

NORTH BAY COMMUNITY & RECREATION CENTRE

CITY COUNCIL MEETING

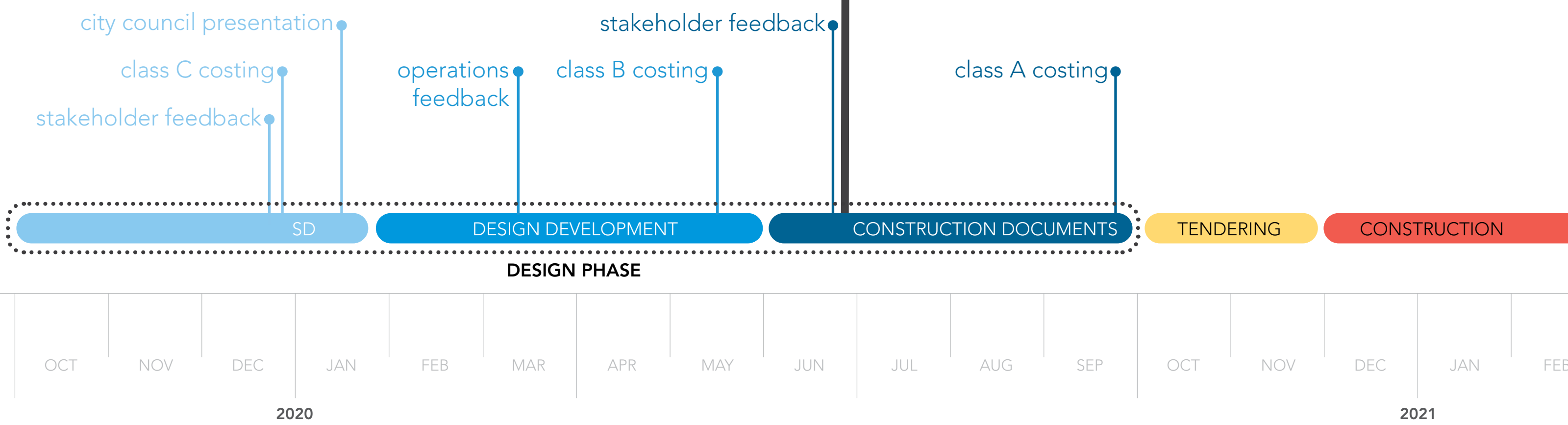
MJMA

+

MITCHELL
JENSEN
ARCHITECTS

progress update

we are here ●



council meeting & public open house



January 2020



progress since January

what we heard:

increase spectator seating for tournaments

- added seats with minimized impact to GFA
- provided a greater variety of seating options
- informal lobby benches double as spectator benches
- added drink rails to increase standing room capacity & comfort

what we heard:

more flexible spaces for community uses

- new community amenity: veranda

what we heard:

additional changerooms for optimal programming

- 14 changerooms in total (12 previously)
- 8 of the changerooms are expandable into 4 football changerooms
- gender-neutral referee changerooms

what we heard:

design a barrier-free facility

- all changerooms barrier-free
- all washrooms barrier-free
- 1 barrier-free shower stall per changeroom
- 1 universal washroom per floor; 1 with adult change table
- primary circulation routes are ramped where required.

what we heard:

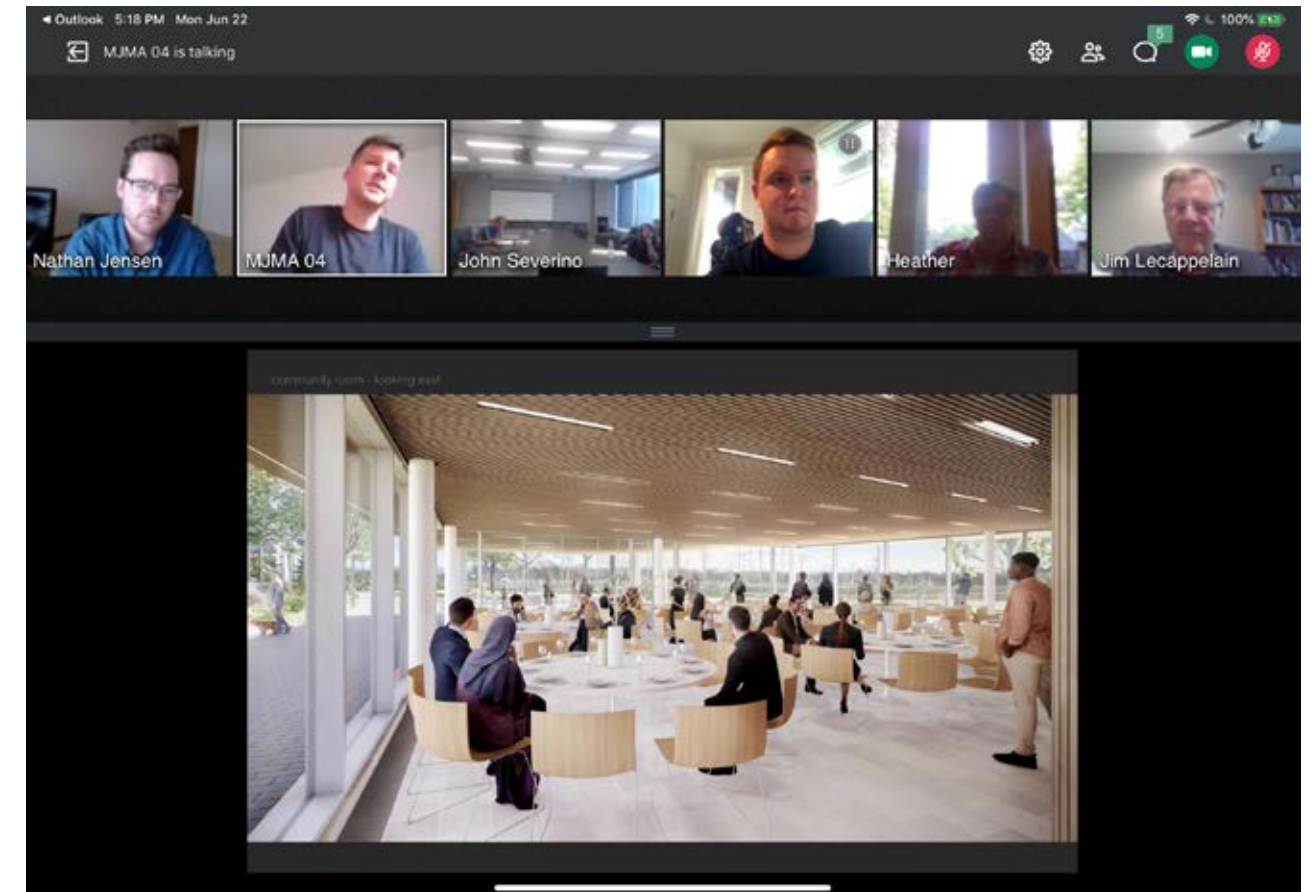
dedicated storage for site operations & associations

- project should serve the entire complex, not just the arenas
- site operations storage integrated into the facility
- dedicated association storage space in proximity to association offices

what we heard:

stakeholder feedback

- December 2019
- June 2020



building program & building area

start of SD: 100,000 sq.ft.

- estimated area of initial functional program

end of SD: 74,000 sq.ft.

- efficiencies found in dual-purpose programming

end of DD: 85,000 sq.ft.

- additional program requirements, plus design development growth

value engineering

- ensuring responsible development
- designing quality, but not extravagance

value engineering

- optimized structural foundations
- interior finishes
- reducing interior glass
- site development
- mechanical systems
- roofing system

design update



BOOTH

LAKESHORE DR.

PARKING

EXISTING
FIELD
HOUSE

EXISTING
VEGETATION &
BEDROCK

EXISTING STAGING AREA

EXISTING FOREST & BEDROCK

**NORTH BAY COMMUNITY &
RECREATION CENTRE**

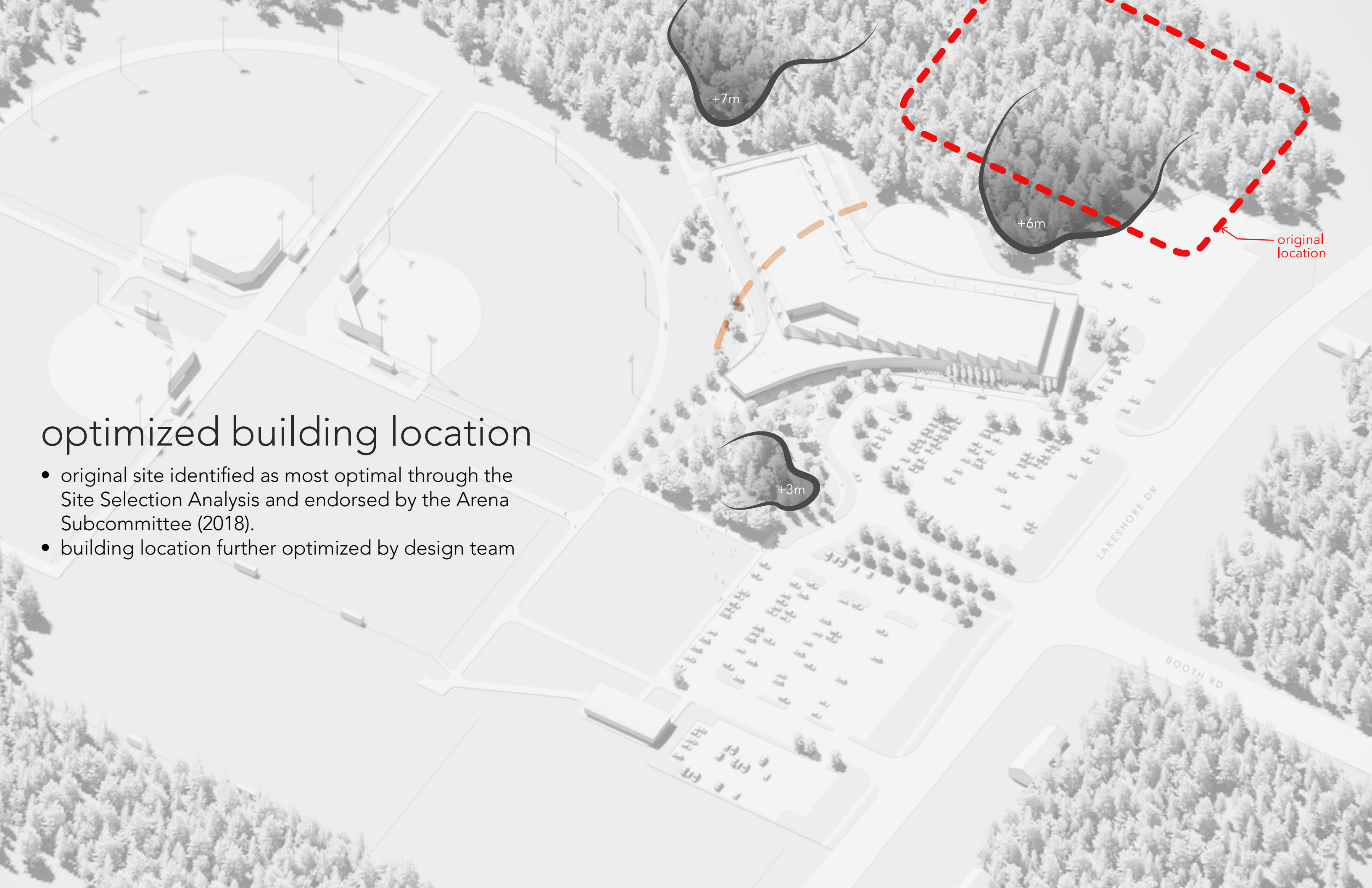
EXISTING SOCCER FIELD

EXISTING FOOTBALL FIELD

EXISTING BASEBALL DIAMOND

EXISTING FOREST

building & site relationship



optimized building location

- original site identified as most optimal through the Site Selection Analysis and endorsed by the Arena Subcommittee (2018).
- building location further optimized by design team



baseball

baseball

new parking

new community & recreation centre

enhancing the existing

existing berm

new parking

soccer

staging area

existing parking

field house

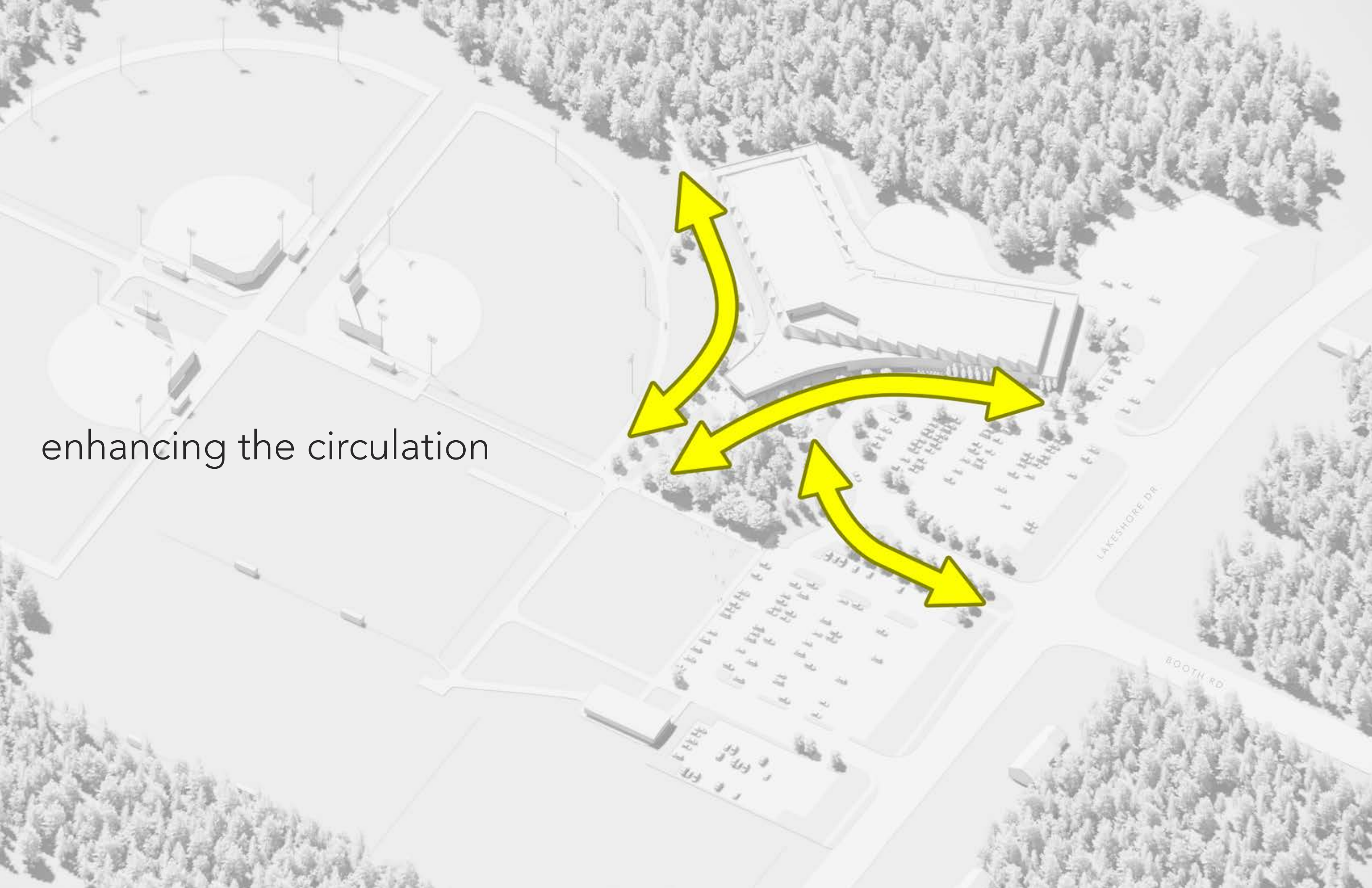
football

new parking

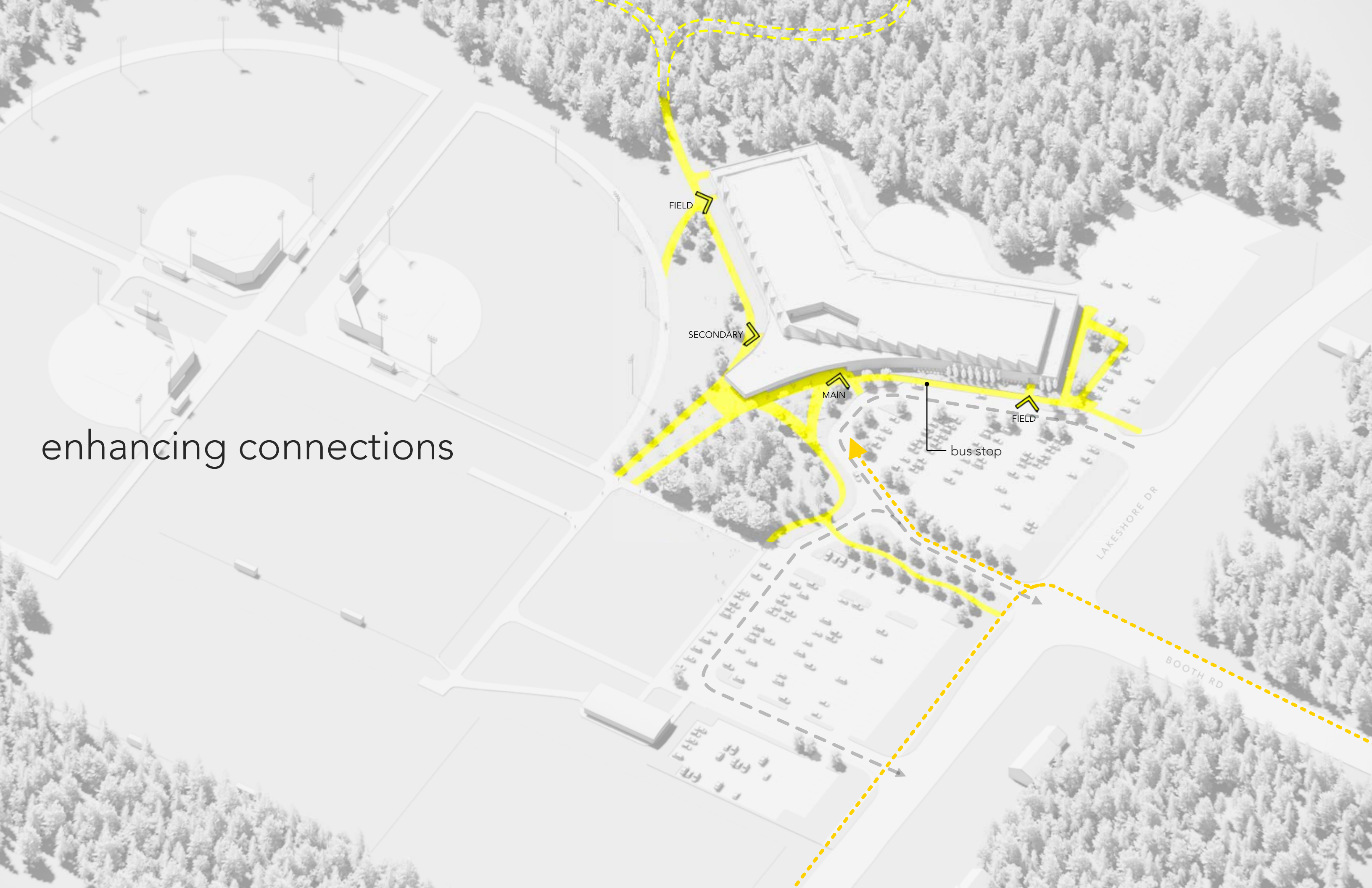
soccer



enhancing the circulation



enhancing connections



enhancing natural features

stormwater pond
in existing topography

multi-use lawn

entrance plaza

colonnade

natural berm

staging area

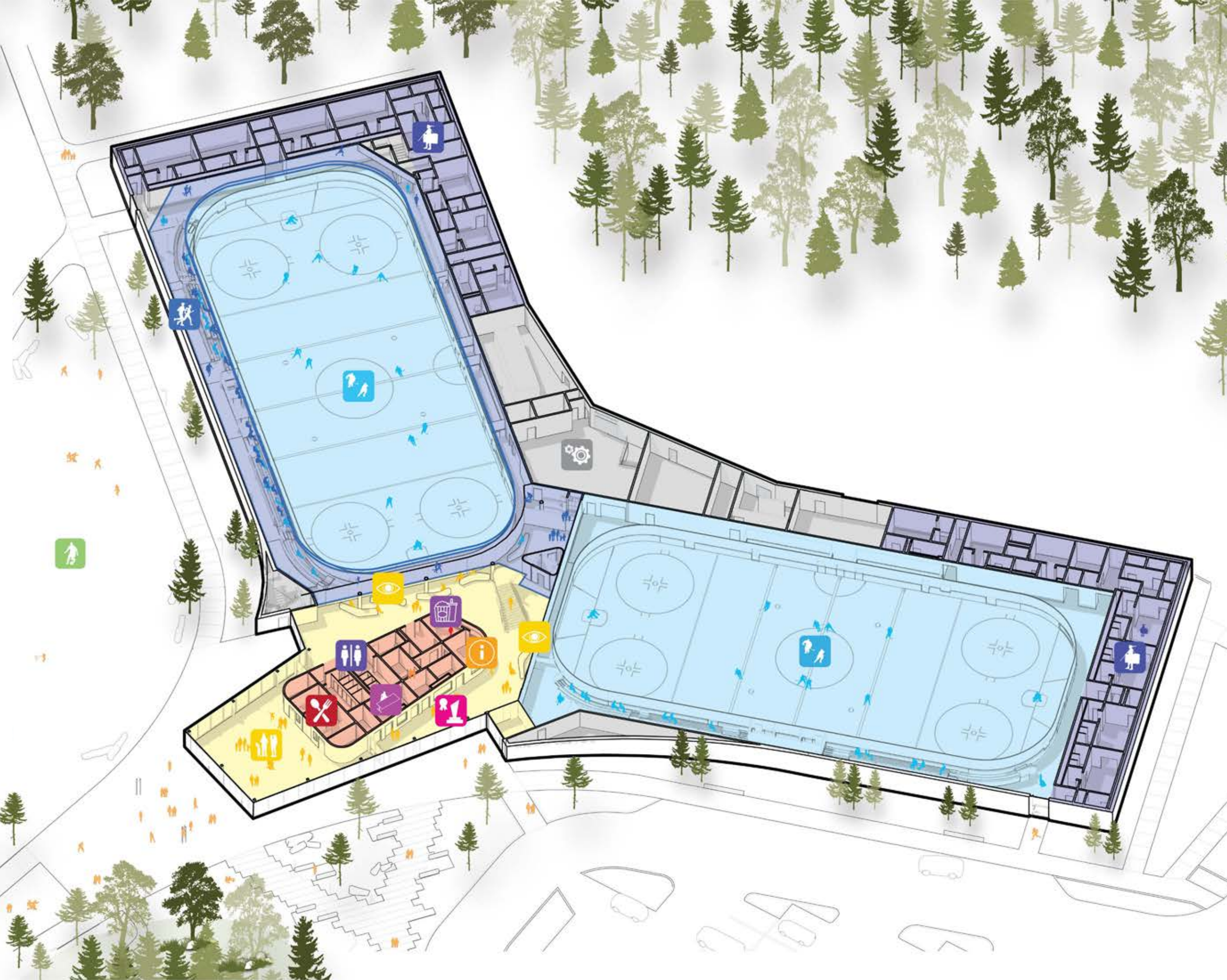
entry promenade

LAKESHORE DR

BOOTH RD



-  ADMINISTRATION
-  WASHROOMS
-  CONCESSION
-  ASSOCIATION OFFICES
-  MEMEROBILIA
-  KITCHENETTE
-  WARM VIEWING AREA
-  COLD VIEWING AREA
-  NORTH RINK
-  SOUTH RINK
-  RUNNING TRACK
-  CHANGEROOMS
-  BACK OF HOUSE



view from the west driveway entrance





Veranda

- expands multi-use community functionality
- creates a hub for tournaments and events
- sustainability: passive shading feature

multi-purpose lawn

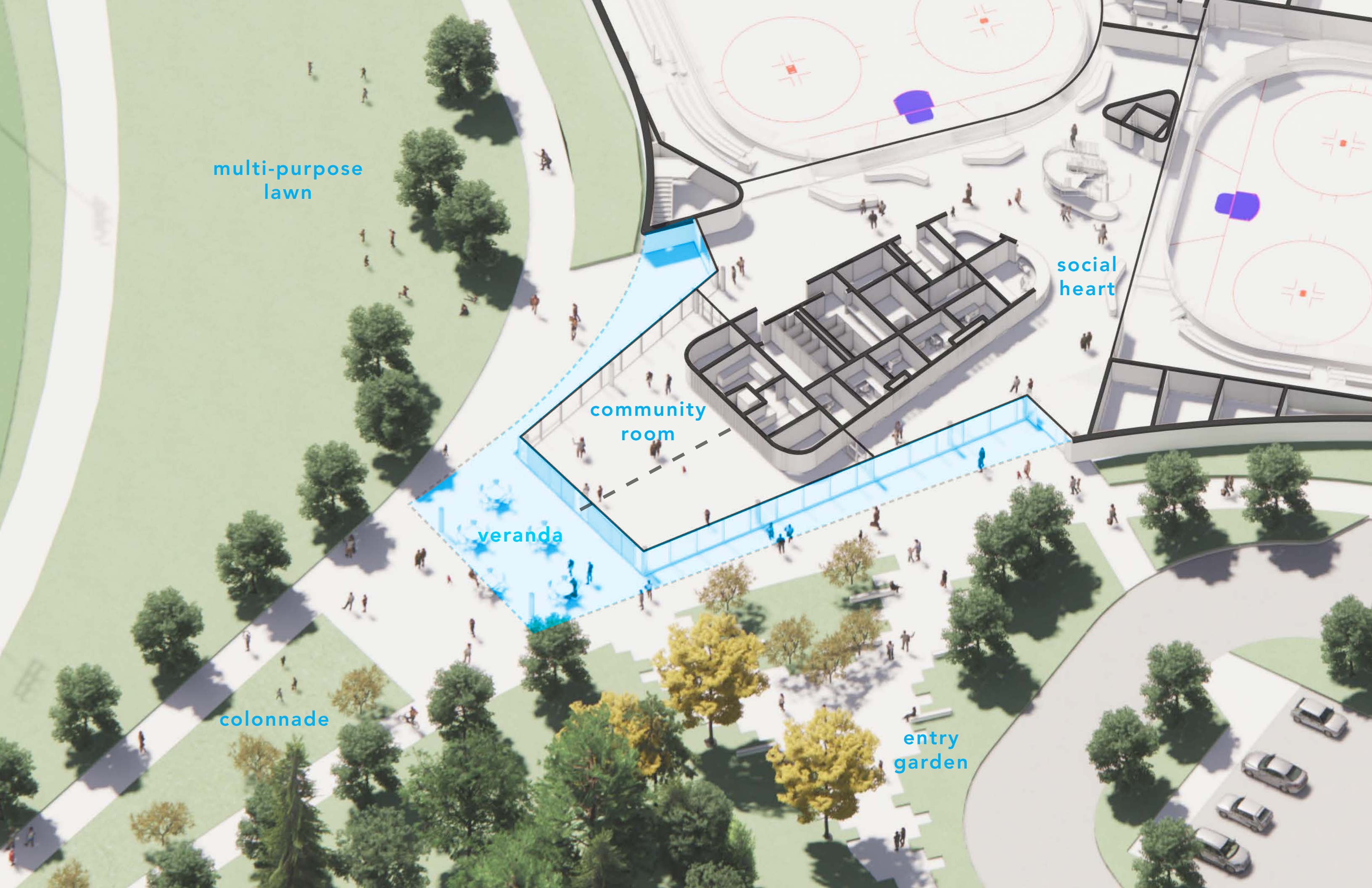
social heart

community room

veranda

colonnade

entry garden



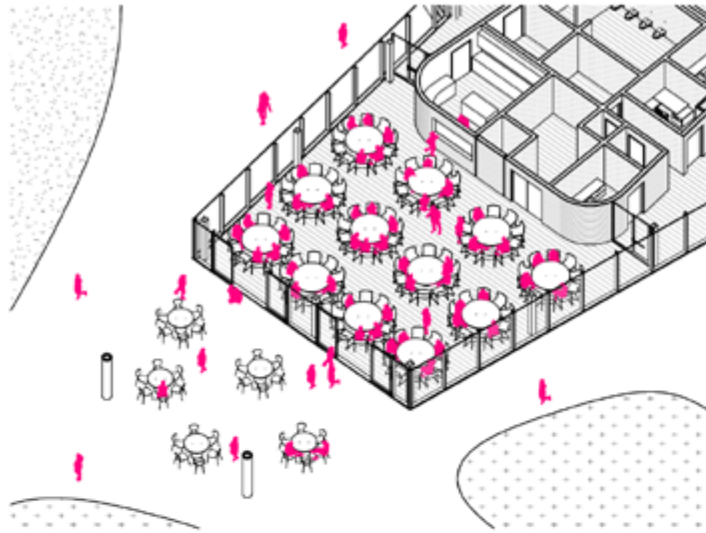
colonnade view looking west



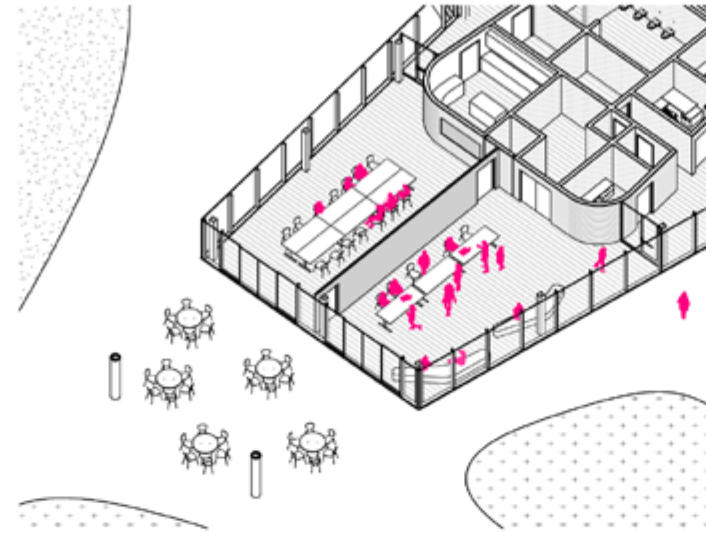
veranda viewed from the entry garden



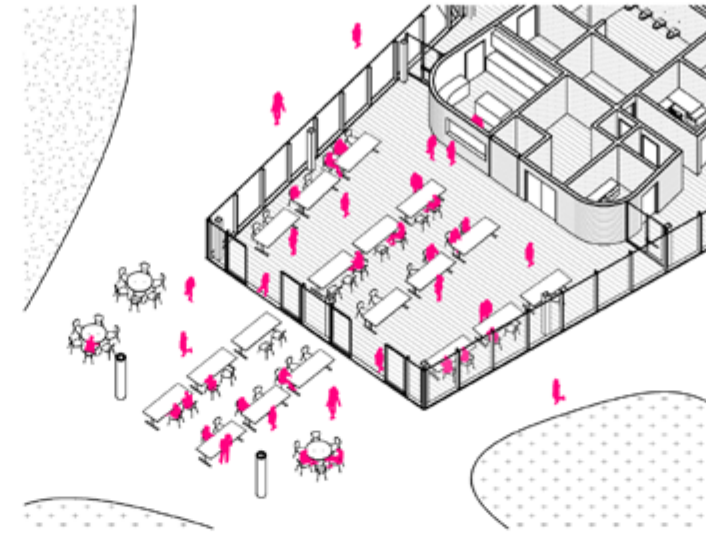
veranda + community room



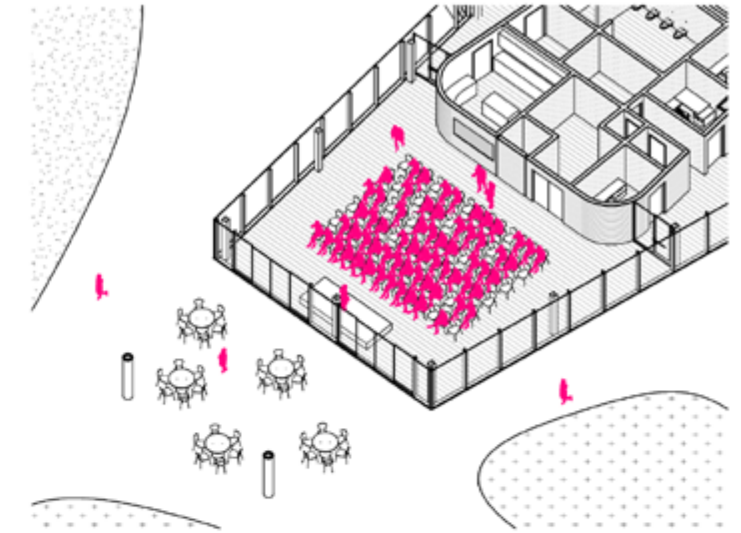
Banquet



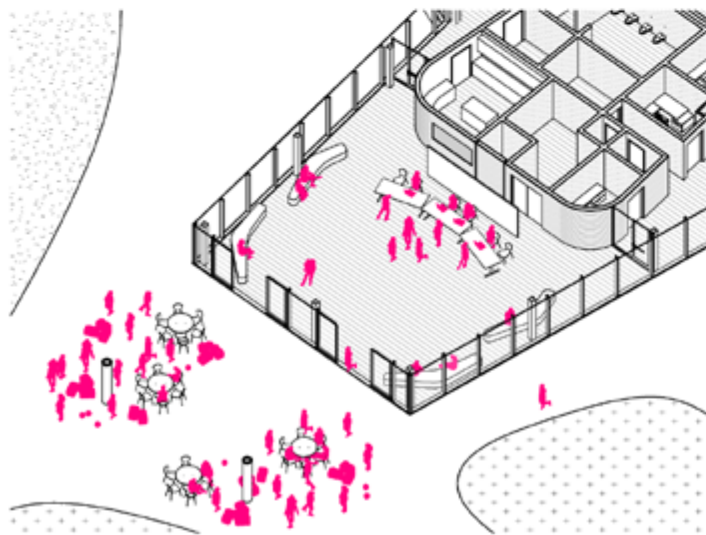
Tournament / Meeting Room



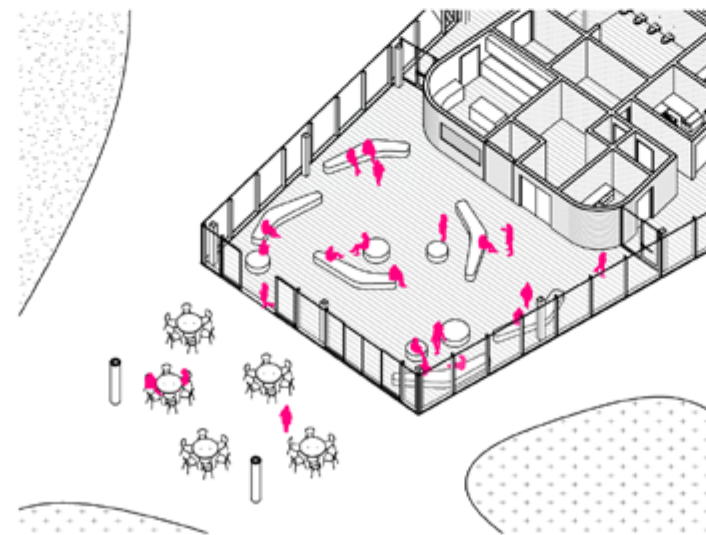
Pop-up Market + Vendors



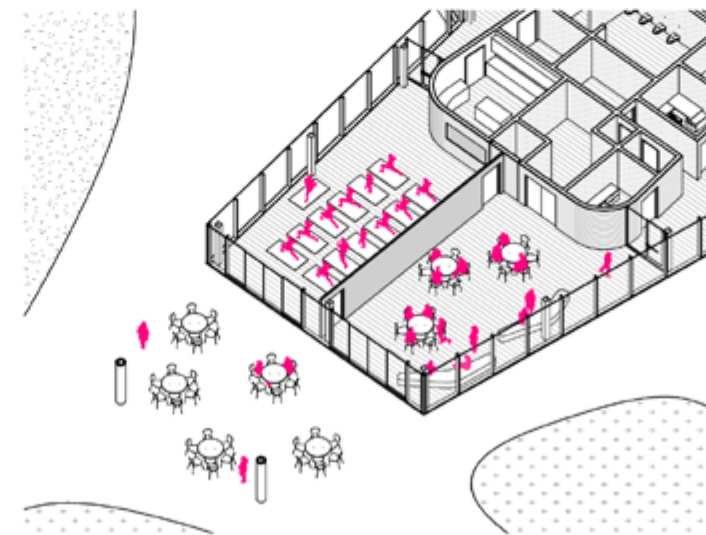
Presentation / Lecture



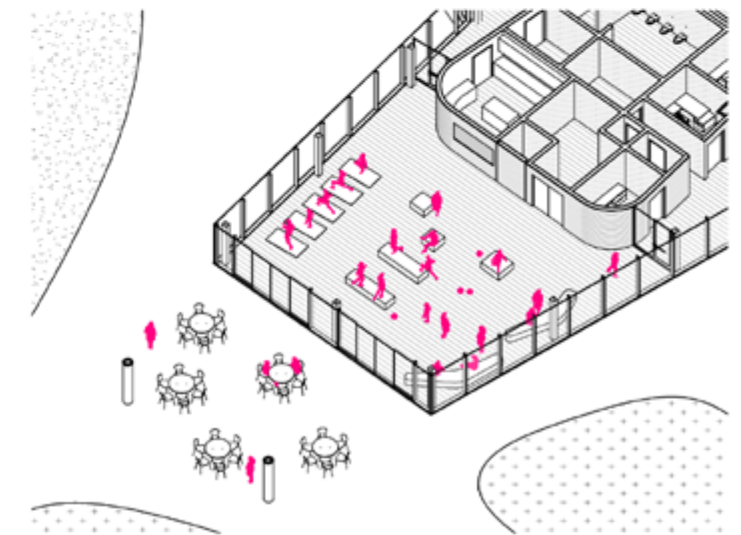
Field Sports Tournaments



Informal Seating



Yoga Class / Senior Space

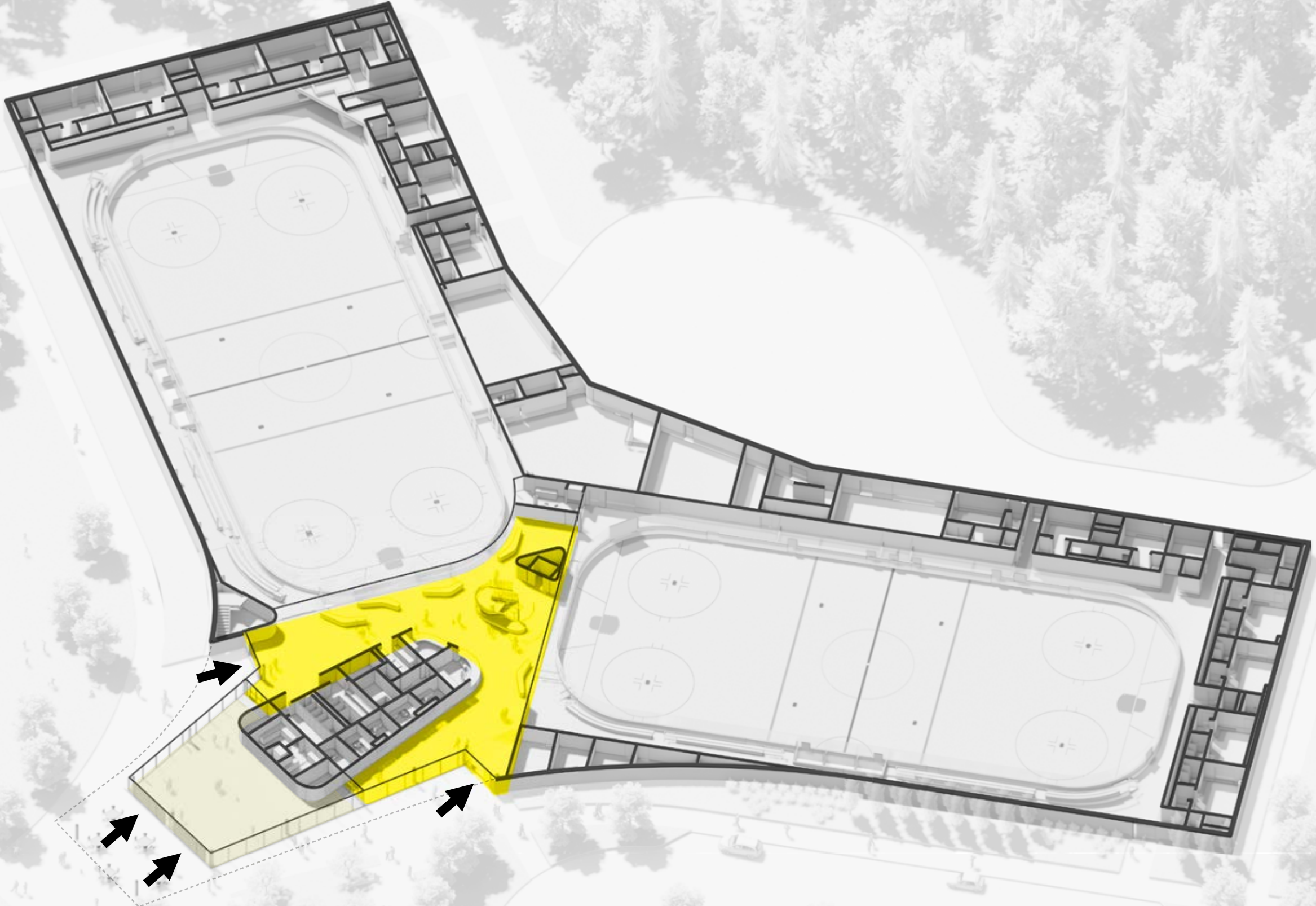


Dry Land Training

community room looking east



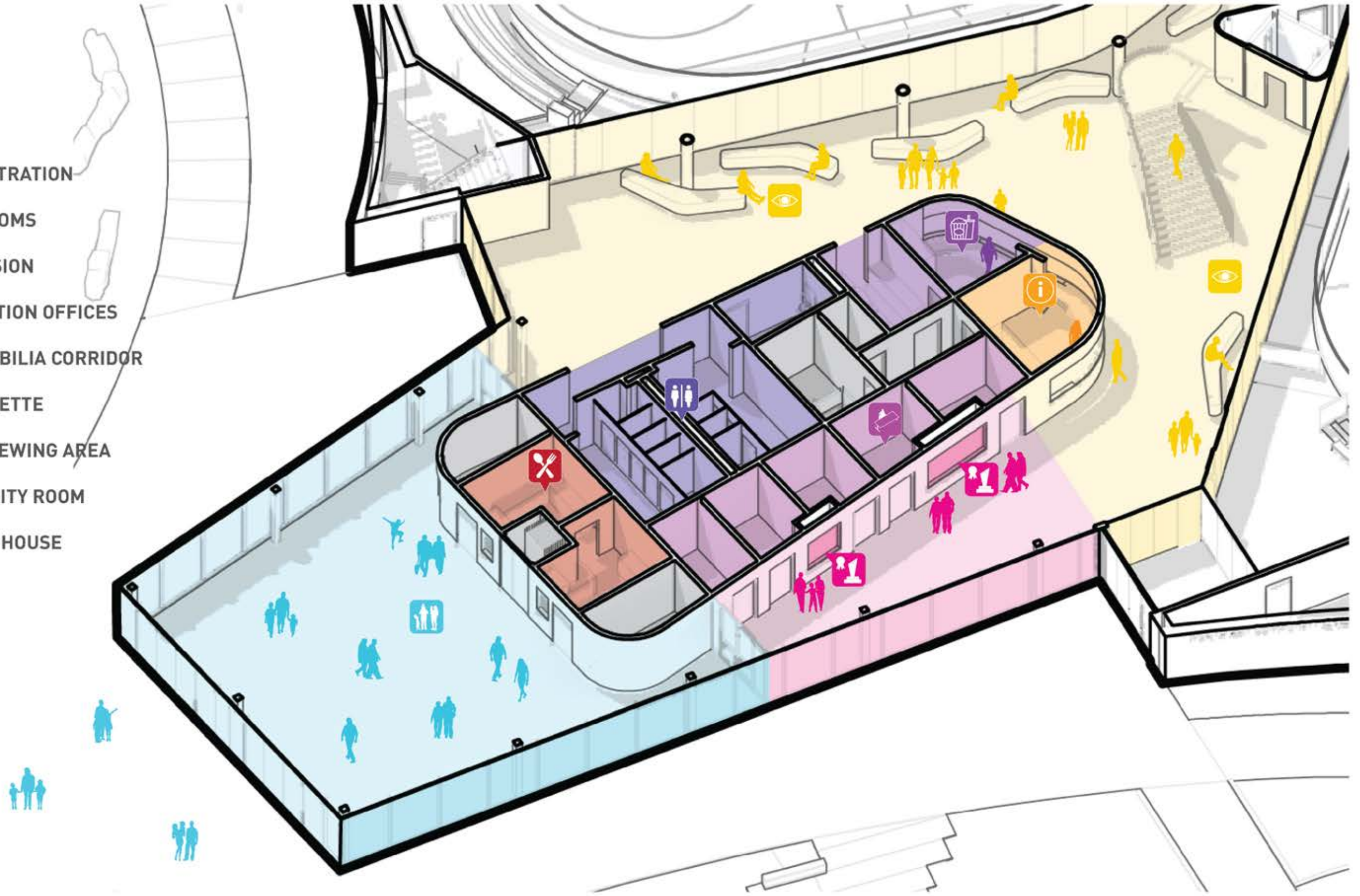
social heart



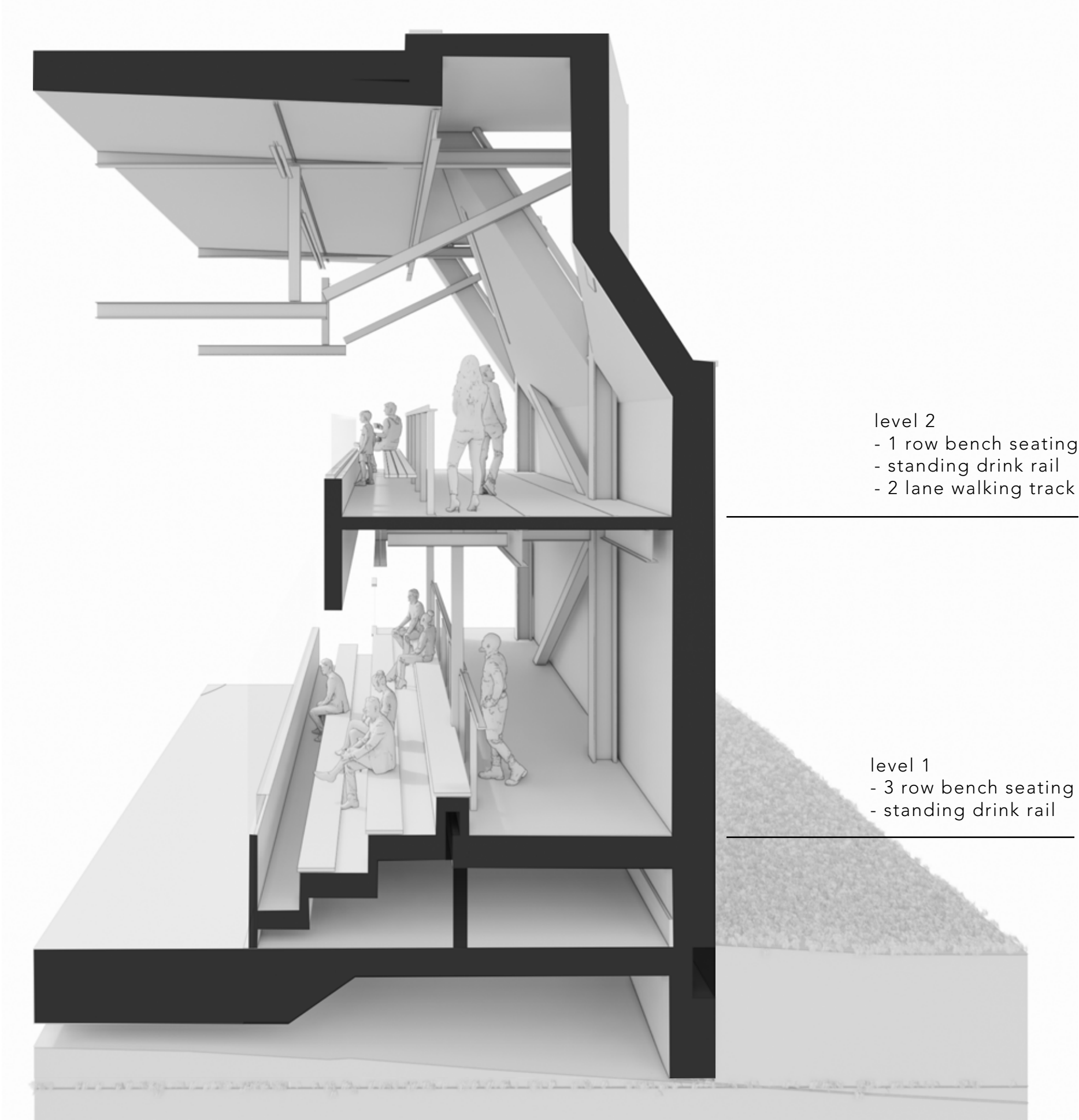
social heart - view from the entrance



-  ADMINISTRATION
-  WASHROOMS
-  CONCESSION
-  ASSOCIATION OFFICES
-  MEMORABILIA CORRIDOR
-  KITCHENETTE
-  WARM VIEWING AREA
-  COMMUNITY ROOM
-  BACK OF HOUSE



spectator experience



north rink

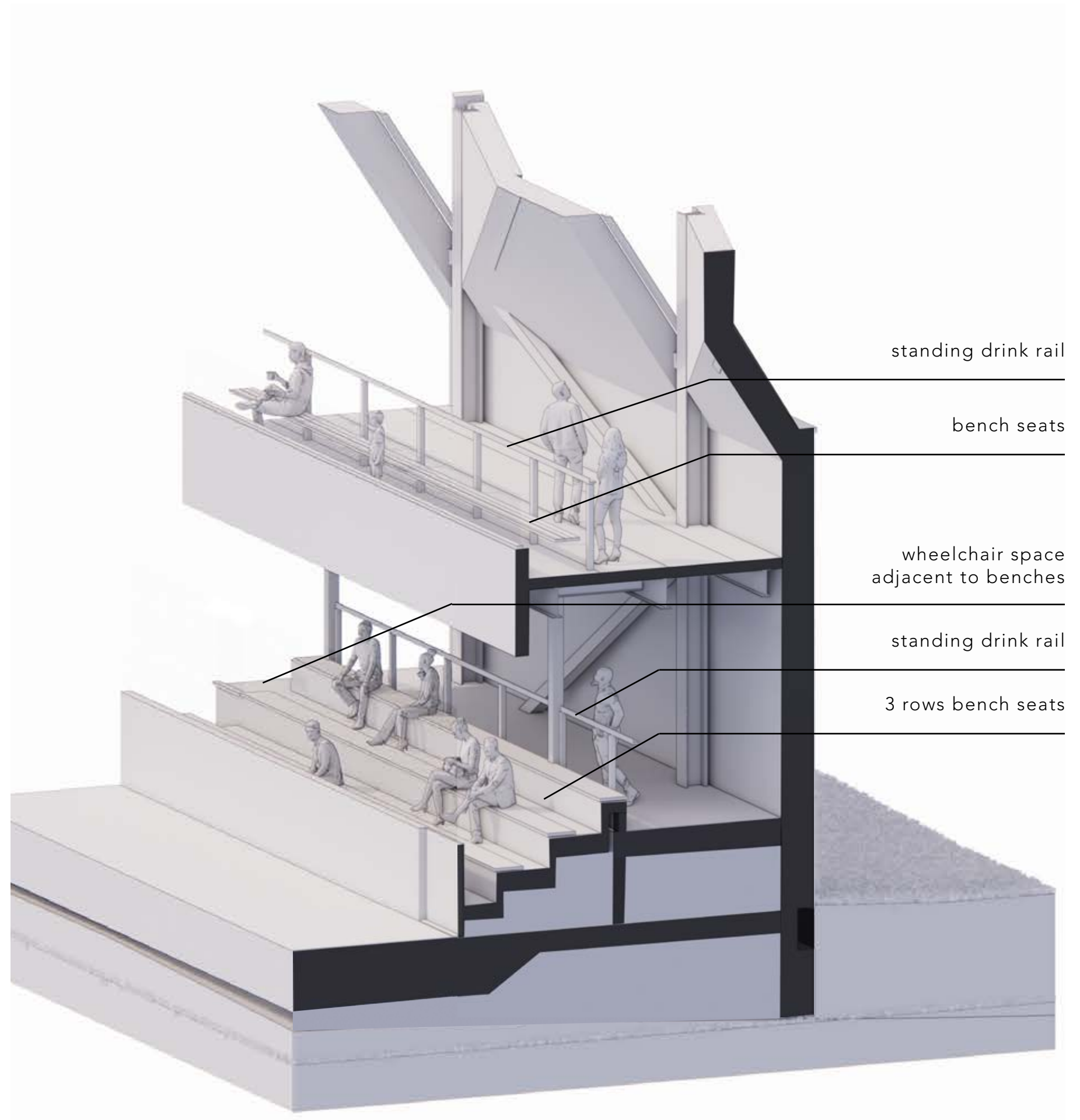
170 bench seats
9 warm viewing seats
7 accessible
64 standing room

250 total capacity

south rink

330 bench seats
35 warm viewing seats
14 accessible
451 standing room

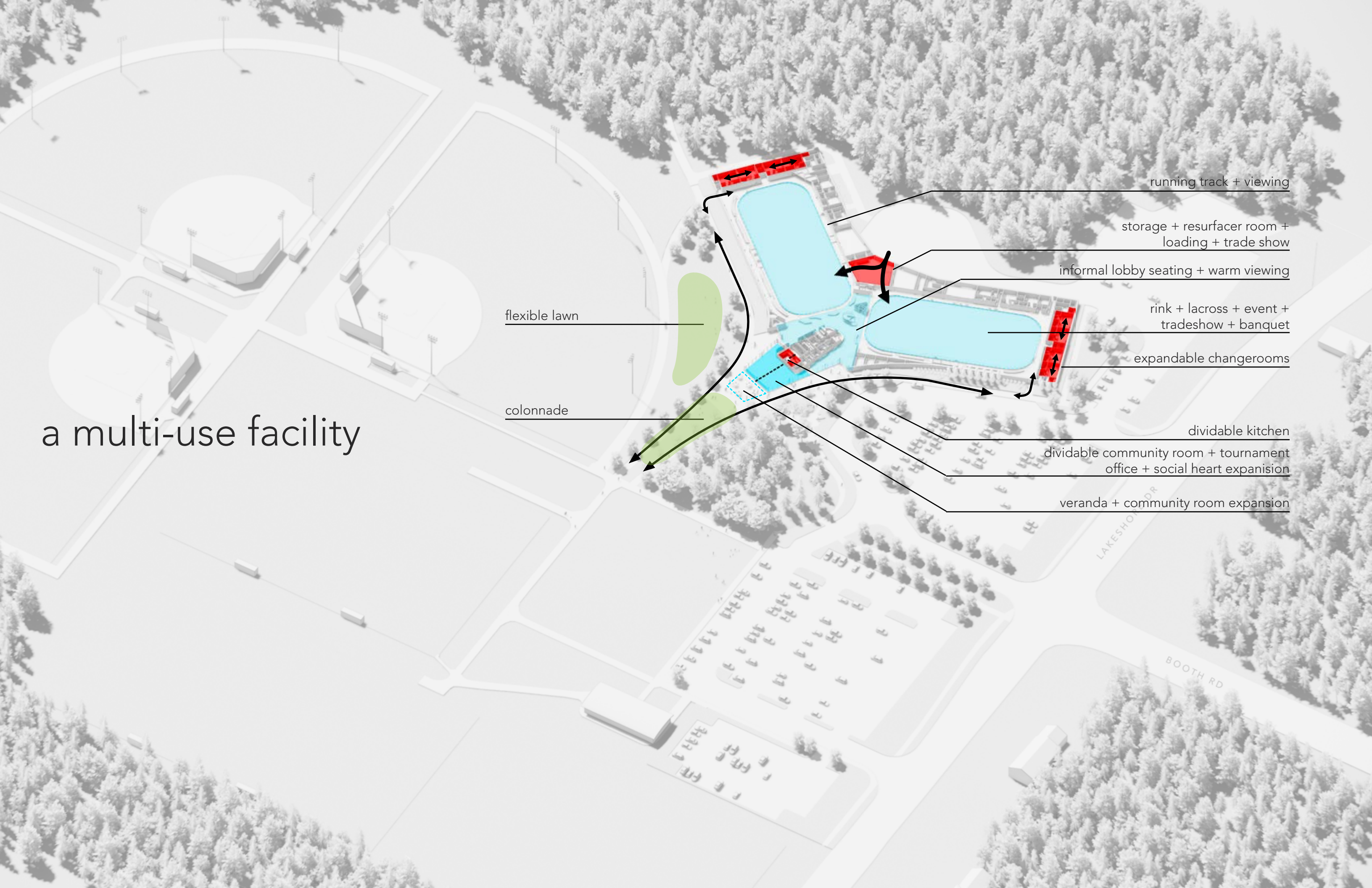
830 total capacity



south rink view from the running track



a multi-use facility



flexible lawn

colonnade

running track + viewing

storage + resurfacers room +
loading + trade show

informal lobby seating + warm viewing

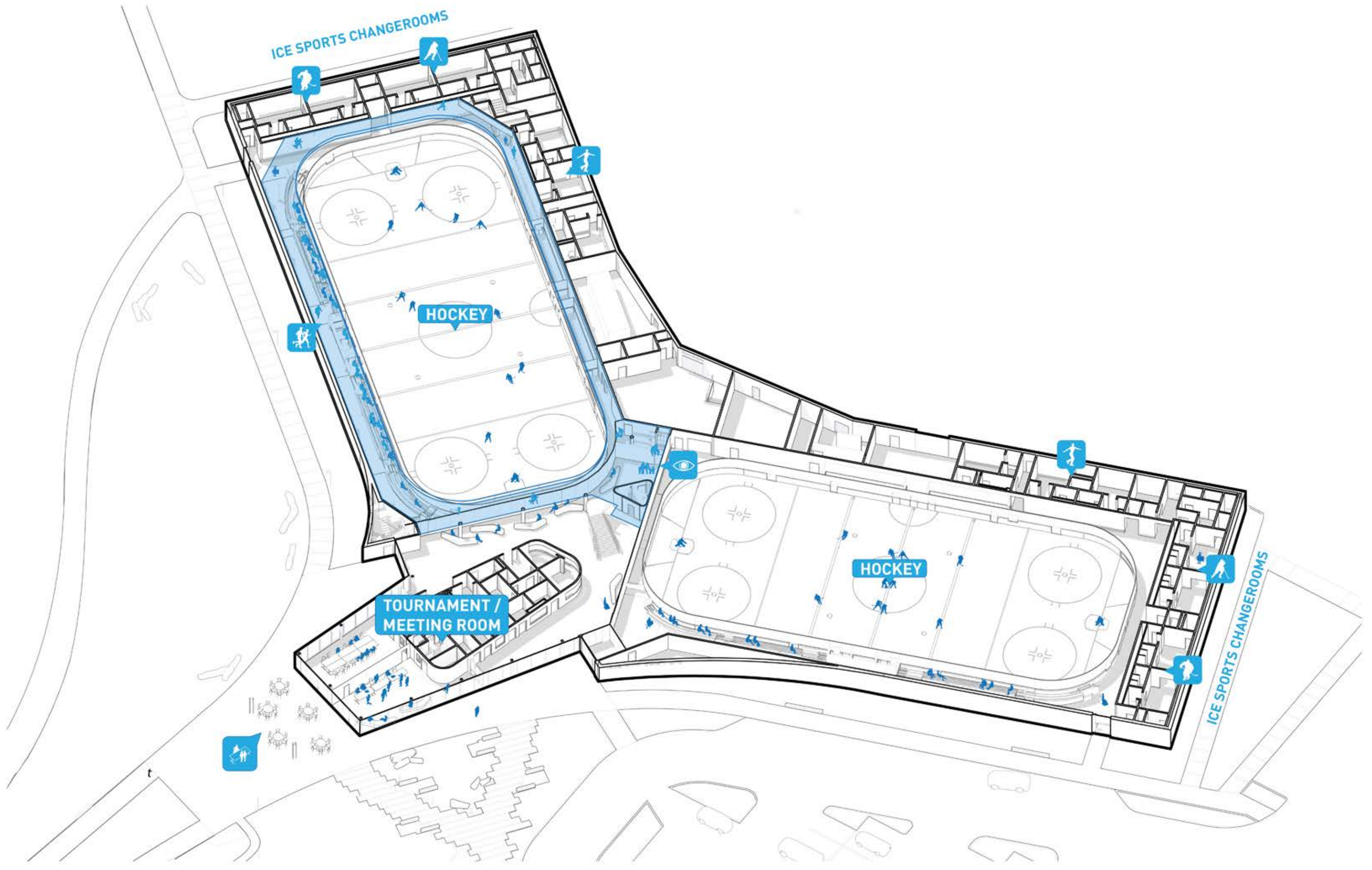
rink + lacrosse + event +
tradeshow + banquet

expandable changerooms

dividable kitchen

dividable community room + tournament
office + social heart expansion

veranda + community room expansion



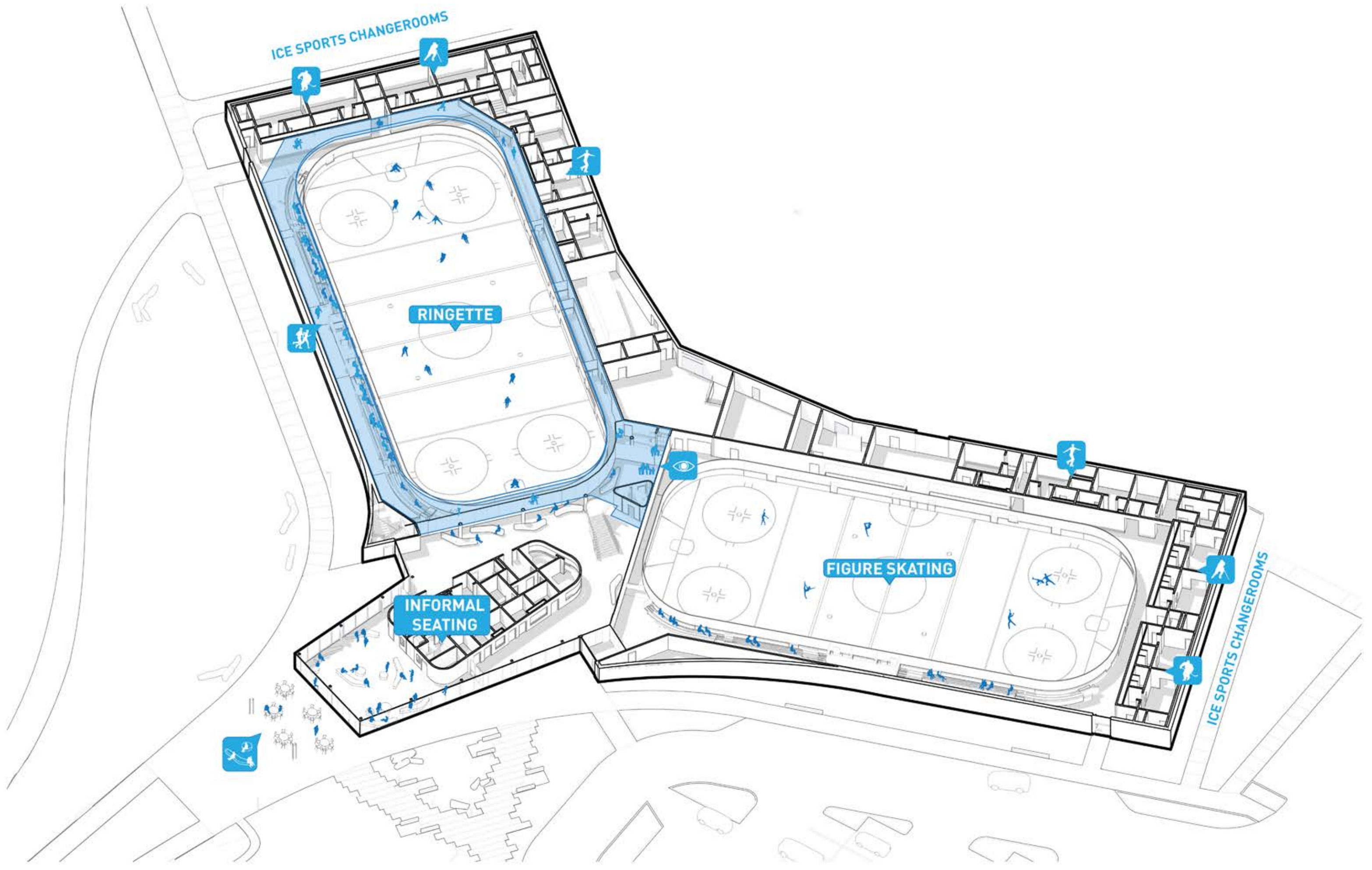
ICE SPORTS CHANGEROOMS

HOCKEY

TOURNAMENT / MEETING ROOM

HOCKEY

ICE SPORTS CHANGEROOMS



ICE SPORTS CHANGEROOMS

RINGETTE

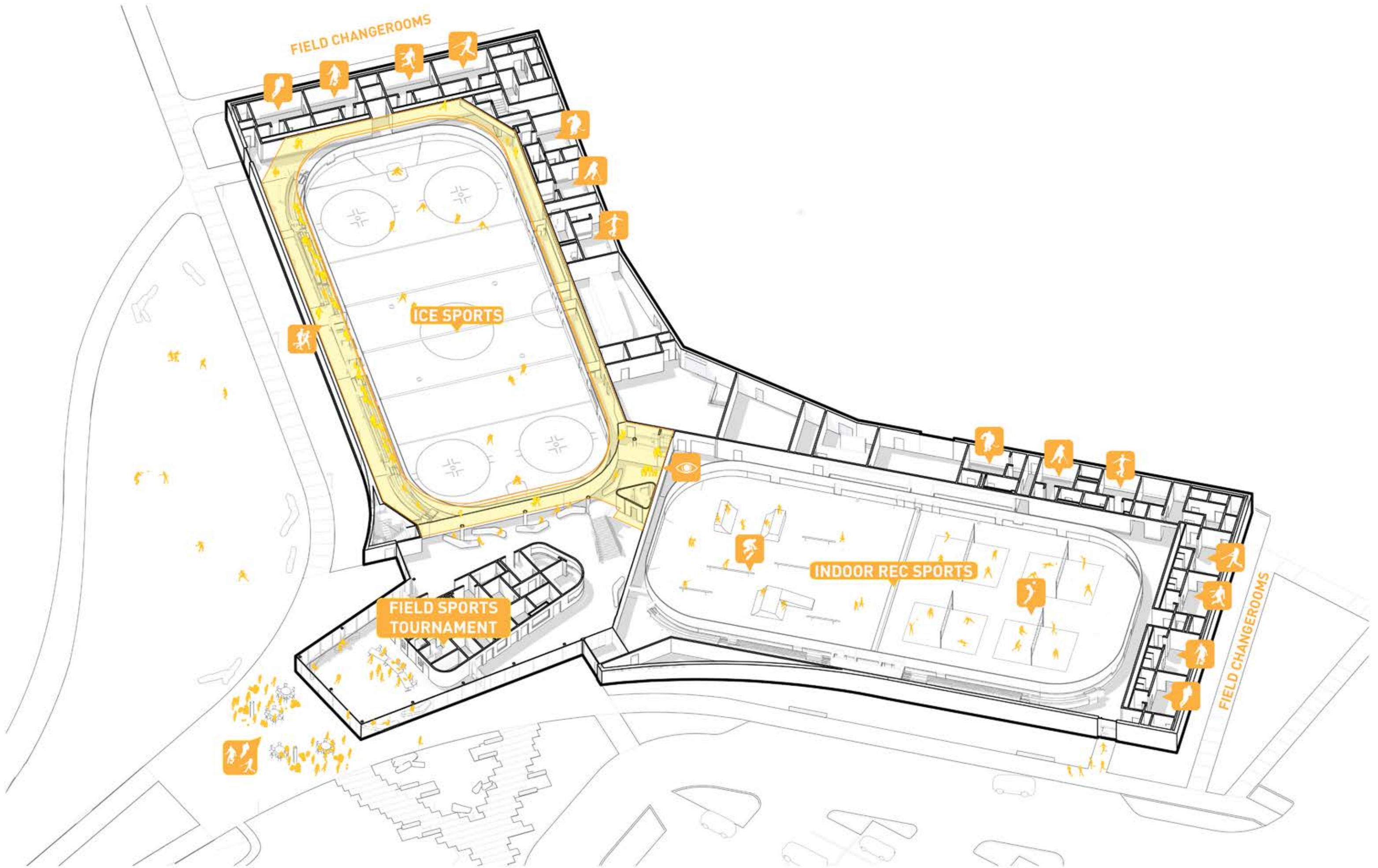
FIGURE SKATING

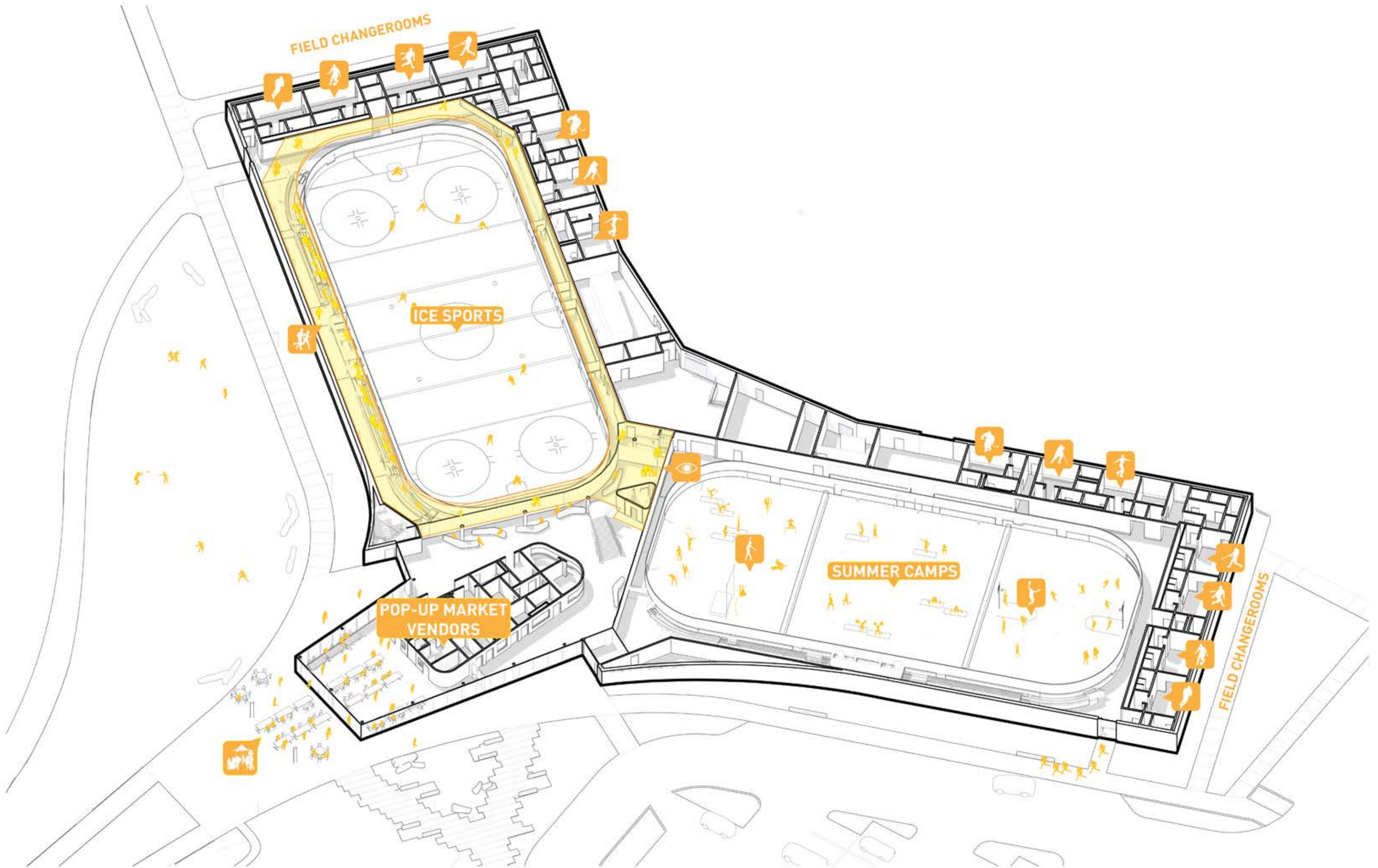
INFORMAL SEATING

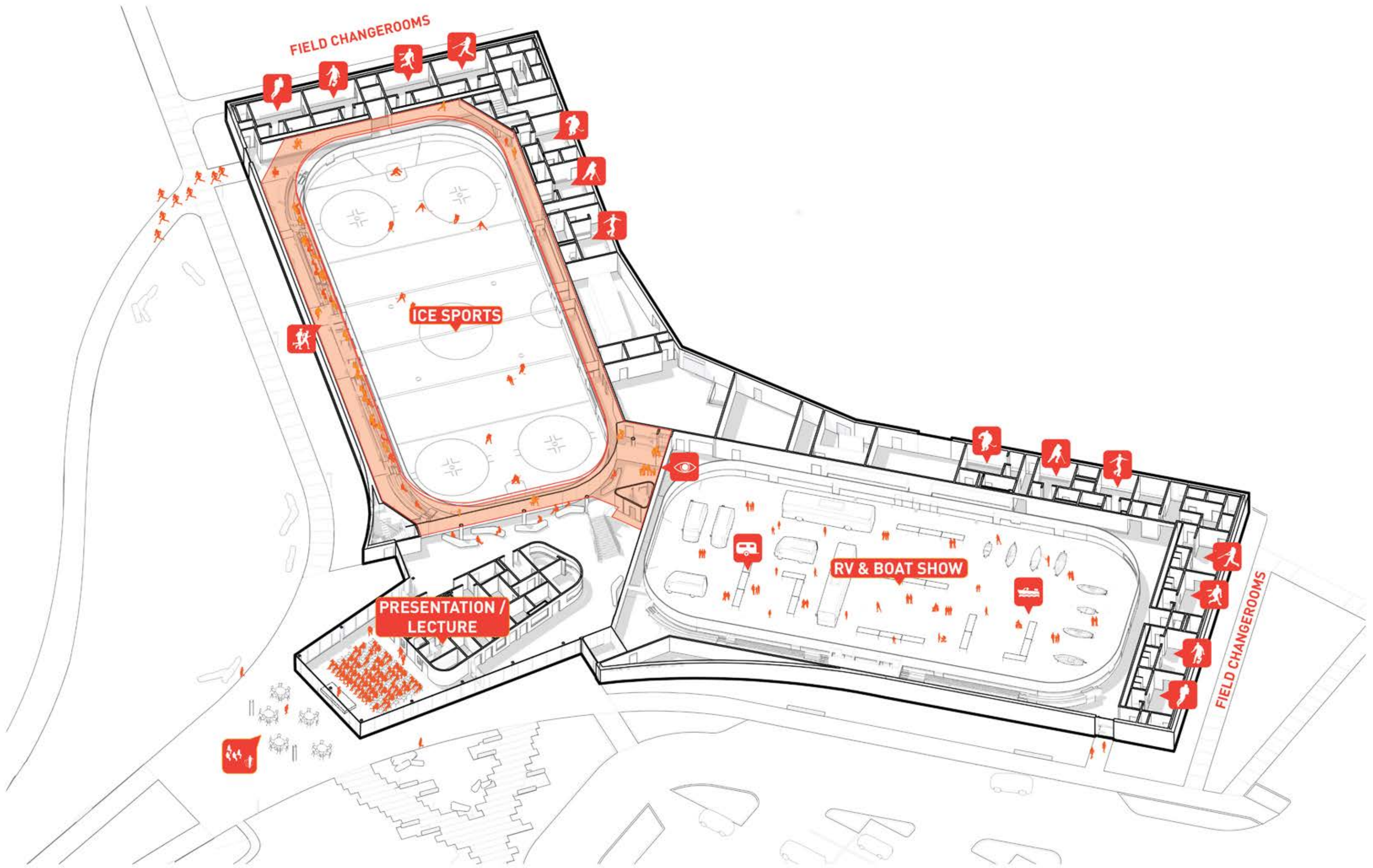
ICE SPORTS CHANGEROOMS

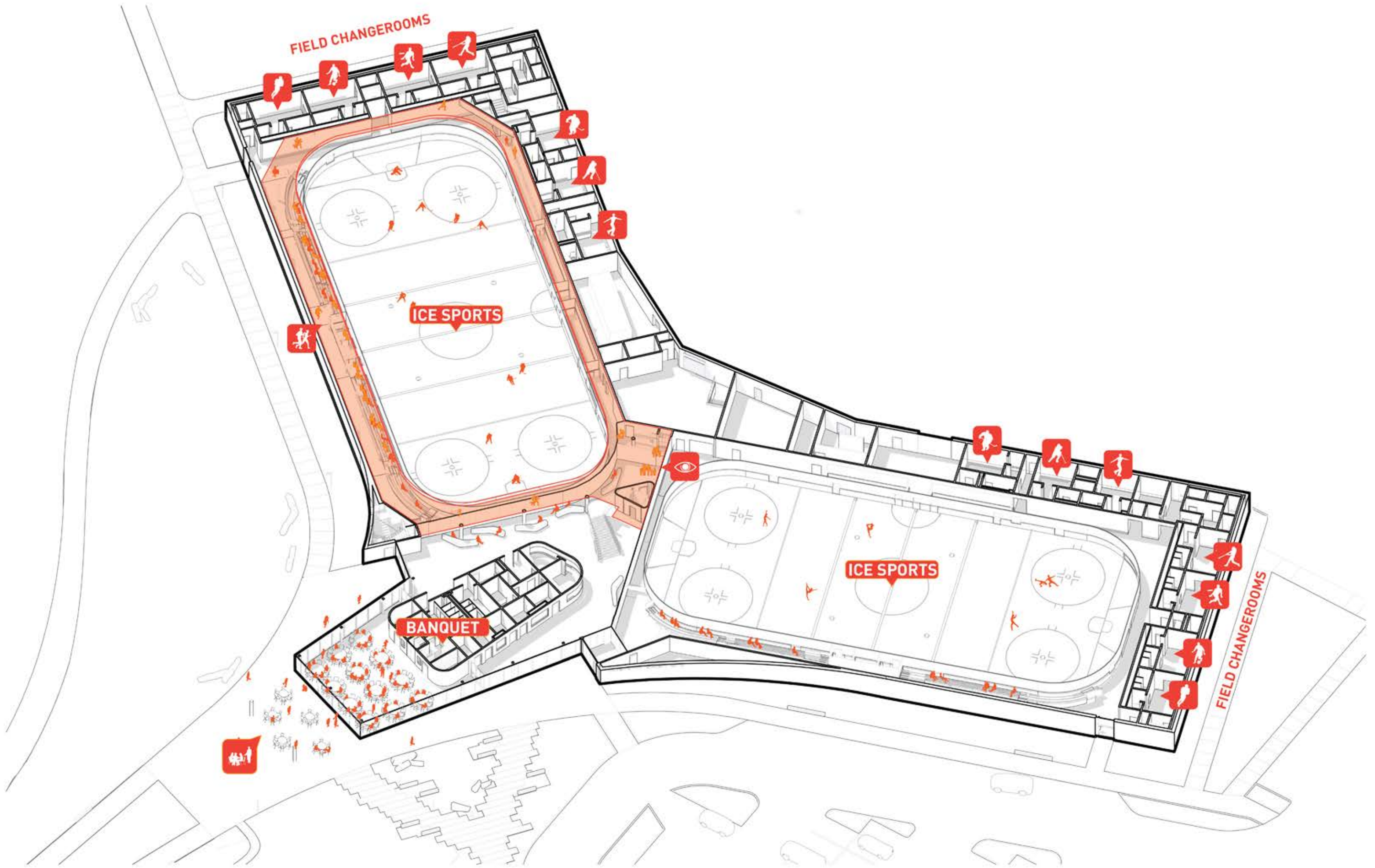






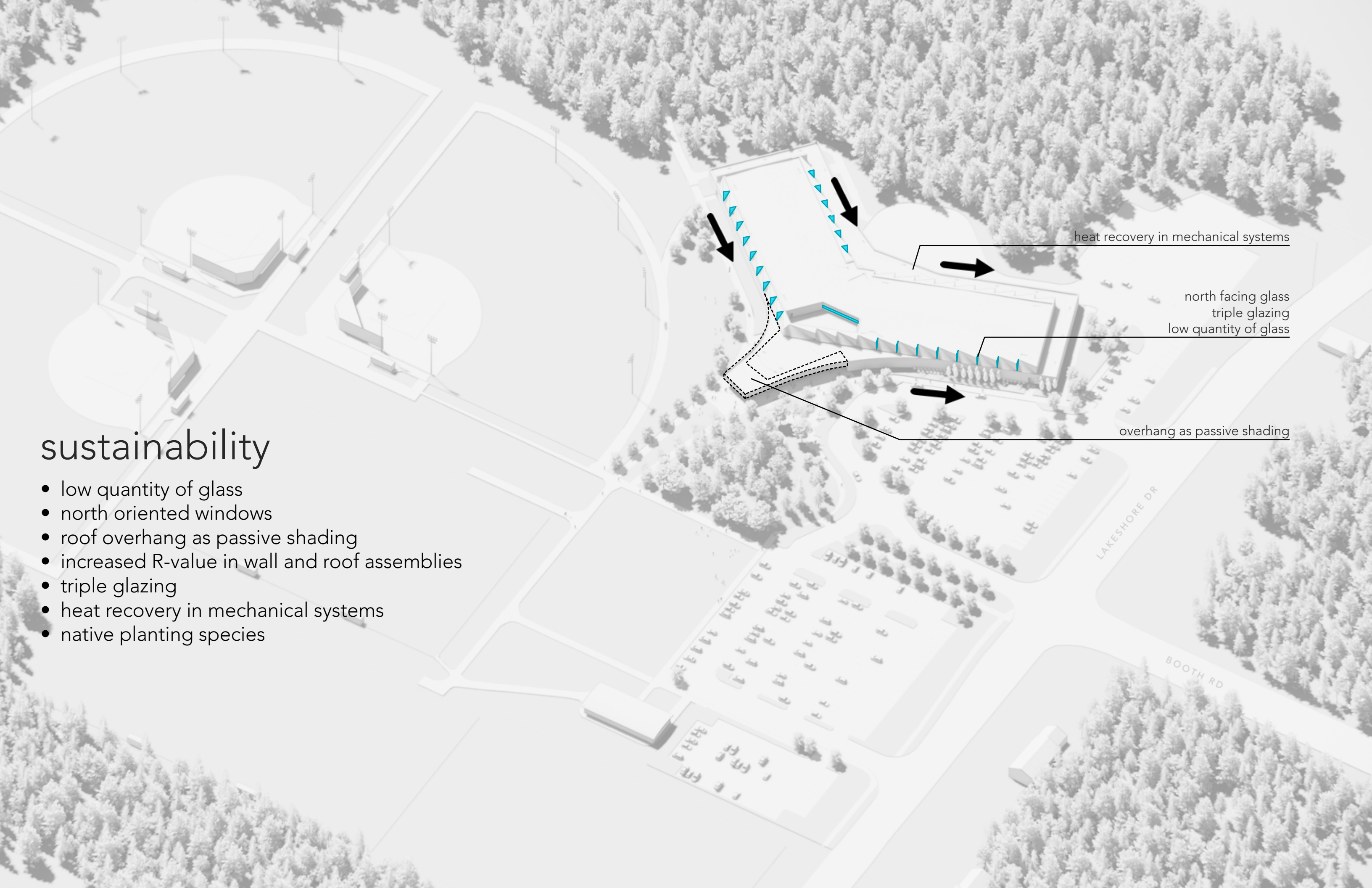






sustainability

- low quantity of glass
- north oriented windows
- roof overhang as passive shading
- increased R-value in wall and roof assemblies
- triple glazing
- heat recovery in mechanical systems
- native planting species



heat recovery in mechanical systems

north facing glass
triple glazing
low quantity of glass

overhang as passive shading

project cost update

JANUARY 2020

Class C Estimate

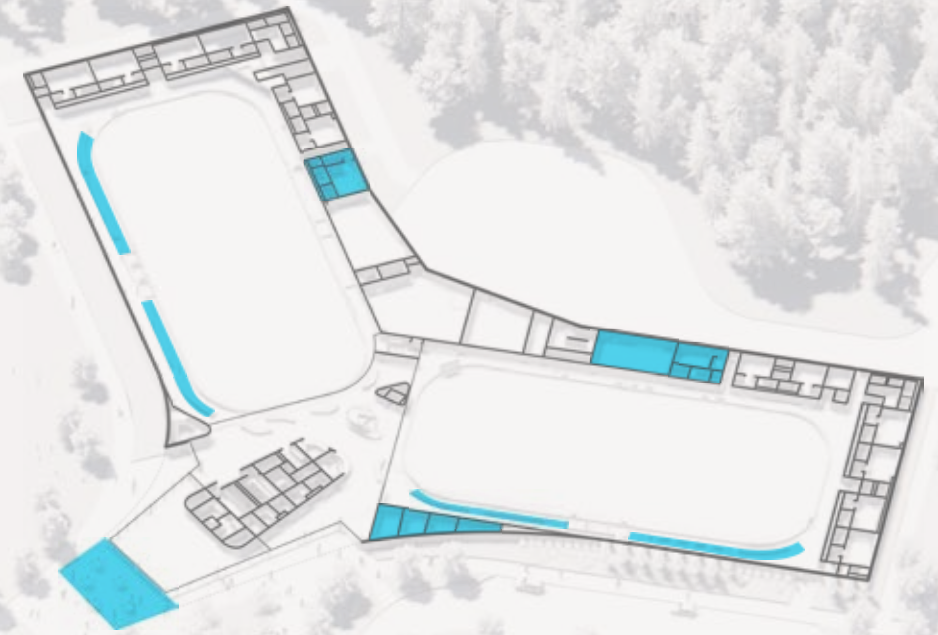
74,000 sq.ft

JUNE 2020

Class B Estimate

85,000 sq.ft

- + veranda feature
- + 2 changerooms
- + seats in south rink
- + seats in north rink
- + site operation storage
- + association storage
- + more insulation
- + triple glazing



JANUARY 2020

Class C Estimate

\$390 / sq.ft

\$29-31M

74,600 sq.ft

+10% Contingency

JUNE 2020

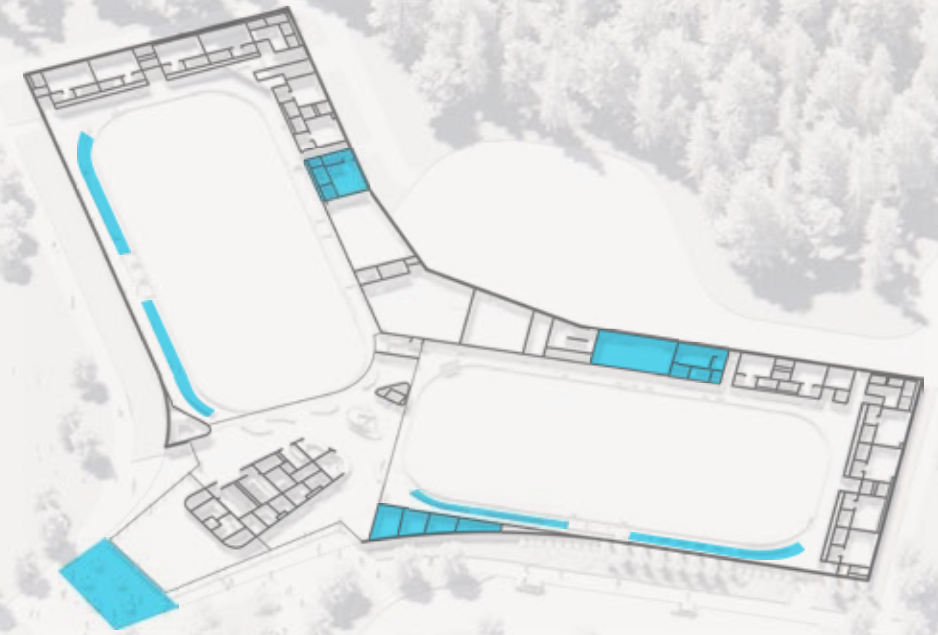
Class B Estimate

\$380 / sq.ft

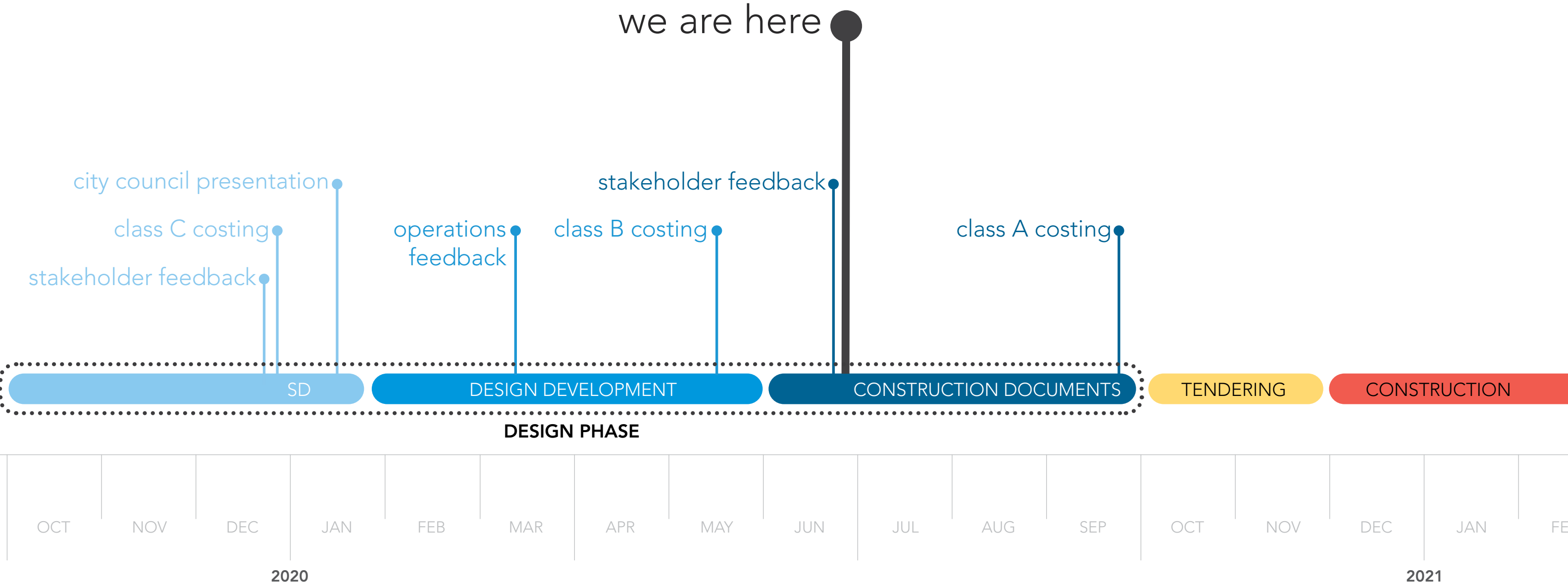
\$32-34M

85,000 sq.ft

+6-8% Contingency



SHOVEL READY - FALL 2020



thank you

