VISION FOR PROPOSED DALHOUSIE FITNESS CENTRE

- Dalhousie is entering the implementation phase for a 58,500 square foot Fitness Centre to be located on South Street.
- We are honouring a commitment made to our student community by providing a modern fitness and recreation facility.
- Our goal is to serve the athletic and recreational needs of the entire Dalhousie community—our students, faculty, staff, Dalplex members and our neighbours.
- We are committed to continuing to work with our community as we move forward in bringing this vision to life.
## WE’RE LISTENING

<table>
<thead>
<tr>
<th>FEEDBACK RECEIVED</th>
<th>FEEDBACK IMPLEMENTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure adequate building setback from South Street</td>
<td>Setback will be approximately 16 meters (52 feet) from South Street. For reference, Eliza Ritchie Hall is currently setback 18 meters.</td>
</tr>
<tr>
<td>Maintain existing building height along South Street</td>
<td>Building height will be approximately 30 feet. For reference, neighbouring residential properties are permitted to build up to 35 feet in height.</td>
</tr>
<tr>
<td>Avoid demolition of the buildings at 6280 and 6286 South Street</td>
<td>To maintain the building height at 30 feet, the demolition of these buildings is necessary.</td>
</tr>
<tr>
<td>Main entrance at the front of the building on South Street</td>
<td>Fitness Centre will be accessible from a broad staircase on South Street, leading to an exterior covered plaza.</td>
</tr>
<tr>
<td>Minimize potential mechanical equipment noise</td>
<td>A single chiller, to be used for air conditioning, will be at the rear of the Fitness Centre. This will be temporary until chilled water can be delivered from the central plant. Noise mitigation barriers will be included.</td>
</tr>
<tr>
<td>Heating and ventilation system be directed towards South Street</td>
<td>Air intake and exhaust vents will be directed towards South Street.</td>
</tr>
<tr>
<td>Site to exclude the existing parking area to the west of Eliza Ritchie Hall and Dalplex</td>
<td>In the current plan, parking along the driveway entrance to Dalplex will be removed for ease of vehicle circulation, and will be replaced with landscaping.</td>
</tr>
</tbody>
</table>
## WE’RE LISTENING

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<td>Consider redesign of the facade to incorporate wood for a less industrial look.</td>
<td>The perforated metal has been replaced with laminated wood panels and glass allowing for a view of activity inside the building.</td>
</tr>
<tr>
<td>Reduce the length of the building along South Street.</td>
<td>To maintain a building setback of 52 feet, building height of 30 feet and provide continuous space for fitness programming it is not possible to significantly reduce the length of the building.</td>
</tr>
<tr>
<td>Enhance landscaping to include more trees at the front of building and along the perimeter of the Dalplex site.</td>
<td>The number and diversity of trees along the fitness site perimeter will be increased. Some landscaping will be outside the scope of this building project. In addition, the University is implementing a larger overall South Street landscaping project in a phased approach.</td>
</tr>
<tr>
<td>Conduct a wind tunnel survey for the entranceway.</td>
<td>A qualitative pedestrian wind assessment has been done and appropriate design changes implemented.</td>
</tr>
<tr>
<td>Consider offering discounted, specific time-use membership if separate space is not available for seniors and alumni.</td>
<td>Dalplex currently has special senior and alumni membership categories. It is anticipated that these categories will be maintained as will senior specific fitness programming.</td>
</tr>
<tr>
<td>Sell and relocate the two houses on South Street that are to be demolished.</td>
<td>The demolition Request For Proposal will include options for relocating these two houses. The relocation will be at the expense of interested parties.</td>
</tr>
</tbody>
</table>
FITNESS CENTRE STREET PERSPECTIVE

- View of proposed building exterior with connection to Dalplex
- Close-up of covered entrance plaza
- Entrance will be located off of South Street
FITNESS CENTRE STREET PERSPECTIVE

- View of proposed building exterior from South Street
- Exterior cladding is mainly glass with laminated wood panels
KEY BUILDING FEATURES

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SQ FT</th>
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<tbody>
<tr>
<td>Core Space (lobby, reception, offices)</td>
<td>2,000</td>
</tr>
<tr>
<td>Fitness Space (cardio, strength training, high performance area)</td>
<td>18,200</td>
</tr>
<tr>
<td>Multi-Use Studios (large and small)</td>
<td>7,500</td>
</tr>
<tr>
<td>Change Rooms (Women, Men, Universal)</td>
<td>9,000</td>
</tr>
<tr>
<td>Back of House (building operations, mechanical, storage)</td>
<td>8,900</td>
</tr>
</tbody>
</table>

**Total Net Area | 45,600**

<table>
<thead>
<tr>
<th>Gross Floor Area</th>
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<tbody>
<tr>
<td>Lower Level Gross Floor Area</td>
<td>26,000</td>
</tr>
<tr>
<td>Upper Level Gross Floor Area</td>
<td>32,500</td>
</tr>
</tbody>
</table>

**Total Gross Area | 58,500**

*Net and gross area variance is due to non-programmable space (e.g. hallways, washrooms)*
PROPOSED SITE PLAN

- Setback will be approximately 16 meters (52 feet) from South Street
- Green space between the building and the sidewalk along South Street
- Accessible from a broad staircase on South Street
- Existing Dalplex entrance will be closed for general entry
- New entrance will serve the Fitness Centre as well as Dalplex
- Existing driveway access to Dalplex will remain unchanged
- Development requires the demolition of Eliza Ritchie Hall, and the buildings at 6280 South Street and 6286 South Street
- Lobby with washroom
- Change rooms (women, men and universal)
- High performance strength training area
- Building control point
- Staircase and elevator access to second floor
- Administrative offices
- Connection to Dalplex
PROPOSED SECOND FLOOR – INTERIOR

- Group fitness rooms
- Cardio and strength training areas
- Washrooms

- Second floor will be larger in dimension and will overhang the ground floor
PROPOSED SECOND FLOOR – INTERIOR

- Group fitness rooms
- Designed to accommodate classes of 25 to 75 people, depending on activity
- Windows allow for natural light
PROPOSED SECOND FLOOR – INTERIOR

- View of strength training, resistance training & cardio areas
- Windows allow for ample natural light
- Windows face South Street
PROPOSED PROFILE CROSS-SECTION

- Cross-section view through main corridor looking South Street
- Overhang of the second floor is clearly shown
PROPOSED STAIRCASE CROSS-SECTION

- Cross-section view through the entrance plaza from South Street, active court and group fitness rooms above
- Building height will be approximately 30 feet above the elevation of South Street
PROPOSED PROJECT TIMELINE

- **Spring 2014**: BOG approval to proceed with design
- **Summer 2014**: Design
- **Fall 2014**: Public consultation
- **Winter 2015**: Design
- **Spring 2015**: Public consultation
- **Summer 2015**: BOG implementation approval
- **Fall 2015**: Construction Documents
- **Winter 2016**: Public consultation
- **Spring 2016**: Demolition and start construction
- **Summer 2016**: Public dialogue during construction phase
- **Spring 2017**: Planned occupancy
- **Summer 2017**: Construction complete in 2017

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Spring 2014
Summer 2014
Fall 2014
Winter 2015
Spring 2015
Summer 2015
Fall 2015
Winter 2016
Spring 2016
Summer 2016