project intro

Welcome to the open house for the new Anmore Community Hub!

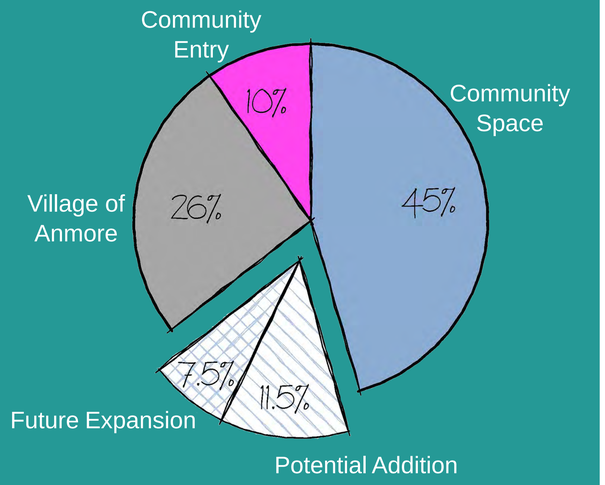
project introduction

This new Community Hub project is an opportunity to provide the residents of Anmore with a central gathering space to serve as a hub for community events and programs. Currently this space does not exist in the village. This project will provide an accessible community space, will allow for the expansion of community-based services and provide infrastructure to the community for long-term development, recreational and cultural opportunities.

scan me!
Just point your camera and scan the code. I'll take you to the survey right on your phone.

new community hub

- Better service the needs of the community
- Meet programming requirements
- Have an Emergency Operation Centre a central command and control facility where emergency and other services can manage emergencies
- Space to accommodate future growth and services
- Space for additional parking
- Be gender inclusive - provide spaces which promote inclusivity
- Be sustainable and minimize impact on the environment



public open house goals

1. to provide information on the new Community Hub concept design
2. to receive feedback and input from the community
3. to explain the process and timeline for the project.
4. to answer any questions or concerns.

SQ

Survey Question
This symbol indicates a question for your consideration in the survey!

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VILLAGE OF ANMORE

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history

History

The Village of Anmore was incorporated in 1987 and at that time, the Village was gifted the George and Margaret Ma Murray homestead, located at 2697 Sunnyside Road. The 1916 constructed building was converted into a Municipal Hall, with office space and Council Chambers. Since acquiring the homestead, the Village of Anmore has grown significantly and in 2006 an addition was constructed to accommodate additional space needs.

Although the Ma Murray Homestead has strong historical connections to this community, its condition had deteriorated and the cost of maintaining or upgrading the building proved prohibitive.

The building has been photographed and video recorded for prosperity and several interior artifacts have been salvaged for display in the new Community Hub.

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your community..... your community hub !

aerial

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N

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public meeting #1: june 11 and 17, 2020

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anmore community hub

preliminary site plan

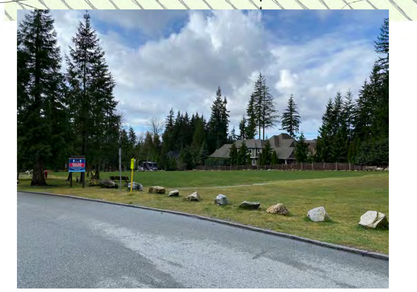
Proposed Parking Area: Spaces for staff and public for access to the building from the northern side of the site.

Community Room Patio Area: Spaces for staff and public for access to the building from the northern side of the site.

preliminary site plan

The preliminary site plan positions the building on the site outlining the outdoor opportunities for community access. This includes the access to the exterior public spaces such as the entry plaza and the community room patio, both of which could be used as community meeting spaces. This plan shows the proposed realignment of Ma Murray Lane to join up with the intersection of Sunnyside Road and East Road.

Community Outdoor Space: This space is a covered outdoor space which can serve as a gathering space directly off the lower level with access to washrooms and food service facilities.



Entry Plaza: A informal gathering space which could extend into the entry atrium for formal or informal events. This area is partial covered and would provide great views of the park to the south.

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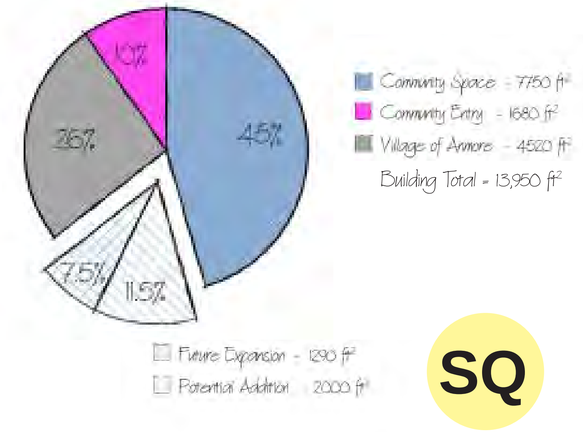
basement floor plan

Potential Additional Space: this is an area which would be left as a shell space only.

Future Undeveloped Space: this is an area which will be left as a shell space only.

Outdoor Community Service: this area is designed to provide space for light food service for outdoor events at the "Hub" + surrounding areas.

access heading up to patio



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Exterior Public Washrooms: gender inclusive washrooms accessed from the exterior for use during village events and summer hours. Focusing access from the exterior means these washrooms can be accessible even when the remainder of the building is not open.

Public Washrooms: gender inclusive approach which organizes the public washrooms as individual toilet rooms with a communal sink area to maximize space utilization.

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Community Outdoor Space: building overhang from community room above creates protective cover for outdoor amenity space.

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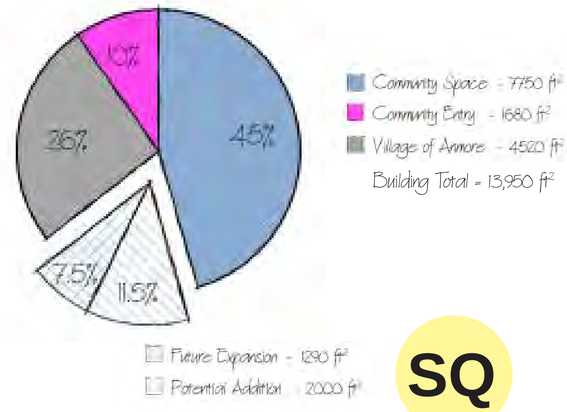
main floor plan

Outdoor Patio Area: for additional community events

access to exterior patio from community room

operable partition wall to create multiple rooms for variety of uses

stairs + ramp down to lower level



SQ

Public Entry:: this area will also serve as an opportunity to display historical features from village archives with dispaly cases + seating.

SQ

Community Spaces: designed to focus on multi-functional rooms which can accommodate a variety of community events. currently showing community craft fair and life drawing class.

Public Meeting Room: this meeting room is designed to be used by the village, public + also serves as the main emergency operations center (EOC).

Food Service Area: to serve community space during events and for the ability to provide service when e.o.c. is activated

public access to entrance patio

Public Entrance Plaza: outdoor gathering place with seating and covered area.

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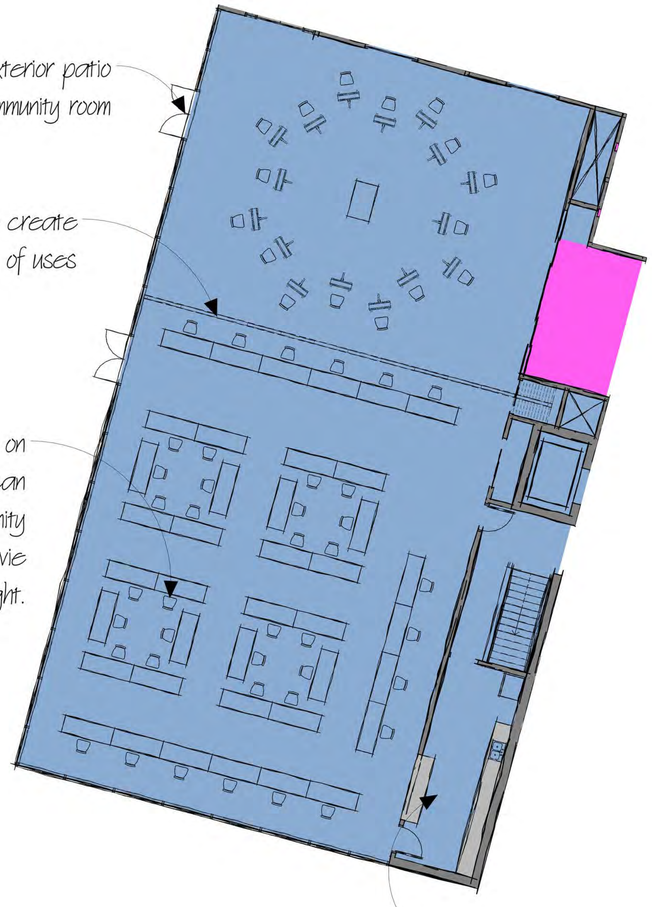
community room options



community room

The Community Room will be the heart of the new Community Hub building and consequently, of the village. The space will be multi-functional and will be used to host a variety of community events.

SQ

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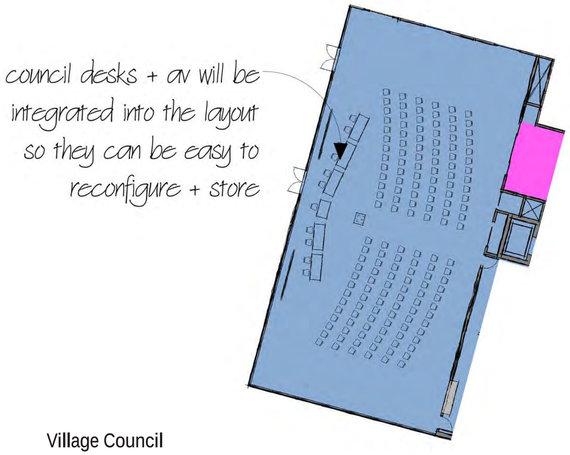
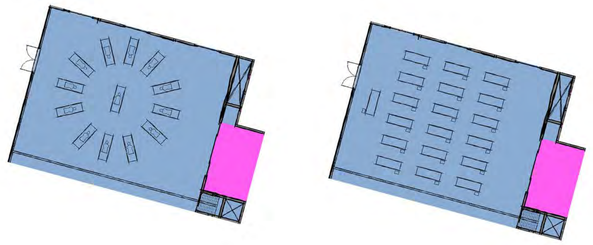
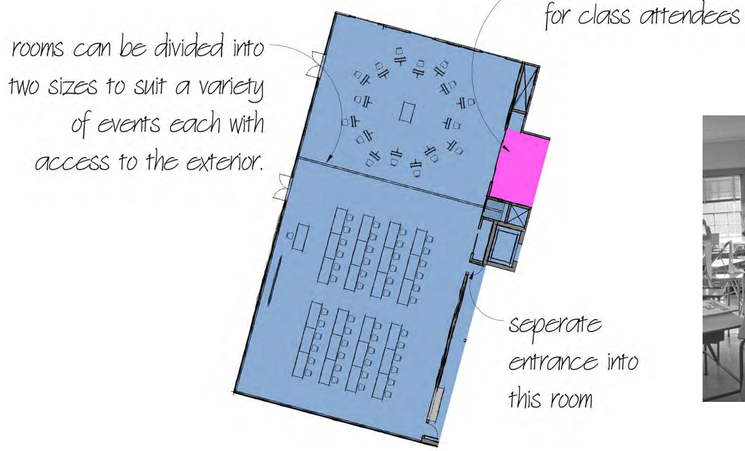


Village Council



First Aid Class & Yoga



Evening Class & Life Drawing

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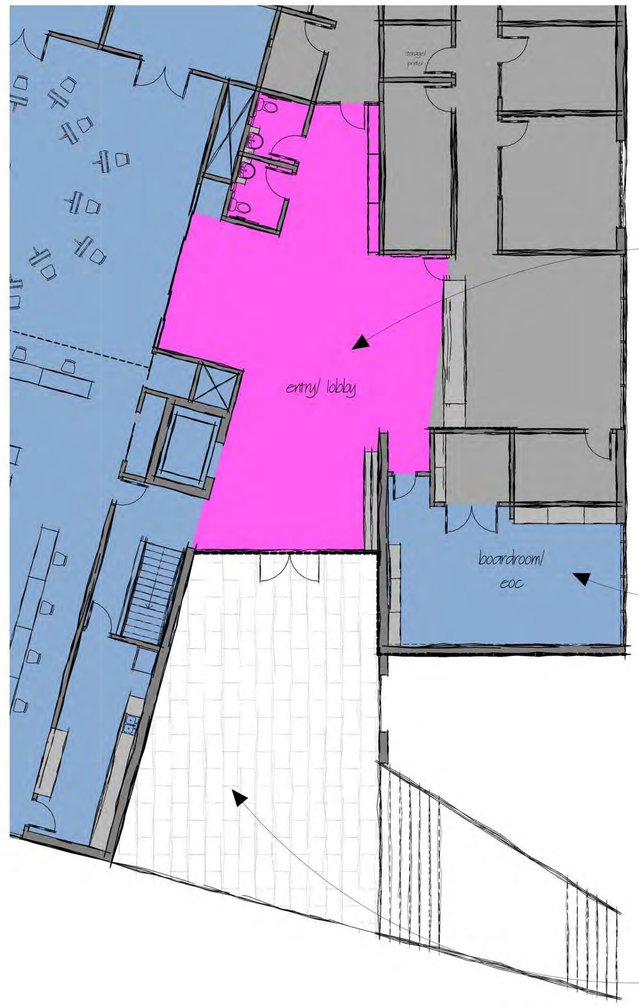
entry + plaza + boardroom

Public Entrance Plaza

Public Meeting Room

plaza + entry + boardroom

The main entry to the building leads through one of the outdoor plazas, which also serve as additional outdoor space for events. Inside, the entry foyer provides access to the adjacent Community Room and Boardroom while also serving as a display space for artifacts from the village's history. The Boardroom doubles as a community meeting room and Emergency Operations Centre for the village.



Public Entry:: this area will also serve as an opportunity to display historical features from village archives with dispaly cases + seating, and could also be an informal gathering space for community events such as christmas fairs + displays.

Public Meeting Room: this meeting room is designed to be used by the village, public + also serves as the main emergency operations center core.

Public Entrance Plaza: outdoor gathering place with seating and covered area for community functions + informal meetings

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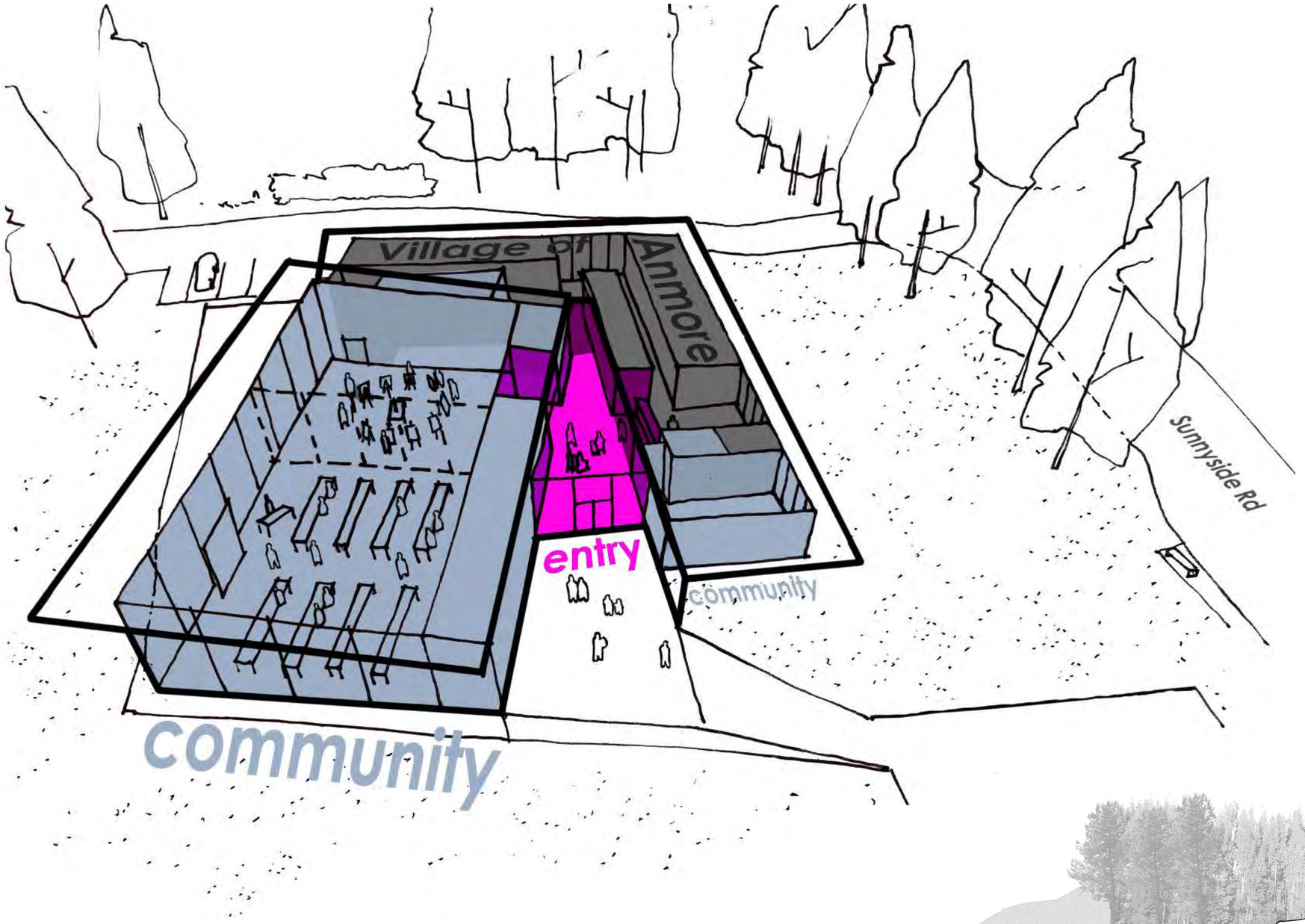
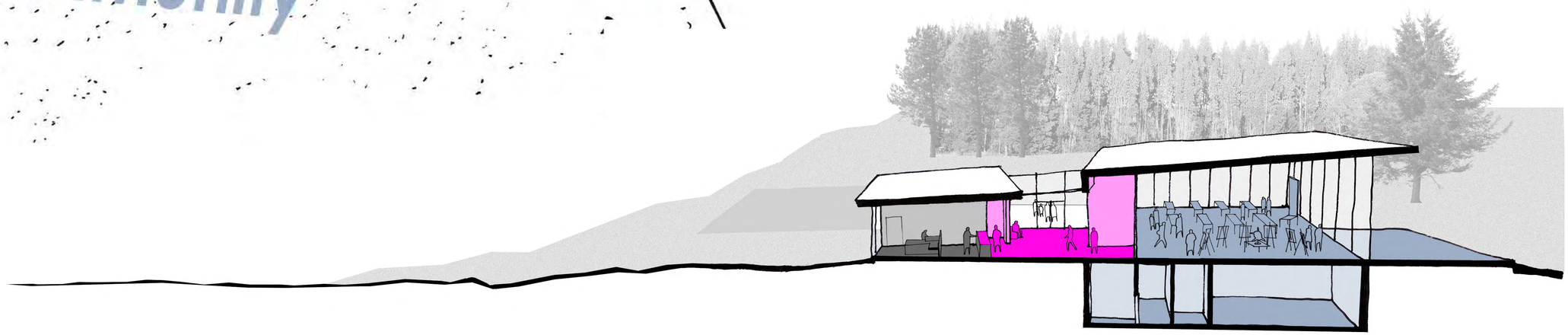
3D imagery



building form

The building's form emerges through the interaction of two intersecting masses. The larger feature space is designed to host community events and cantilevers south with views of Spirit Park, while the secondary mass contains service and administrative functions for the Village of Anmore.



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3D imagery

building form

As the site slopes to the south the basement level is revealed, offering additional community and service spaces such as washrooms and food services

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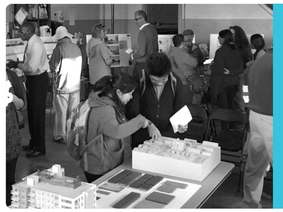
schedule

The following timeline is representative of some of the project milestones completed and planned for the Anmore Community Hub.



#1 The Village held a Site Development Plan Open House on January 23, 2018

#5 Council directed staff to proceed with the detailed design of the Community Hub at a Special Council Meeting on July 22, 2019 for a project budget of **$750,000**

Open houses for detailed design concept planned for June 11 and June 17 (more will be scheduled if needed), and a Virtual Open House with community survey (dates to be confirmed)

#4 Council received information about funding options at the July 22, 2019 Finance Committee Meeting

#1 Site Development Plan Open House

#2 Adoption Development Plan

#3 Council Strategic Plan

#4 Funding Options Info. made available

#5 Detailed design work begins

#6 Design Contract Awarded

NOW

Project Milestones

2018 J F M A M J J A S O N D

2019 J F M A M J J A S O N D

2020 J F M A M J J A S O N D

#2 Council adopted the Village Centre Site Development Plan (which included a new Community Hub as part of the plan) at a Regular Council meeting held on February 20,

#3 Council identified the construction of a Community Hub as part of their 2019-2022 Council Strategic Plan (adopted at Regular Council meeting May 21, 2019)

#6 Council awarded the detailed design contract for the Community Hub at the Regular Council Meeting on December 16, 2019

FUTURE These are the planned future milestones:

- Council review of feedback from Open Houses and community survey – Council meeting date to be confirmed
- Second phase of community engagement
- Tendering

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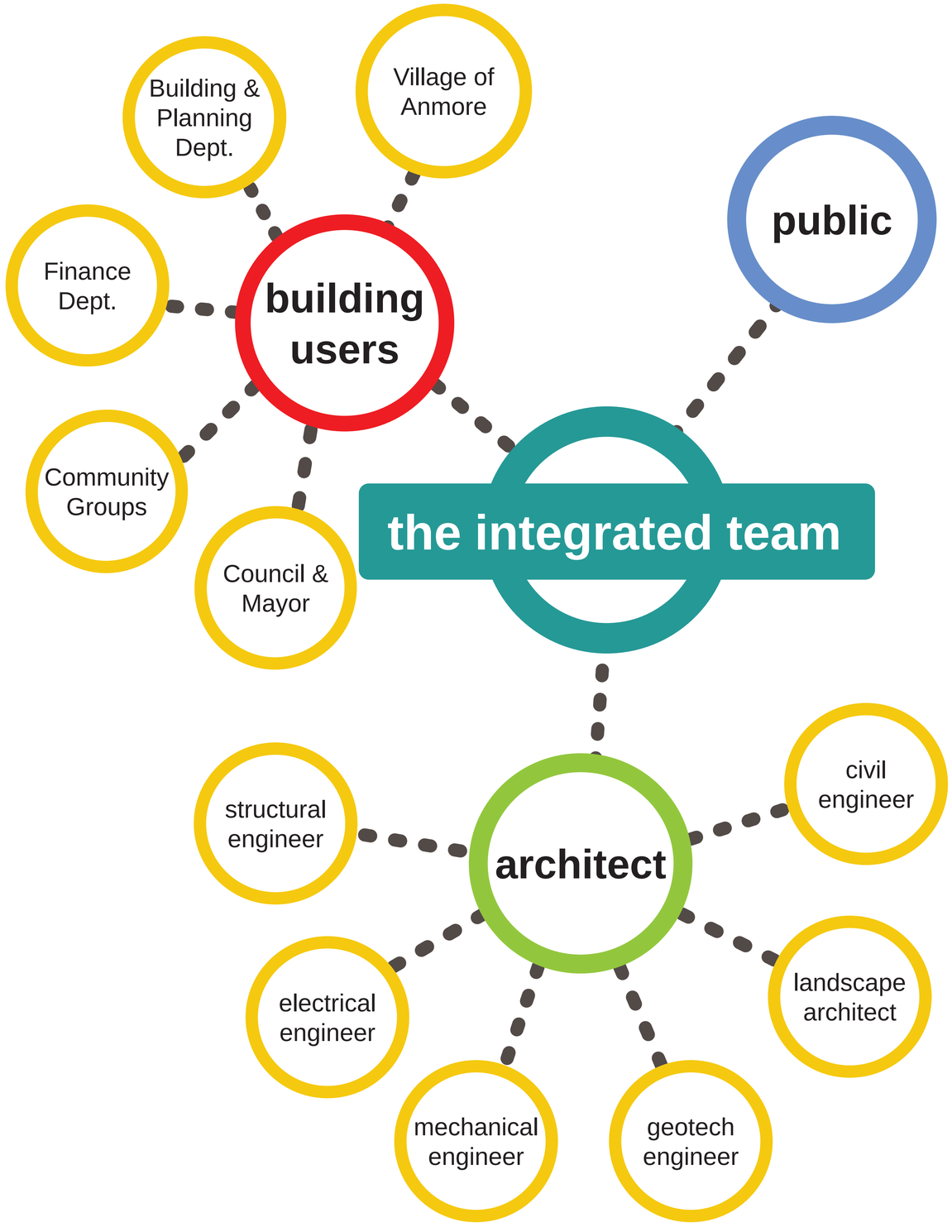
process



design - bid - build process

1

design development:
This is the phase where the design is set. Design decisions are refined to select everything from the overall architectural components including the structural, mechanical and electrical systems. The entire process is documented in a 'Design Development Manual' which will then be costed by a Quantity Surveyor.

2

working drawings:
This is when design drawings are converted into detailed construction documents which are used both for tendering the project and constructing the actual building. Working drawings are developed over several weeks where client review and consultant coordination are utilized to test the original design, place equipment and finalize details. Specifications are also written which state the contract delivery method and identify the exact type of materials, equipment and fixtures.

3

tender:
Tender is the period where perspective contractors are asked to bid on the project. Employing Contractors experienced in this type of construction allows for fair competition and at the end of the day delivers a high-quality building. During Tender the competitive bidding process engages the current market and assures the best available pricing.

4

construction:
Once the contract has been awarded construction can begin. Typically a project of this size takes one year to build from contract award to occupancy.

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community master plan

Phase 1

1. Existing village hall deconstructed
2. New Community Hub constructed in same location
3. Portables remain in operation during construciton
4. Existing road layout and 22 parking stalls retained

Phase 2

1. Portables removed
2. New road layouts: East Rd / Ma Murray Lane extension and Ravenswood Drive relocation
3. Parking expanded to meet by-law requirement. Traffic & Transportation demand study required ot determine whether this can be reduced

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Phase 3

Images taken from Anmore Village Centre Site Development Plan Summary Report - 19th December 2017

vision

The Community Hub is Anmore's focal point within this semi-rural community. A number of events are held each year and the Community Hub has always been a critical place for these community activities. The new Hub is to play a key role in creating a Village Centre as outlined and determined in the Official Community Plan.
It will foster gatherings, creating a natural anchor for the community.

Key

1. Village hall
2. Courtyard and terraces cafe
3. Outdoor event space e.g. Farmers Market
4. Community garden
5. Communal dining
6. Outdoor terrace
7. Play space
8. Existing pavilion
9. Outdoor amphitheater
10. Woodland play space
11. Bike track/dirt jumps
12. Optional parking
13. Street parking
14. Traffic signal/intersection
15. Existing bus stop
16. Landscaped slope bank

N

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public meeting #1: june 11 and 17, 2020

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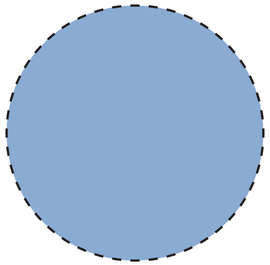
anmore community hub

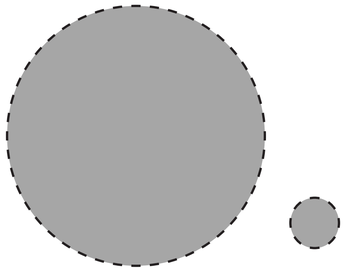
space use

existing space resources



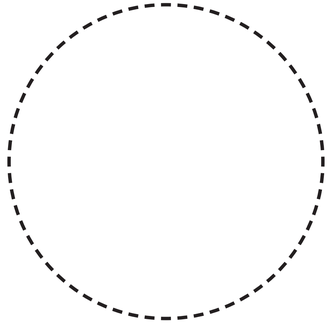
Community Room

existing space:
Anmore Elementary Gym = 4235 ft²



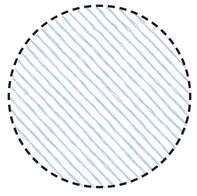
Village of Anmore

existing space:
ATCO trailers = 4320 ft²
Offsite storage = 160 ft²



Community Spaces

ie. food service, boardroom & EOC, public washrooms, heritage display, seating, entry atrium
existing space = 0 ft²



Future Growth

available space = 0 ft²

space differences

Community Room
-110 ft² / -3%

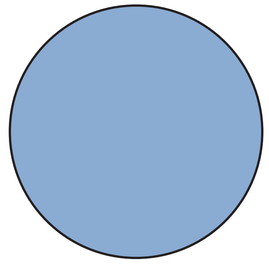
Village of Anmore
+40 ft² / +1%

Community Spaces
+ 5305 ft² / +100%

Future Growth

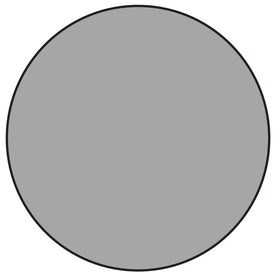
SQ

proposed space resources



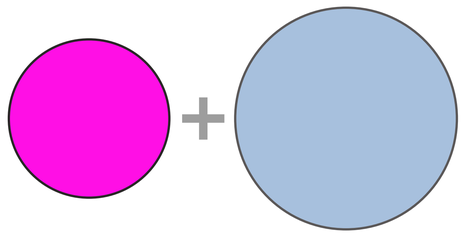
Community Room

proposed space:
Community Room = 4125 ft²



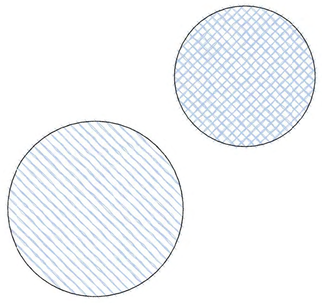
Village of Anmore

proposed space:
Village administration and support functions = 4520 ft²



Community Spaces

proposed spaces:
food service, boardroom & EOC, public washrooms, heritage display, seating, entry atrium
= 5305 ft²



Future Expansion

proposed space = 1290 ft²

Potential Addition

proposed space = 2000 ft²

future proofing

As the Village of Anmore is expected to grow by nearly 30% over the following 10 years, the demand for services and resources will also increase. Building increased capacity for growth in the new Community Hub during initial construction rather than in the future absorbs fixed costs into one phase, keeping costs lower than if expansion would be done in the future.

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temporary / externally owned

permanent / village owned

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