Town Centre.

The energy-efficient expansion will be built in line with the City's Sustainability Charter, Greenhouse Gas Emissions reduction targets and accessibility initiatives, as well as the Province's Wood First policy. Construction is anticipated to commence in spring 2023 and is expected to be completed in 2024.

The Project Team

CITY OF SURREY

Architect
SHAPE Architecture

Structural Engineer
WSP

Mechanical Engineer
AME Group Consulting Mechanical Engineers

Electrical Engineer
O'M Engineering

Civil Engineer
KWL

Landscape Architect
LOCI Landscape Architecture + Urban Design

Building Code
McAuley Consulting

Traffic
Steer Group

Contractor
Scott Construction

Building Envelope + Energy + Sustainability
Entuitive

Accessibility
KUNO Architecture

Cost Consulting
BTY Group

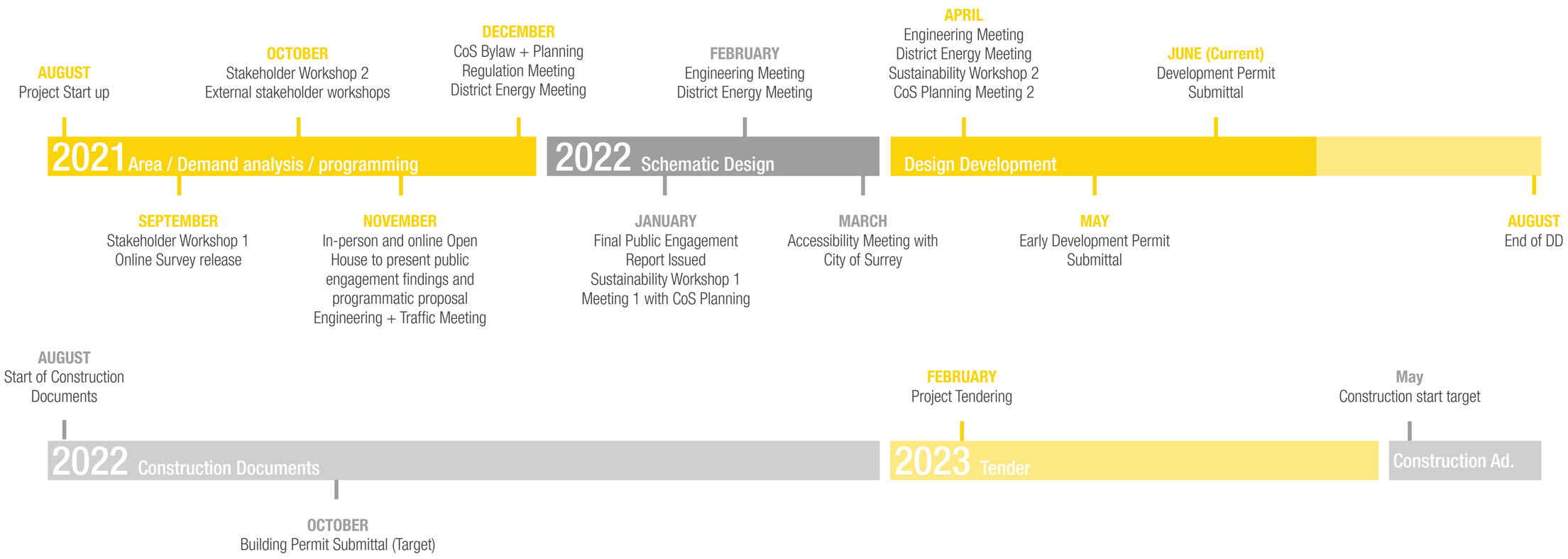
Acoustic Consulting
BAP Acoustic

Building Commissioning
KANE Consulting

Signage
Cygnus Design Group

Project Timeline

The timeline below gives an overview of key project dates for the Chuck Bailey Recreation Centre Expansion from the project start up in August 2021. Beginning with area, demand analysis and programming, and through Schematic Design and currently the Design Development phases, the design team has met with the City's steering committee and stakeholder groups to arrive at the design proposal you see before you. Looking ahead, our Building Permit submittal is targeted for November of this year, and a construction start date in May of 2023.



Engagement Timeline

The City is conducting three phases of public engagement.
We are currently in Phase 3 of this engagement process

Complete

Phase 1: Sharing information, understanding community values and needs

September 28 - October 20: Online surveys were conducted

October 6-7: Met with key community stakeholders

This phase was focused on sharing preliminary information about the project and engaging the community and stakeholders on understanding what is important to them (i.e., what their needs and preferences are around programs, amenities and features), as well as input into how the existing Chuck Bailey Recreation facility can better serve their needs.

Complete

Phase 2: Feedback on proposed building programming and initial concepts

November 23: In-person open house

November 24 - December 7: Online open house

This phase was focused on engaging the community and stakeholders on evaluating the proposed building, program and initial site concepts, and informing them about the design decision-making framework and engagement outcome. Through this process, participants were asked to provide feedback on the building programme proposal and how well it suits their needs.

Current

Phase 3: Feedback on the proposed design

July 19: In-person open house

July 20 - August 10: Online Open House

This phase will focus on updating the public on project progress and the schematic design proposal for the Chuck Bailey Recreation Centre Expansion. Participants will be asked to provide their final comments on the schematic design.

Context

Project Site

The Chuck Bailey Recreation Centre site occupies an entire block from University Drive to City Parkway, and known as Tom Binnie Park. Immediately South of the building is a covered skate park, a ball hockey rink a basketball court and open green space. All are well used and will be retained in this design proposal. The existing Chuck Bailey Recreation Centre building will be retained as well and partially renovated as part of this project proposal.

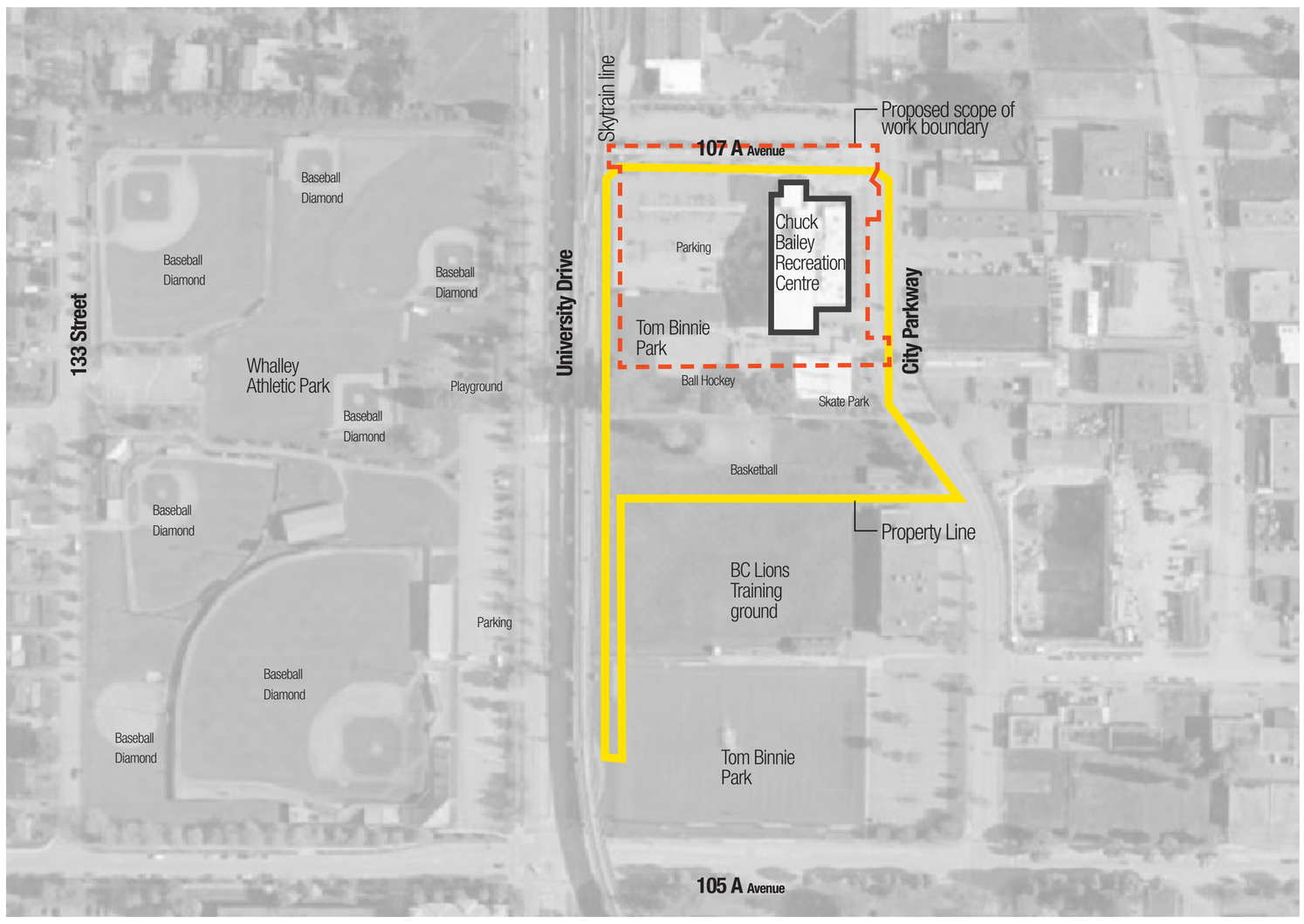
The South boundary of the property is adjacent the BC Lions Training Ground. A portion of this end of the site has been leased to BC Lions for training use. A small strip of the property runs past the BC Lions Training ground to connect to a sports field at the south end of the block. Immediately to the west of Tom Binnie Park on the other side of University Drive is the Whalley Athletic Park, home Whalley Little League, and 7 baseball diamonds, a playground, and surface parking.

19,717 m²

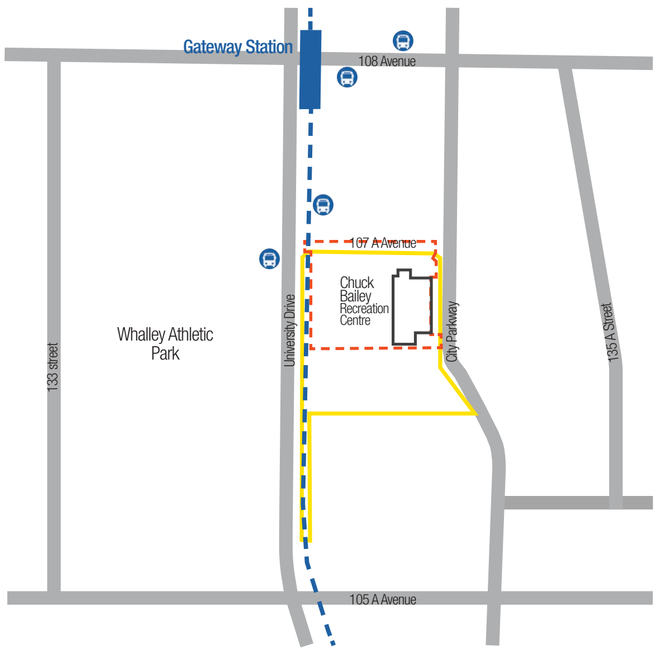
For total Lot Area

16,964 m²

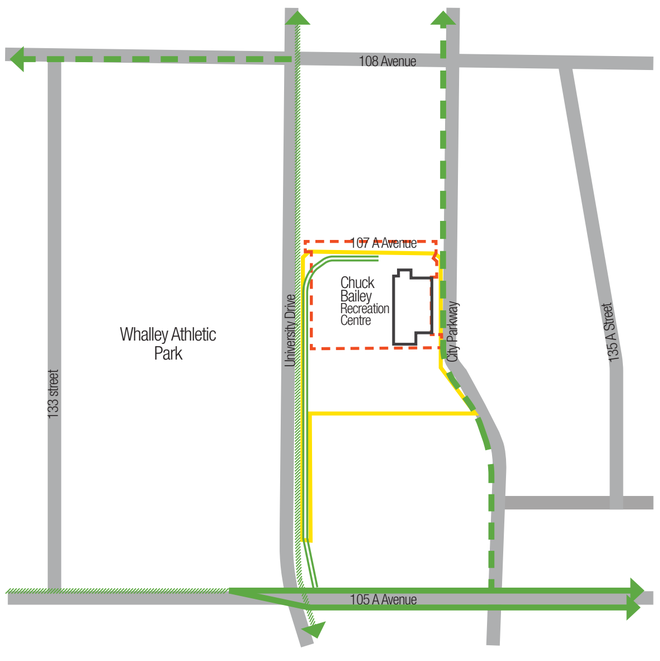
Total Developable Area



Transit Connections



Bicycle Connections

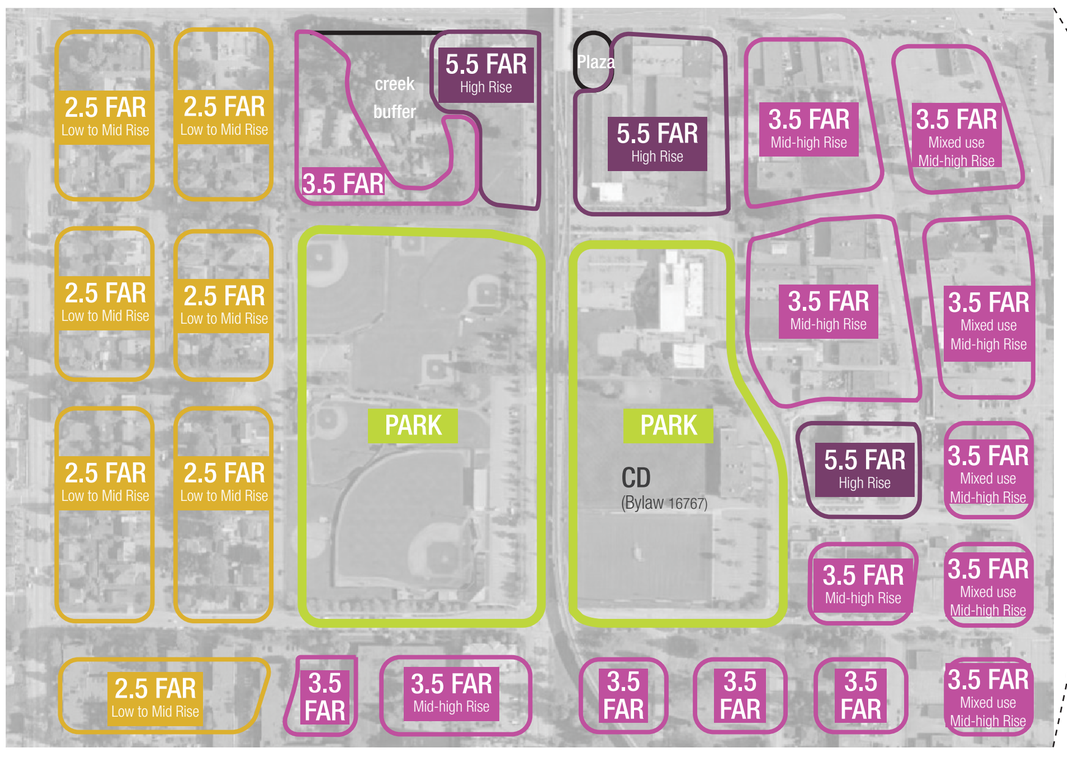


Pedestrian Connections

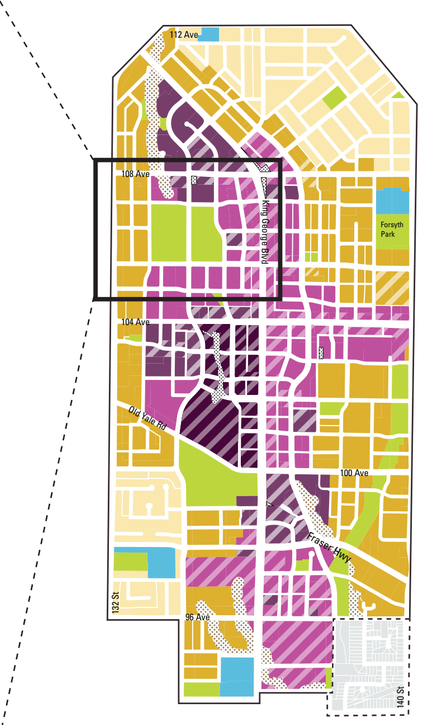
Zoning Context

City Centre will continue to undergo significant change as it adapts to the future demands of new inhabitants and the needs to house them. The existing context surrounding Chuck Bailey consists of low-rise residential, commercial, and industrial spaces, with a few mid to high-rise buildings north of the site. The future zoning will see the area transitioning to a dense urban centre. The Chuck Bailey Recreation Centre is planned to adapt and accommodate this change to a high density urban centre.

- High Rise 5.5 FAR
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Single Family/Duplex 0.6 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Mixed-Use 7.5 FAR
- Institutional
- Plaza
- Park
- Creek Buffers
- SkyTrain
- Skytrain Extension
- Plan Extension Area



Land use plan overlay on aerial site photo

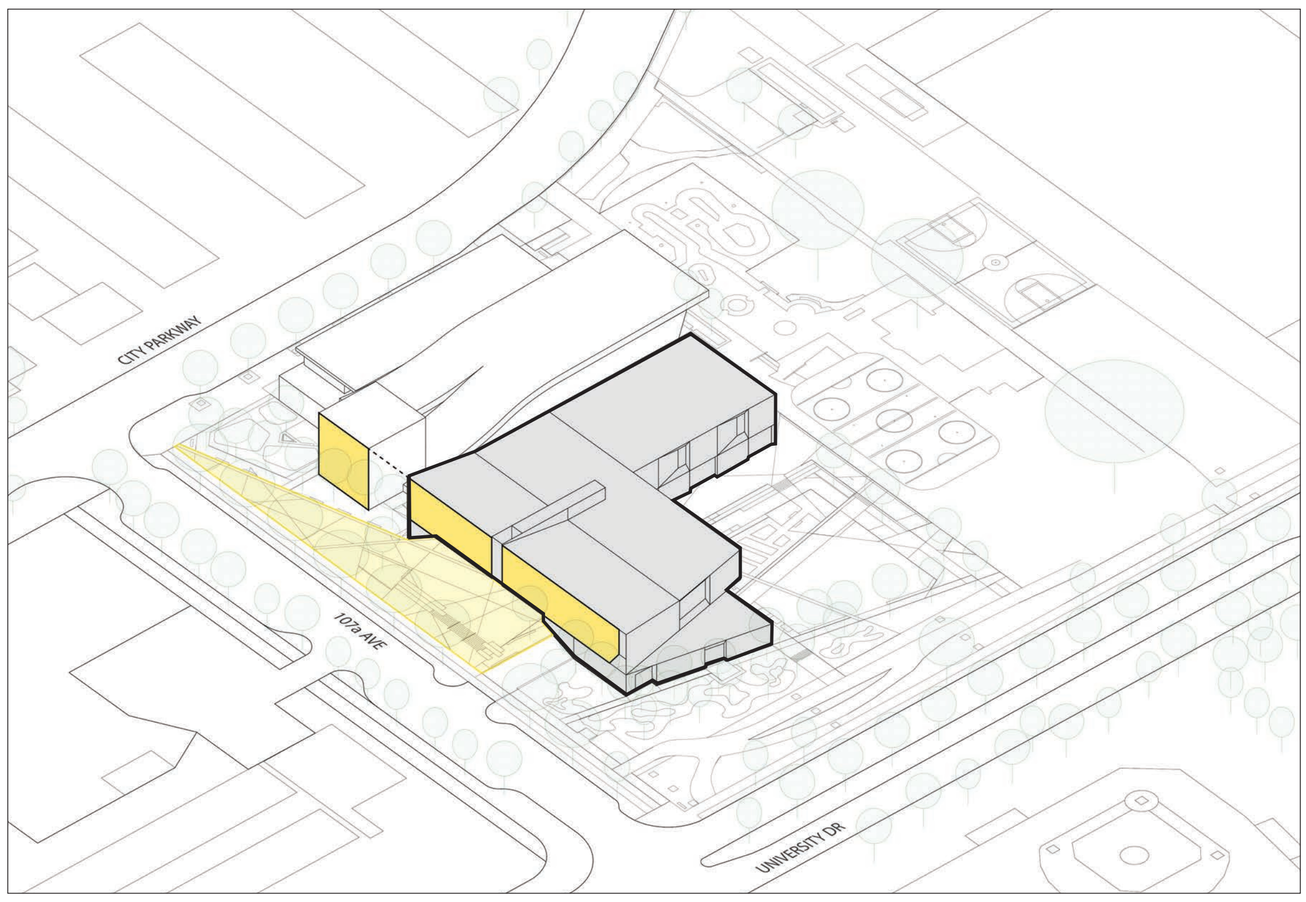


Urban Design

Entry Plaza

The proposed expansion is situated side by side with the existing building, aligning with the north face of the glass cube entry lobby and stretching out towards University Drive to maintain a continuous street presence on 105A Avenue. An expanded covered entry plaza directs users towards the entry, and creates a protected multi-use outdoor space with views through the building lobby.

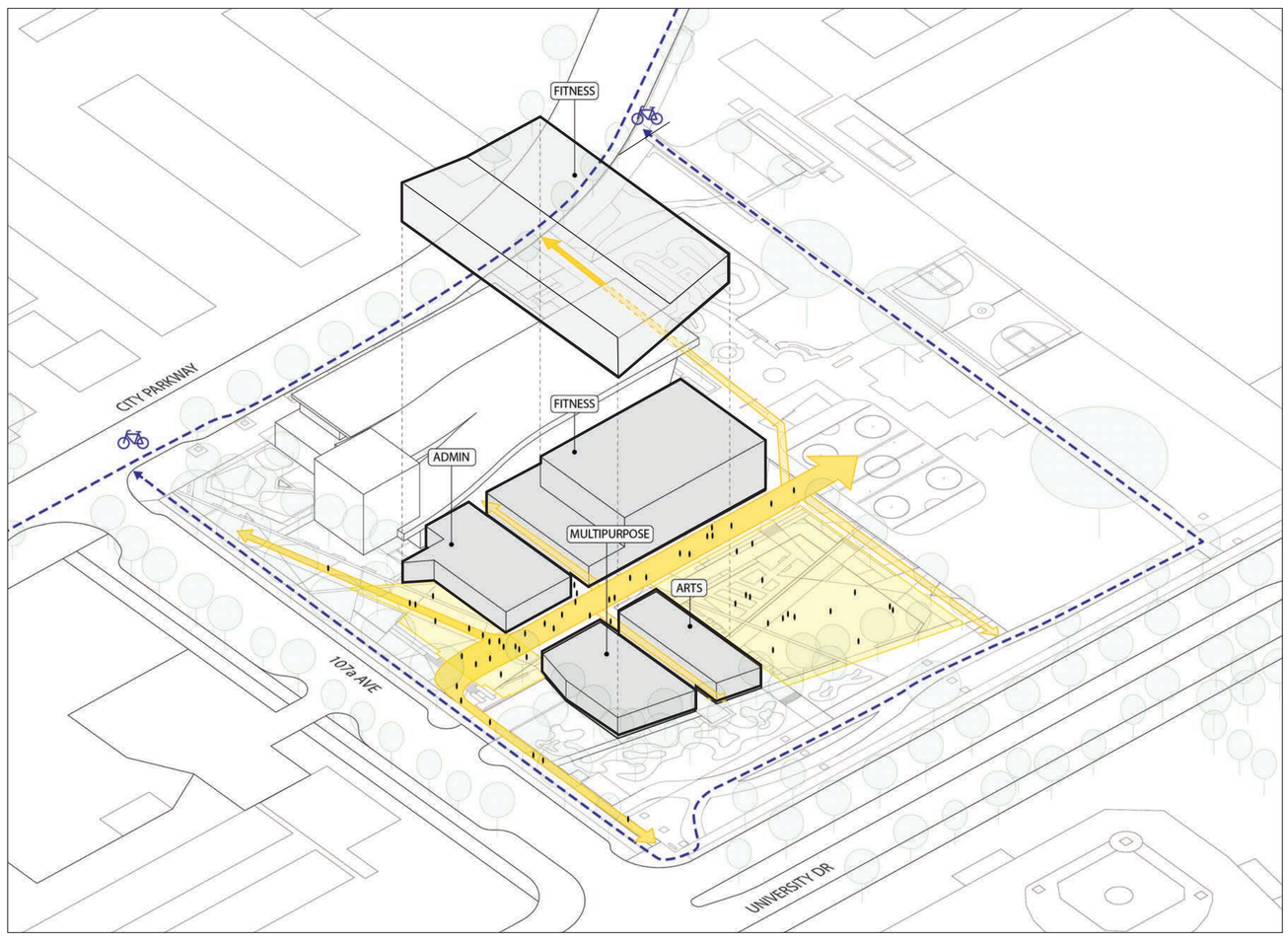
The combined existing and proposed facility will form a new urban edge on the south side of 107A Avenue. This building configuration anticipates the future density along the north side of 107A Avenue and creates a generous public realm in front of this civic facility. The main entry off this new civic plaza connects to the main social spaces of the proposed community centre. This interior community living room space acts as a gateway to the new social heart and event space to the south.



Social Heart

The main entrance opens into the Community Living Room, a dynamic multi-use space that continues through the building and out the other side to the Social Heart of the park. Framed by the building on two sides, the Social Heart is a natural outdoor living room, containing community gardens and a great lawn that can be used for outdoor learning, fitness or special events. The main north-south circulation spine connects to a new east-west path linking City Parkway with University Drive.

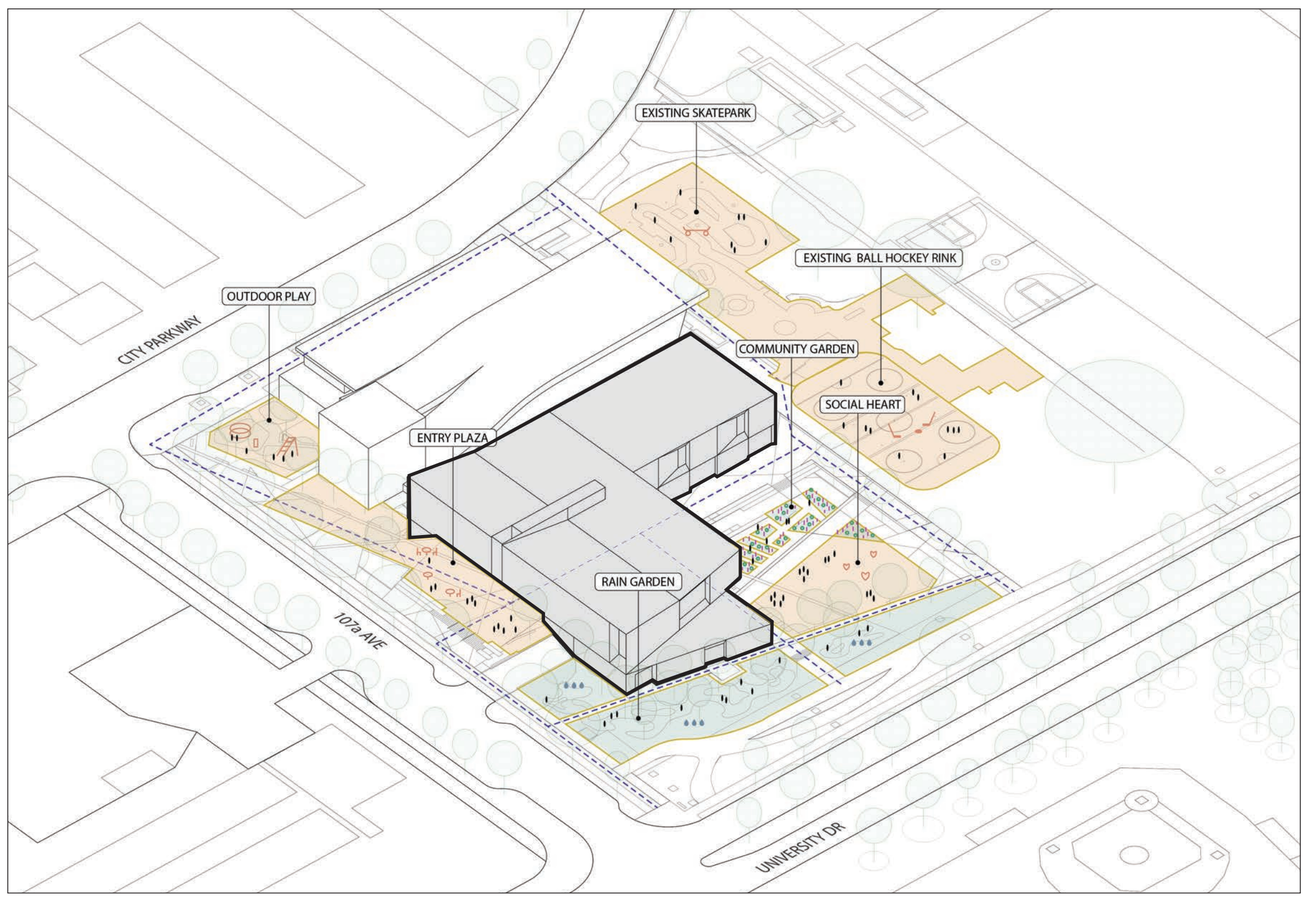
In the stakeholder engagement process it became clear that a community priority is to provide a flexible outdoor space to host events and provide connections between the interior programme spaces and the building exterior. The full range of features in the Social Heart is described on more detail on the landscape board.



Site Features

The proposed expansion allows for a direct connection to the outdoors in all directions. An outdoor playspace on the north-east corner transitions to the Entry Plaza. A raingarden and dry pond landscape anchors the north-west corner and opens into the Social Heart towards the south. Existing ball hockey rink and skate park will be maintained on the far south of the site, connected by the new east-west pedestrian path.

The proposed site planning of the project incorporates many of the desireable features of the existing site with key new elements to tie the site together, creating a coordinated whole. This new public realm is designed to be active and safe through the incorporation of CPTED features.



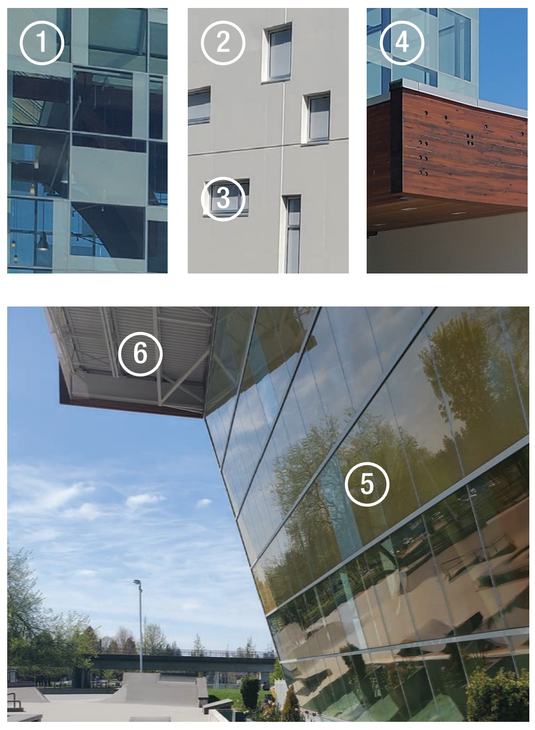
Materiality

Material Palette

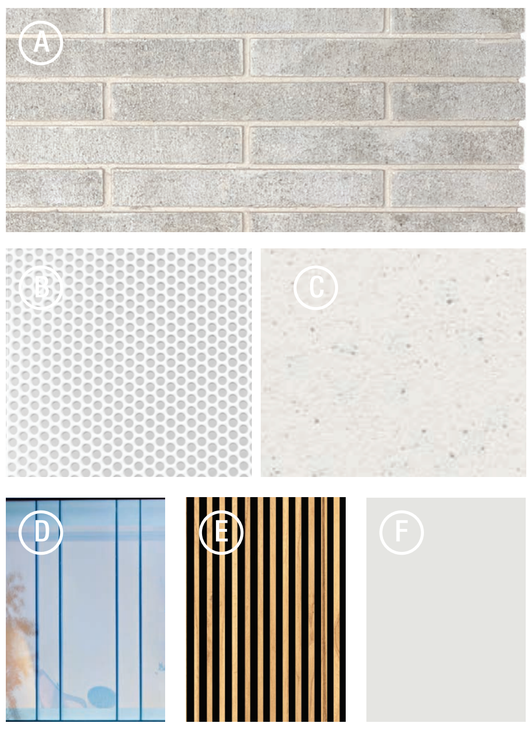
The existing building material palette is a lively mix of curved reddish stained exposed glulam trusses, randomized rectangular patterned 4 sided SSG glass, and randomized coloured windows. Our material strategy is a palette that is complementary but quiet. Working with texture rather than colour, the building will become a quiet backdrop to the vibrant landscape and recreation activities taking place around the site.

The primary cladding material proposed is white brick. Soffit areas will be wood slats and will continue into the lobby interior for a consistent ceiling plane.

Existing Material Palette



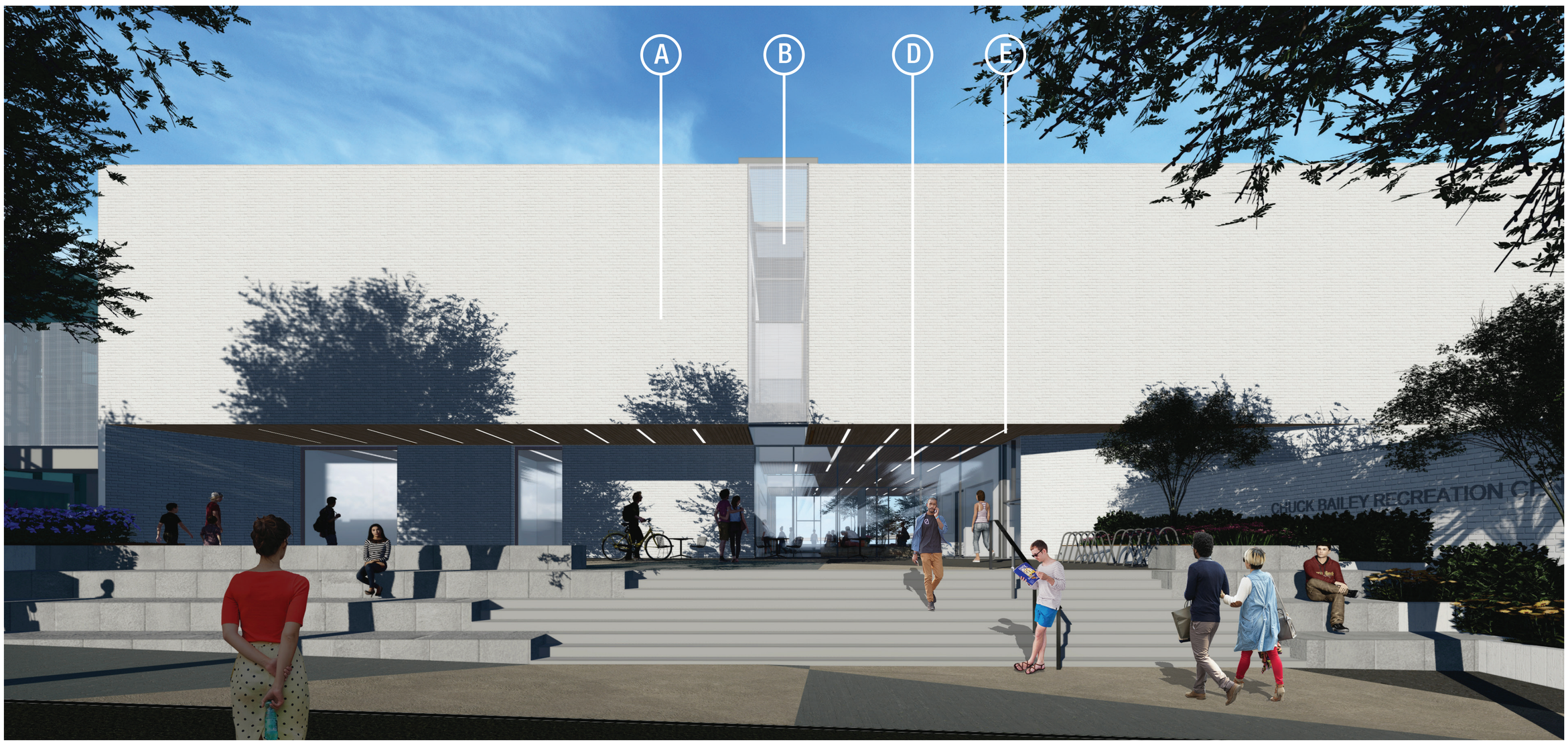
Proposed Material Palette



Key

1 4 sided SSG with randomized rectangular frit pattern
2 Cast in Place Concrete with paint finish
3 Anodized aluminum windows
4 Exposed wood structure with stained finish
5 2 sided sloped SSG system with anodized aluminum
6 Painted exposed steel structure

A White brick
B Perforated aluminum screen, white finish
C Glassfibre reinforced concrete panels
D SSG Glazing
E Wood slat soffit
F White Metal Flashing



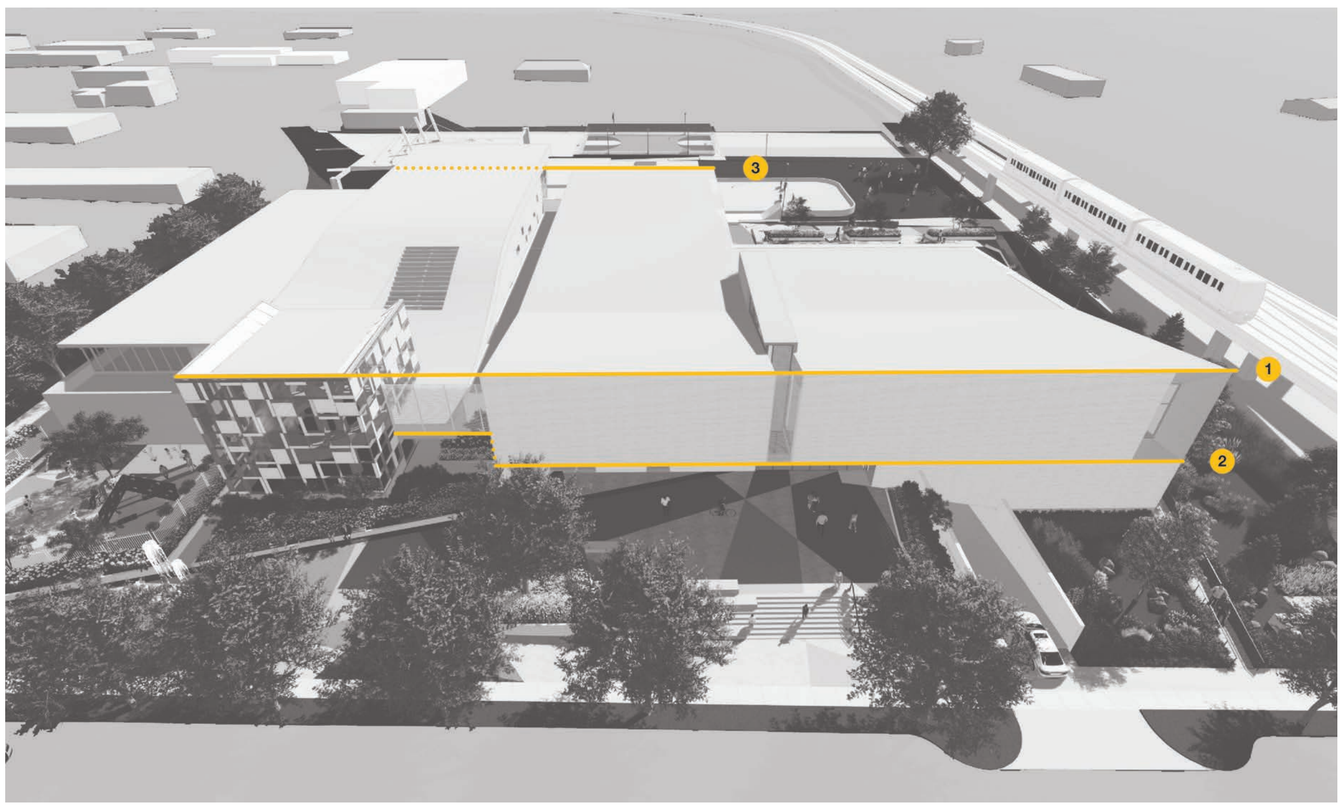
Building Datums

The proposed expansion has been designed to work in concert with the existing building through a carefully curated series of alignments and expressions, to create an expansion that is complementary yet distinct. The three key components of this are shown in the adjacent diagram:

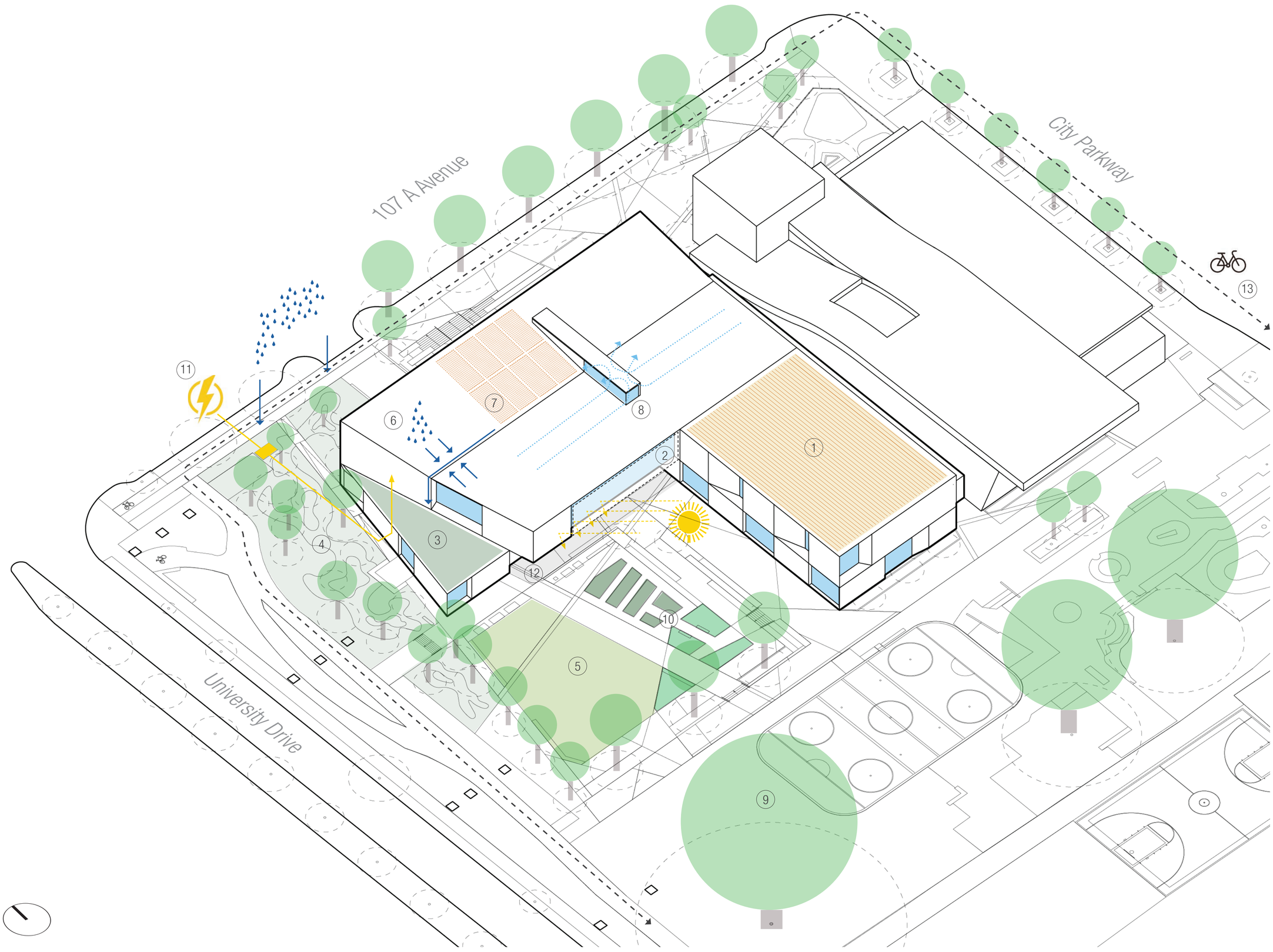
1. The top of the north facade will align with the top of the existing glass cube.

2. The building overhang will align with the underside of the existing entrance canopy.

3. The south roof will align with the high point of the existing gymnasium roof.



Sustainability



The City of Surrey is committed to building healthy, zero-carbon buildings. This project is targeting CaGBC Zero Carbon Building energy performance levels. Early parametric modeling demonstrates that the design is achieving superior energy efficiency through passive and active design principles. The proposed design utilizes simplified massing, strategic solar orientation, low window to wall ratios and high performance building systems to optimize energy efficiency.

Sustainability Features

1. **Carbon friendly materials:** Lower embodied carbon materials will be selected to minimize carbon footprint. The gymnasium will feature mass timber structure.
2. **Reduce solar heat gain:** Solar shading will be provided on south facing windows. Light coloured cladding materials will reflect the sun.
3. **Green roof:** A partial green roof will reduce stormwater loads and solar heat gain on the roof.
4. **Rain garden:** A raingarden occupies the lowest elevation on the site to increase rainwater infiltration into the ground.
5. **Natural Landscape:** Natural landscape is utilized to reduce storm water loads and minimize heat island effect.
6. **Rainwater roof run-off:** Rooftop rainwater is partially diverted to the green roof to reduce storm water loads.
7. **Photovoltaic Ready:** The building will support the addition of future photovoltaic panels to harvest solar energy.
8. **Natural light and air:** Light wells bring natural daylight to the Level 1 lobby and will be used for natural and active ventilation.
9. **Tree canopy:** Trees provide solar shading in the summer months. The largest trees in the park will be protected and new trees added to replace those removed.
10. **Community Gardens:** Garden plots can be used by community members to grow fresh local fruits and vegetables.
11. **Electric energy source:** The proposed building will be entirely electric powered to minimize operational carbon.
12. **Building overhangs:** Main building entrances are protected by large overhangs to reduce solar heat gain and to provide shelter from the rain.
13. **Bicycle infrastructure:** Existing and proposed bike routes and new secure bike storage will encourage cyclists to ride their bikes to Chuck Bailey.

Landscape Plan

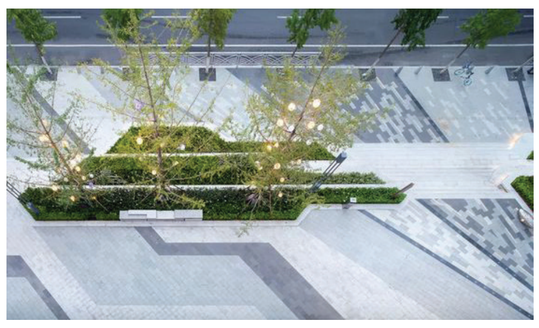
The overall design intent for the ground level landscape is to create a series of welcoming and activated public spaces that cater to a range of activities, programmes, ages and abilities. Similarly, CPTED principles have been considered to maximize safety, wayfinding, and visual porosity throughout the site. The landscape layout and geometry is inspired by the strong angular forms of the proposed new building, providing a framework onto which the various outdoor spaces have been integrated into a cohesive palette of forms and materials throughout.

Landscape Features

1. Entry plaza with seating and steps + movable games + furniture
2. Refurbished existing plaza with benches + planting + public art
3. Boulevard at 107 A Avenue with drop-off + bike lane, parkade entry and street trees
4. New outdoor childcare space
5. Raingarden and dry river bed
6. ADA compliant pedestrian path
7. Access deck overlooking rain garden
8. Great lawn area
9. Outdoor deck area
10. Raised garden beds and mixing tables
11. Pollinator / sensory gardens
12. Accessible path + stairs + seating
13. Refurbished east - west pedestrian corridor
14. Green Roof
15. Parkade Entrance

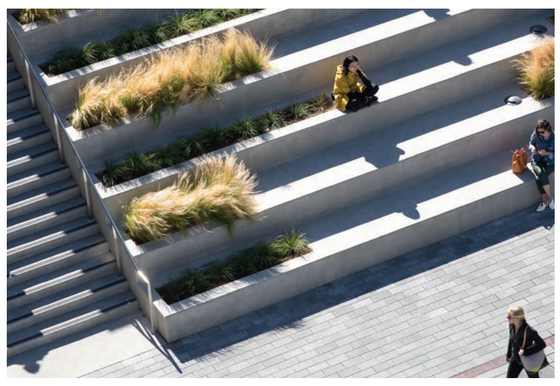
Landscape

Entry Plaza



View of the North Entry Plaza

Social Heart



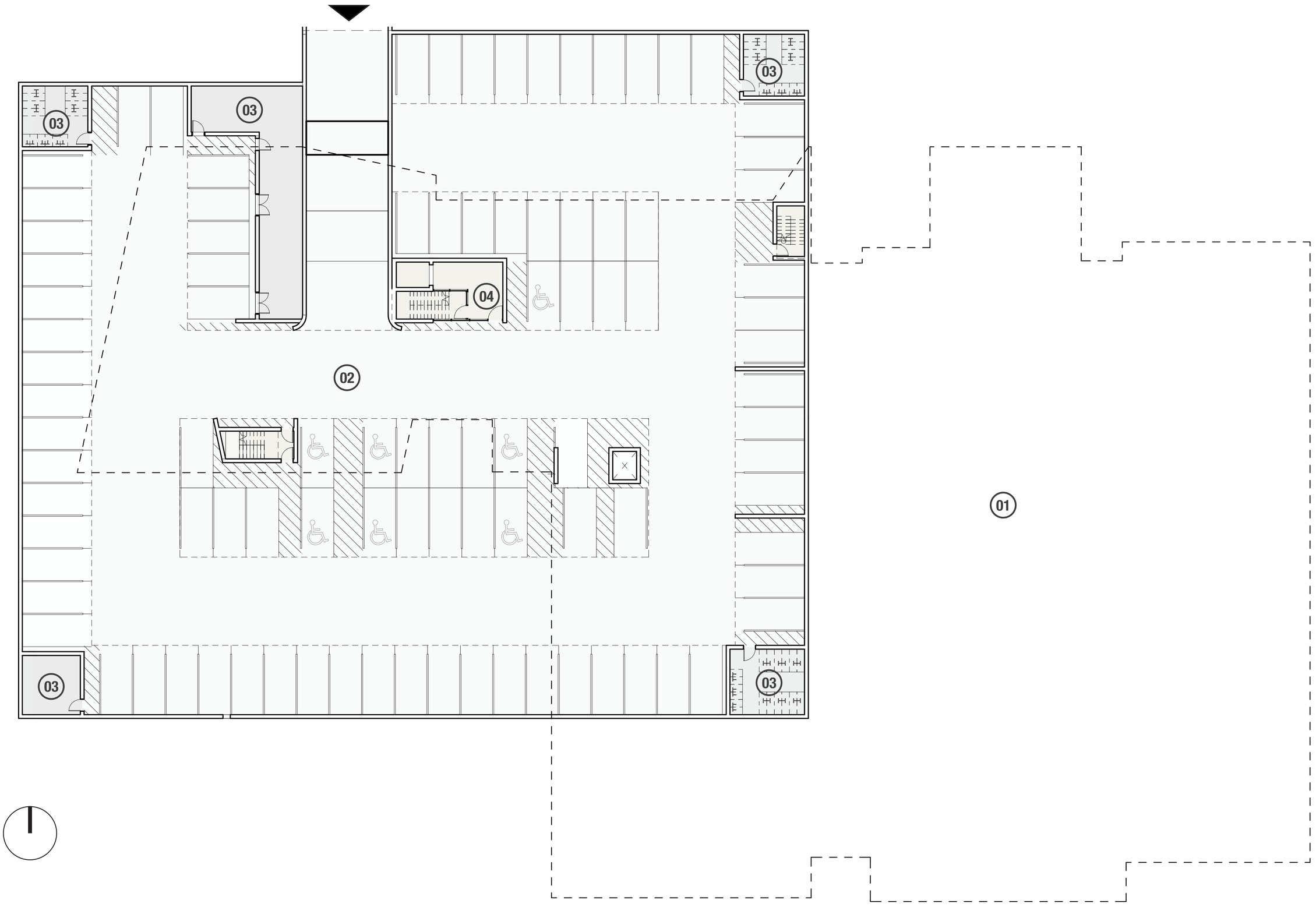
View of Social Heart from south-west

Raingarden

View of Raingarden from north-west

Outdoor Play

Site Access



Legend - Parkade Level

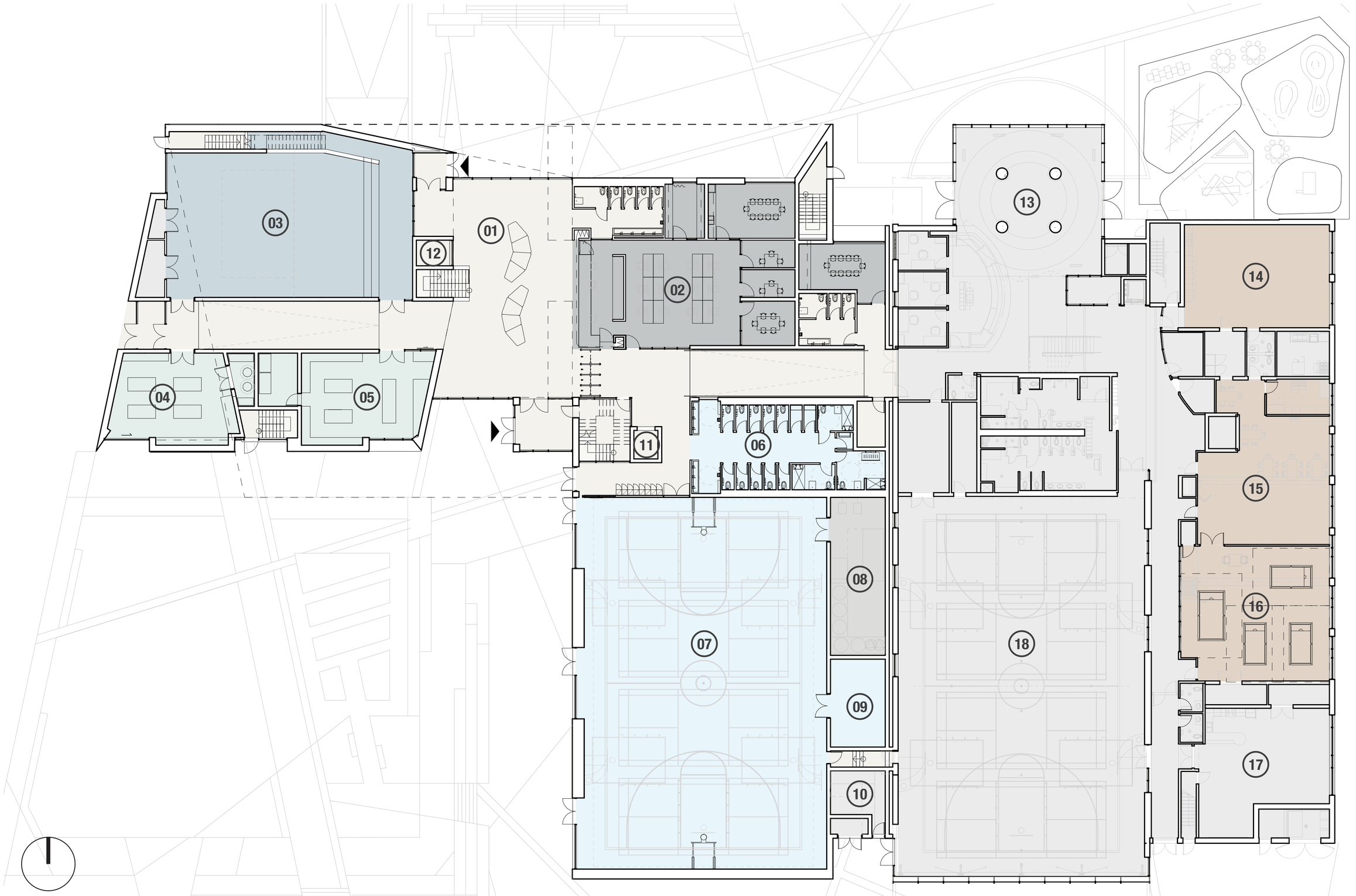
- **01** Building above on Level 1
- **02** Parking Area
- **03** Bike Parking + Storage
- **04** Lobby + Circulation + Elevator

To support project sustainabilty goals, measures will be taken to encourage alternate forms of transportation, including use of public transit, cycling and pedestrian access. Some of these measures include the provision of secure bicycle rooms, improved wayfinding and information encourage transit use, and encouraging multi-passenger vehicle trips through the provision of dyanamic parking stalls which can be used for carpooling spaces, family parking and drop-off spaces. An increased number of accessibility spaces will support those with accessibility needs.

Bicycle parking supply	
Surface	24
Secured parking	38 (in parkade)
Total	**62**

Parking Supply		
Regular stalls	73	
Accessible stalls		7
Dynamic stalls		9
EV Charging		6
Total		**95**

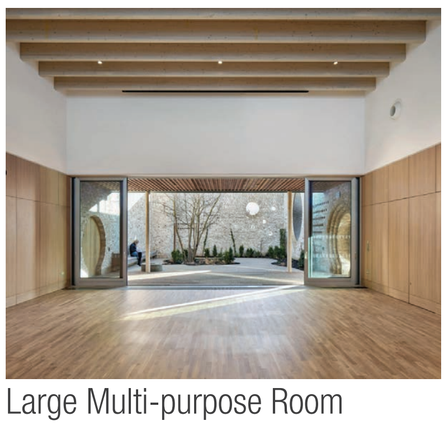
Level 1 Plan



Legend - Level 1

- 01 Community Room
- 02 Administration + Meeting Rooms
- 03 Multi-Purpose Room
- 04 Arts + Crafts Room
- 05 Teaching Kitchen + Cafe
- 06 Changing Rooms
- 07 New Gymnasium
- 08 Mechanical Room
- 09 Gymnasium Storage
- 10 Water Entry Room
- 11 Elevator to Level 2
- 12 Elevator to Parkade
- 13 Existing Events Space
- 14 Pre-School
- 15 Senior’s Lounge
- 16 Billiards Room
- 17 Existing Youth Lounge
- 18 Existing Gymnasium

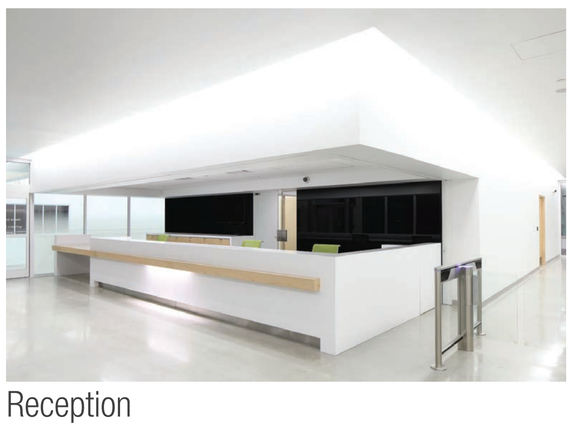
Programme Spaces



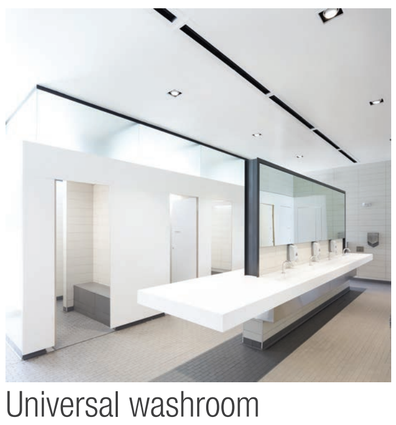
Large Multi-purpose Room

Gymnasium

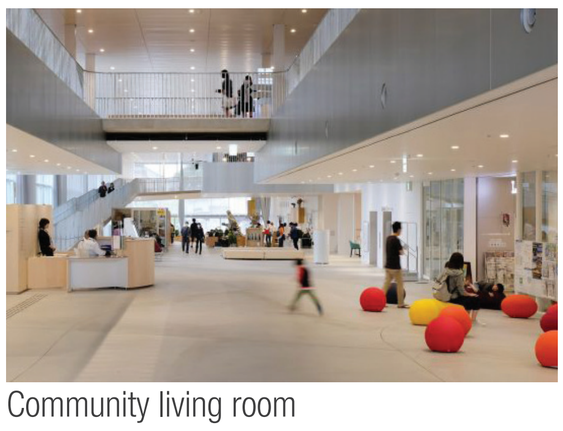
Maker Space



Reception



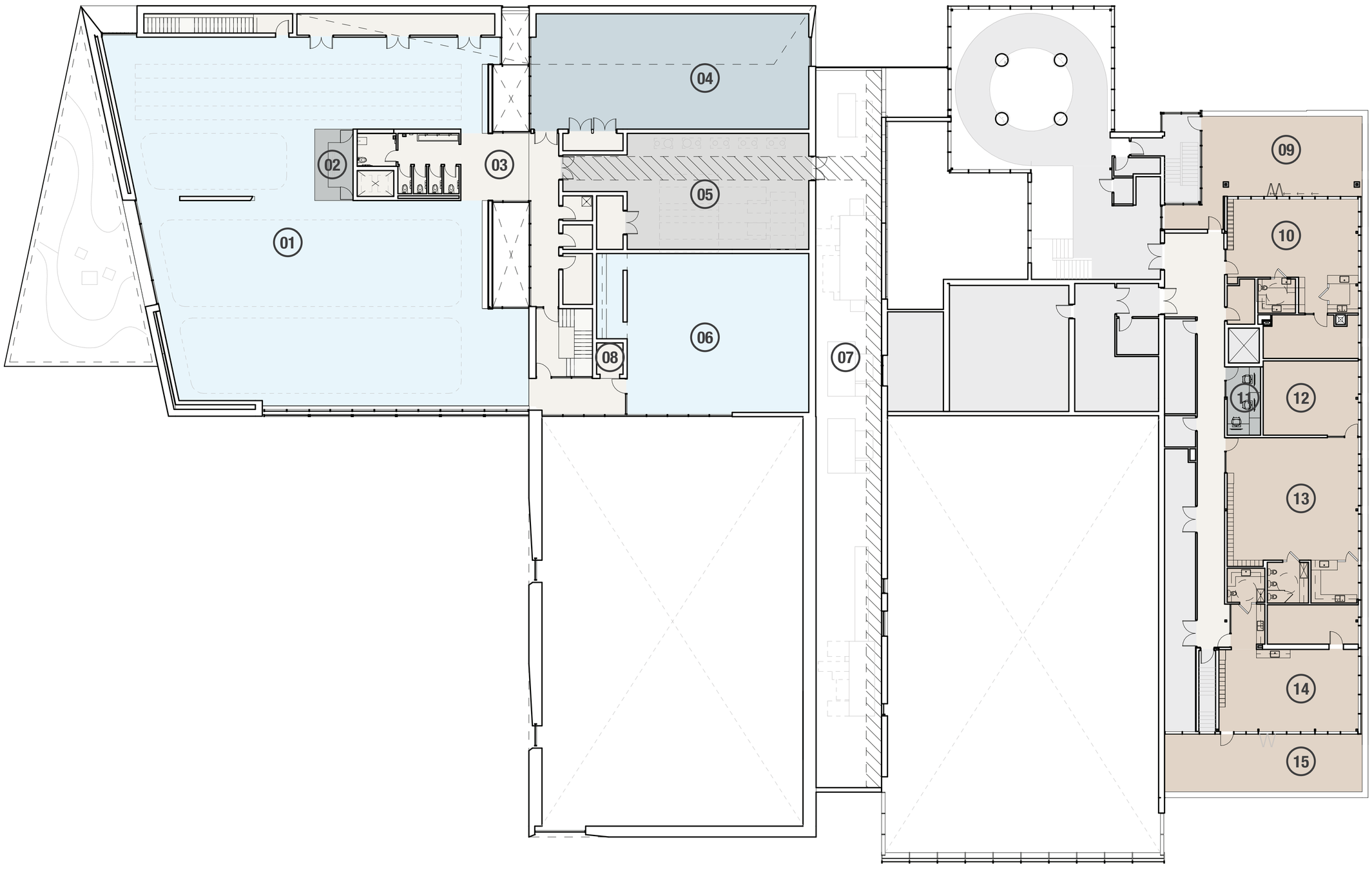
Universal washroom



Community living room

Teaching Kitchen

Level 2 Plans

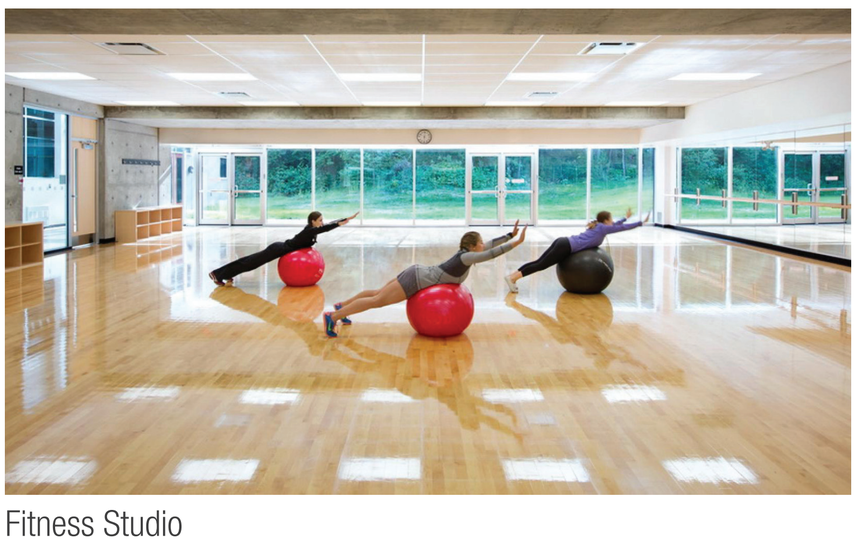


Legend - Level 2

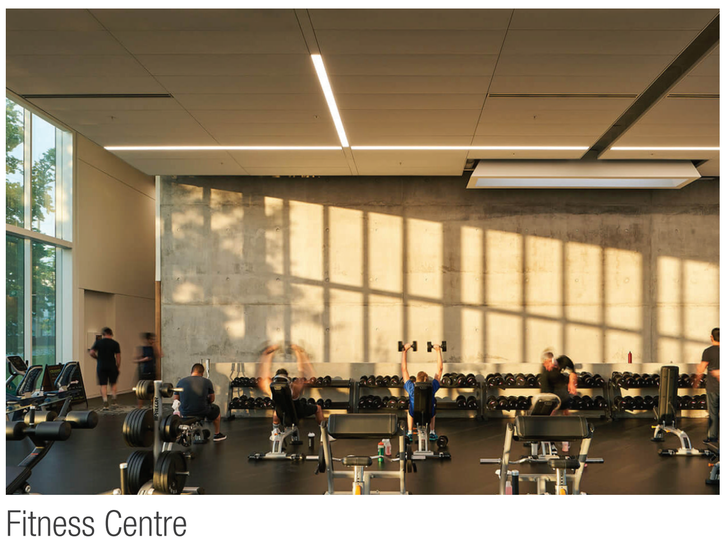
- 01 Main Fitness Area
- 02 Fitness Office
- 03 Circulation
- 04 Multi-Purpose Room
- 05 Mechanical Room
- 06 Fitness Studio
- 07 External Mechanical Area
- 08 Elevator to Level 1
- 09 Outdoor Play Area
- 10 Childcare 0-3 Years Old Activity Space
- 11 Staff Office
- 12 Childcare Nap Rooms
- 13 Childcare 3-5 Years Old Activity Space
- 14 Childcare 0-3 Years Old Activity Space
- 15 Childcare 0-3 Years Outdoor Play Space

Programme Spaces

Childcare Centre



Fitness Studio



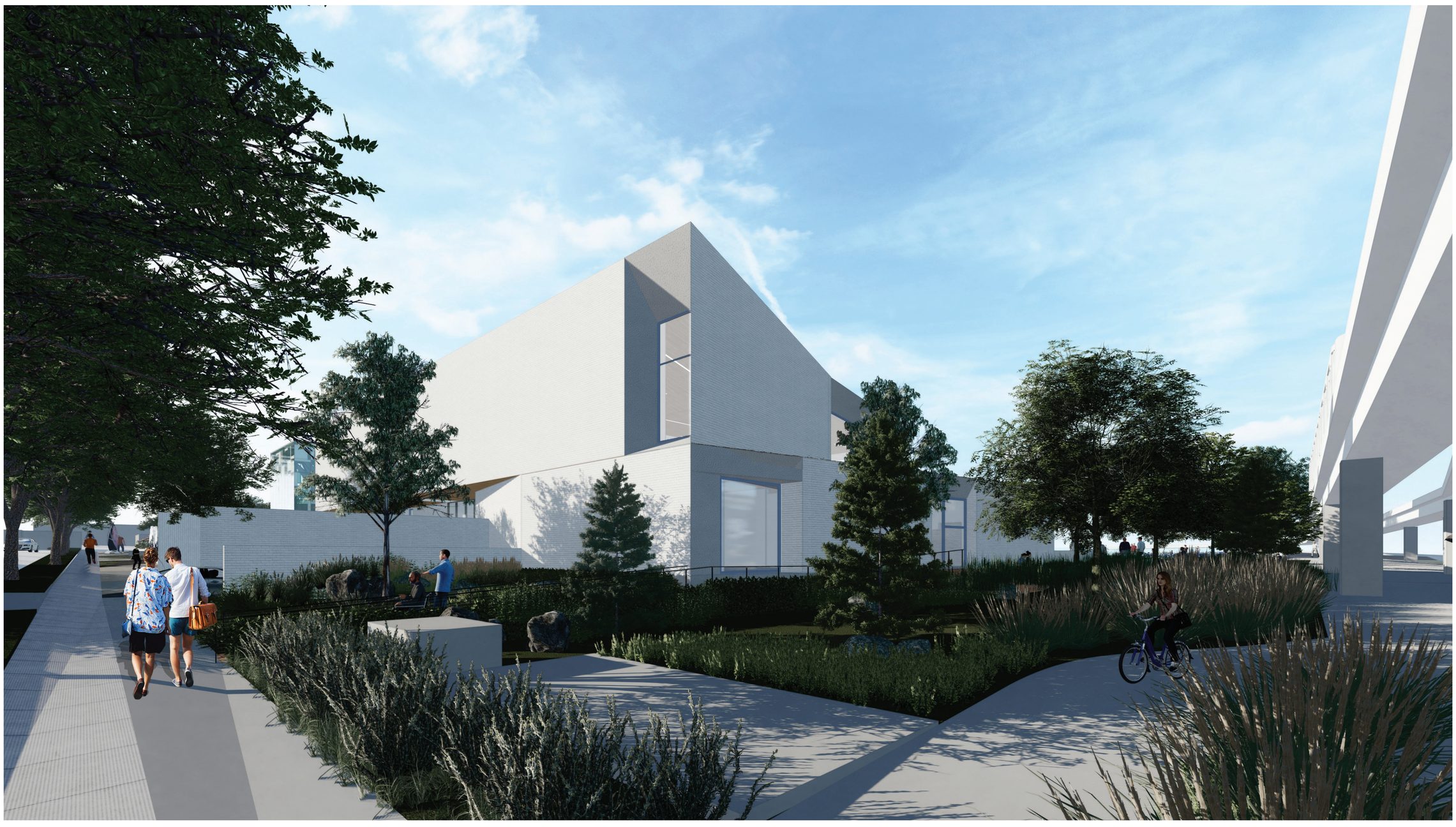
Fitness Centre

Exterior Views

View of North Entry Plaza from the East

View of the North Entry Plaza

Exterior Views



View of Corner at 107a and University Dr

View of South Plaza

Interior Views

View of the Community Living Room

View of Fitness

Frequently Asked Questions

When will the expansion be complete?

Our goal is to begin construction in spring of 2023. Construction is estimated to be complete in 2024. We will provide updates on this timing as the project develops.

What will be included in the expanded facility?

The state-of-the-art expansion will include an expanded range of recreation, arts and culture programming; new indoor and outdoor amenities; and enhanced learning and social opportunities. Feedback collected from residents in the fall 2021 has been used to determine facility programming and design. Refer to the Open House Boards for more information on building programming.

Will the expansion include a pool?

A pool is not included in the scope of this expansion. Guildford Aquatic Centre is the pool serving the area of North Surrey and is located 4.2 km away. The Guildford Aquatic Centre was completed in 2015 and features a 50m Olympic sized pool, two diving boards, a leisure pool with a tot area, a family friendly hot tub with wheelchair access and free parking.

What measures will be taken to address climate change in this new building?

The new expansion is designed to reflect the City of Surrey's sustainability vision and objectives as set under the Sustainability Charter, which sets out a vision for Surrey as a thriving, green, inclusive city. The facility will be designed to align with the City's climate change commitments, targeting a highly efficient, passive-first design that operates at or near zero emissions. It will also be "Climate Ready" by ensuring thermal comfort in future decades as temperatures rise and good indoor air quality during wildfire smoke events. Design and construction will seek to minimize embodied emissions by following the City's Wood First Policy among other approaches. Refer to the Sustainability Presentation Board for more information.

How are safety considerations incorporated into design?

The design team is incorporating the principles of Crime Prevention Through Environmental Design (CPTED) to create an active, safe and secure environment. This includes strategies such as improving sightlines to the park from within the building to increase natural surveillance of the outdoors, increasing the level of activity in the park by community centre users, improving site lighting, and improving connection routes from Chuck Bailey to the surrounding neighbourhoods.

Ask a Question

Submit a question or provide your feedback at:

surrey.ca/chuckbaileyexpansion