

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, April 17, 2023
9:00 am
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Confirmation of Minutes** 2 - 3
Regular AM Meeting - April 3, 2023
3. **Reports**
 - 3.1 **Redevelopment of Parkinson Recreation Centre Functional Plan** 90 m 4 - 61

For Council to receive the updated functional program for the redevelopment of the Parkinson Recreation Centre.
4. **Resolution Closing the Meeting to the Public**

THAT this meeting be closed to the public pursuant to Section 90(1)(e) and Section 90(2)(b) of the Community Charter for Council to deal with matters relating to the following:
 - Acquisition of Park Land
 - Confidential Information from the Provincial and Federal Governments
5. **Adjourn to Closed Session**
6. **Reconvene to Open Session**
7. **Termination**



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Monday, April 3, 2023
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack*, Rick Webber and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming ; Acting Divisional Director, Financial Services, Joel Shaw*, Finance Director, Joe Sass*

Staff Participating Remotely Legislative Coordinator, Clint McKenzie

(*Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 8:16 a.m.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular AM Meeting of March 20, 2023 be confirmed as circulated.

Carried

3. Reports

3.1 10-Year Capital Plan Update Workshop 1

Staff:

- Displayed a PowerPoint Presentation.
- Provided an overview of the 10 Year Capital Plan.
- Identified future reports coming before Council .
- Posed question for a Council roundtable.

Council members:

- Provided individual comment on what infrastructure and services are most important to Council members and what additional information may be required .

The meeting recessed at 9:19 a.m.

The meeting reconvened at 9:36 a.m.

4. Resolution Closing the Meeting to the Public

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT this meeting be closed to the public pursuant to Section 90(1) (i) and Section 90(2) (b) of the Community Charter for Council to deal with matters relating to the following:

- Legal Advice
- Confidential Information from the Provincial and Federal Governments

Carried

5. Adjourn to Closed Session

The meeting adjourned to a closed session at 9:37 a.m.

6. Reconvene to Open Session with Councillor Stack participating remotely

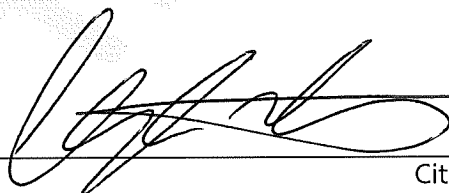
The meeting reconvened to an open session at 12:40 p.m.

7. Termination

The meeting was declared terminated at 12:40 p.m.

Mayor Dyas

sf/cm


City Clerk

Report to Council



Date: April 17, 2023
To: Council
From: City Manager
Subject: Redevelopment of Parkinson Recreation Centre Functional Plan
Department: Parks and Buildings Planning

Recommendation:

THAT Council receives the report from Parks and Buildings Planning, dated April 17, 2023, for the Redevelopment of Parkinson Recreation Centre Functional Plan

AND THAT Council endorses the amenities of the Functional Program, as generally described in this report, which will form the design of the redevelopment of the Parkinson Recreation Centre;

AND THAT Council directs staff to provide a Financial Strategy report based on the Functional Program in preparation for commencing the loan authorization bylaw process;

AND THAT Council directs staff to include a triple gym within the Athletics program in the proposed funding strategy to be brought back to Council;

AND THAT Council directs staff to include a 10-lane 25m pool within the Aquatics program in the proposed funding strategy to be brought back to Council;

AND THAT Council directs staff to include a kitchen for community programs, capable of supporting large-scale events within the General program in the proposed funding strategy to be brought back to Council;

AND FURTHER THAT Council directs staff to identify an opportunity to deliver demonstration affordable housing units on the Parkinson Recreation Centre site in partnership with other levels of government.

Purpose:

For Council to receive the updated functional program for the redevelopment of the Parkinson Recreation Centre.

Background:

Community recreation centres are vital to a healthy City by enabling and increasing participation in community sport, recreation, physical activity, and cultural, social and creative pursuits that enhance individual and community well-being. Kelowna residents strongly identify with personal recreation, community connection, and organized sports. These local facilities become essential to personal health and wellness, thereby reducing reliance on healthcare and other costly social services. In turn, recreation boosts the local economy and can also help contribute to overall economic development. Aside from the physical and mental health benefits, Parkinson Recreation Centre (PRC) offers social benefits, and strives to reduce barriers to activity. Community recreation centres help build robust, safe and inclusive communities; through social interaction, volunteerism and civic pride.

Strategically, the City has endeavored to provide these facilities across our region so that hub facilities, which include multiple indoor and outdoor amenities, are in central, easily accessed locations and that satellite facilities are embedded in our neighbourhoods.

According to Statistics Canada, Kelowna is the fastest-growing City in our nation, and with growth comes an increased need for health, wellness and recreation amenities. In response to the findings of the Indoor Recreation Facility Strategy, staff are working on a multi-pronged approach to increase the recreation infrastructure that serves our growing population. This includes:

- In recognition of aligned objectives to enhance community well-being and connection, exploring opportunities for collaborative development and shared use of facilities owned and operated by Okanagan College, University of British Columbia Okanagan, and Central Okanagan Public Schools (School District 23). For this purpose, letters of intent with these three organizations have been created and signed as of April 6, 2023. Refer to Attachment 1.
- Bundling delivery of community recreation facilities across the City, will be outlined in the forthcoming 10-Year Capital Plan workshop, the following projects will be prioritized to be delivered in the next five years:
 - Redevelopment of PRC
 - Community Activity and Childcare Centres
 - Expansion to the Capital News Centre

This report will focus exclusively on the functional program of the redevelopment of the PRC. As accepted by Council on April 3, 2023, the Indoor Recreation Facilities Strategy identified the redevelopment of the PRC, including expanded competitive/ program and leisure aquatic, gymnasia/ multi-sport courts spaces, fitness and program room amenities as the next step in increasing the City's ability to meet the growing demand for health and wellness in the City.

Functional Program:***Key Objectives:***

To confirm and update the functional program for the redevelopment of PRC to ensure that we are "Getting it right."

Key Findings:

For over a decade, the redevelopment of the PRC has been a capital priority. Work began in 2011 to set the project's parameters based on an analysis of the community and studies of trends and best practices worldwide. The functional program was initially conceived in 2013 and has evolved since then with a further update in early 2022, [Functional Program 2022 Update](#), to be in sync with the adaptation of community centre delivery and population growth trends. To ensure that the final functional

program aligned with the needs of Kelowna specifically, additional public and stakeholder input was received in 2022 to help shape the scope and feel of the facility. The results of this public engagement can be found at [PRC Engagement Summary 2022](#). In 2022/23, staff and Council visited precedent facilities in Metro Vancouver, and staff also visited facilities in Calgary, to study the provision and use of key amenities, inter-relation of key components and the surrounding park spaces, the extent and quality of public access, and to identify elements that performed well and learn from the operators about pitfalls to avoid.

Facility Components

The 2022 update to the functional program for the redeveloped PRC, resulted from research, consultation, and associated analysis, which involved establishing an updated community profile, undertaking a background document review, completing a statistically valid survey, and collaborating with City staff and stakeholders.

In revisiting the original functional program, the “Getting it right” study confirmed that, generally, the functional program continues to be relevant today. However, the work indicated that subtle shifts were needed in the size and scope of the amenities to reflect the evolution of how community health, wellness and recreation facilities are delivered and operated, as well as to respond to the feedback received from Council and the public. The input demonstrated an emerging focus within the principles of health and wellness, training for sport, and fostering social connections.

We heard that the facility must:

- Provide unique spaces for people of all ages and abilities to recreate and be ‘Active for Life’.
- Have a sense of arrival.
- Prioritize social spaces and serve as the ‘community living room’. It must have a sufficiently sized lobby with additional social spaces scattered throughout.
- Be integrated with the outdoors, and make full use of the park setting
- Be inclusive of all residents, reflect unique cultural histories and lived experiences, and strive to address systemic issues.
- Contain a kitchen for community programs, capable of supporting large-scale events.
- Be fully capable of hosting indoor and outdoor tournaments with event-hosting support space for both.
- Have appropriately sized and properly equipped amenities (ie, gymnasias, pools) to accommodate competitive sport needs.
- Have a natatorium (space for swimming) that:
 - engages the needs of health and wellness users, recreational users and meets the standards for aquatic sports,
 - has a strong focus on wellness amenities,
 - has a pool that is appropriately sized and can provide flexibility as to what sorts of programs can be provided in the pool.
- Include a large fitness centre.
- Have space focused on youth and space dedicated to childcare.
- Be leading-edge in the realm of sustainability and GHG emission reductions.
- Address how all transportation modes (walk, cycle, transit, vehicle) access the site so as to encourage multi-modal methods and to prioritize parking adjacent to the building for those with higher needs.

The following table outlines the proposed functional space program for the redevelopment of PRC. A brief description is included, as is a comparison to the spaces at the existing facility. Attachment 2 “Getting it right” Functional Program background provides an overview of the broader “Getting it right” Functional Program 2023, and highlights additional background on the process, key findings, and additional description of facility components. The complete Redevelopment of PRC Pre-design Phase – Design Brief can be viewed through [this link](#).

Component	Existing Area Size	Proposed Area Size	Difference	Description
Athletic Program	11, 473ft ² (1066m ²)	59, 430ft ² (5, 521m ²)	47, 957ft ² (4, 455m ²)	One competition gym, two recreation gyms, walking/running track and a fitness centre
Aquatic Program	15, 355ft ² (1426m ²)	37, 802ft ² (3, 512m ²)	22, 447ft ² (2, 085m ²)	10 lane, 25m pool and leisure, wellness/therapy pool
Athletic/ Aquatic Support	6, 477ft ² (602m ²)	10, 950ft ² (1, 017m ²)	4, 473ft ² (416m ²)	Change rooms, washrooms, equipment storage
General Program	9, 401ft ² (873m ²)	20, 831ft ² (1, 935m ²)	11, 430ft ² (1, 062m ²)	Community rooms, general program, community kitchen, youth and childcare areas,
Customer Service	7, 957ft ² (739m ²)	17, 630ft ² (1, 638m ²)	9, 673ft ² (899m ²)	Entry, reception, informal gathering areas including youth oriented space, staff offices and administrative areas
Building Operations	1, 221ft ² (113m ²)	2, 030ft ² (189m ²)	809ft ² (75m ²)	Operations, mechanical and electrical areas
TOTAL	51, 884ft² (4820m²)	148, 673ft² (13, 812m²)	96, 789ft² (8, 992m²)	

The operating projections for a redeveloped PRC suggest that the new PRC can operate within a similar annual funding envelope as the existing facility. This is primarily driven by new revenue opportunities offsetting the costs of running a larger facility. As planning progresses, the operating and financial modelling will continue to be reviewed and updated.

The facility is poised to be a leader in sustainable objectives with the goal of achieving a minimum LEED Gold and Zero Carbon Building (ZCB) certification. The natatorium at the redeveloped PRC would be one of the first in Canada to achieve Net Zero. The project team has a stretch goal of becoming climate positive which means we would be adding critical infrastructure while lowering the City’s overall carbon footprint by supplying excess energy to nearby buildings.

It is important to note that this information will evolve as the project progresses. Although significant detail is included, each subsequent step in planning, designing and operating the new PRC will provide more detail and accuracy.

Transportation Update:

Key Objectives:

To understand the impacts of the proposed redeveloped PRC on the traffic network and to assess the required upgrades to the offsite improvements that result. The preliminary work to date is focused on the campus model with both the recreational facility and school located near the existing Apple Bowl.

Key Findings:

The way people access the site through various transportation modes (walk, cycle, transit, vehicle) will be a critical factor through the detailed design of this site, in the context of existing physical and geographical parameters of the area. The PRC Traffic and Parking Assessment projected the parking and traffic associated with the campus model, it assesses the impact on the road network, and develops

a strategy to promote alternative modes of transportation to and from the site, meet the forecast parking needs with the goal to mitigate the localized network traffic impacts.

Due to the proximity of the PRC site relative to Highway 97 (Harvey Avenue), this project must obtain approval from BC Ministry of Transportation and Infrastructure (MoTI). Official approval of the proposed offsite transportation upgrades will be provided by MoTI once schematic design for the project is completed, initial engagement with the MoTI affirmed the site location in principle.

The existing road network around the site currently experiences congestion at peak times. The Regional Transportation Plan and Kelowna's 2040 Transportation Master Plan include improvements along Burtch Road. The site is centrally located in a rapidly growing urban centre, in close proximity to commercial, retail and future high-density residential nodes. It is bordered by three frequent transit routes, and it will have future access to five active transportation corridors (Sutherland, via the overpass, Rail Trail (east and west), Glenmore and Leon-Lawrence (Downtown), as well as the Mill Creek Linear Park trail.

The Burtch 3 project will be advanced in the 10-Year Capital Plan to align with the PRC redevelopment project. Adding both the PRC redevelopment and future school will increase traffic on the surrounding network, when combined with annual growth projections. There are, however, several mitigating factors to consider:

1. The site uses the principles of sustainability through good urban planning. Being located in an urban centre with close proximity to high-density commercial, retail and residential will reduce overall vehicle demand on the City's network as a whole, through shared trips and alternate modes of transportation.
2. Strengthened connections between the three rapid/frequent transit routes (10,19, 97) that run adjacent to the PRC site can support transit access to the facility for users making longer distance trips. On-site improvements are required to ensure quality walking connections between the front door of the new facility and transit pick-up/drop-off locations. Improved connections from the facility to the edge of the site will enhance walking access from adjacent neighbourhoods.
2. Active transportation connections through the redeveloped PRC site will enhance opportunities for access by bicycle for users traveling moderate distances. The Leon-Lawrence ATC will link through the site and provide a direct east-west link between the new facility, the Okanagan Rail Trail and Lawrence Avenue (to Downtown). Strengthened connections to Landmark, the Sutherland ATC, Glenmore ATC and the Okanagan Rail Trail to the west are also an objective.
3. The completion of the Mill Creek Linear Park will provide a recreational pedestrian corridor linking through the urban core from Downtown to this site.
4. Traffic capacity improvements to Burtch Road adjacent to the site are proposed in the Transportation Master Plan and included in the Draft 20-year Servicing Plan / DCC Program. Adjustment of improvement timing to coordinate with the PRC site redevelopment will be considered as part of the 10-year Capital Plan update.
5. Parkinson Recreation Park will be serviced by three separate parking lots / accesses. The redeveloped PRC will be centrally located on the site and will have primary access points off both Burtch Road and Spall Road. The existing parking infrastructure with access from Parkinson Way and Highway 97 are to remain. Structured parking opportunities are being considered, they provide following benefits: retention of existing parkland amenities

(green-space), improved accessibility to the facility, connectivity through the site and cost recovery opportunities through paid parking. The capital investment to build structured parking such as parkades, or parking below grade, is significantly more than the surface parking being considered as part of the project scope.

6. Vehicle access improvements to the PRC site are being considered on Burtch and Spall roads.

7. The proposed dispersed parking model will require walking connections between parking lots and the new facility.

Thoughtful consideration for the surrounding road network including current and future projections for the various modes of transportation (walk, cycle, transit, vehicle) to and from the site as well as around the site will form key requirements moving forward into project design.

Housing Update:

Key Objectives:

A priority of Council is to provide greater affordable housing opportunities for our community.

Key Findings:

Staff to consider a demonstration affordable housing project on the Parkinson Recreation Site as part of the detailed design process. The recommended format for the housing units will be made in coordination with potential government funding partners. Staff will seek Council endorsement of the housing unit format, location, and operating model as the detailed site design is finalized.

Funding Strategy Update:

Key Objectives:

When developing the funding strategy to finance the redevelopment of the PRC, it is important to be mindful of service levels and priorities of the City overall. The key objective will be to create a sustainable financing strategy focusing on minimizing costs to taxpayers, while maintaining the service levels and priorities asked for by City Council and our community.

Key Findings:

It is critical to understand the financial implications of PRC in the context of Council priorities and other obligations and commitments of the City. To that end, staff will bring forward a financial model encompassing the capital plan and other commitments to show estimated taxation impact over time, and PRC's share of this impact. In addition, staff will consider alternative financing approaches including the utilization of Legacy Funds to support additional capital expenditures.

Next Steps:

- 10-Year Capital Plan will demonstrate what will be included in the bundle of community recreation facilities to be delivered (*for endorsement*)
- Return to Council with a funding strategy that shows how to fund the bundle (*for endorsement*)
- Return to Council with elector approval strategy (*for endorsement*)
- Return to Council with loan authorization bylaw (*for bylaw readings*)

Internal Circulation:

Partnerships & Investments

Active Living & Culture

Infrastructure
Financial Services
Communications

Existing Policy:

Indoor Recreation Facilities Strategy identified the redevelopment of the PRC as the next step to meet the health, wellness and recreational needs of our growing community.

Imagine Kelowna called to create great public spaces and opportunities for people of all ages, abilities, and identities, grow vibrant urban centres and limit sprawl, build healthy neighbourhoods for all, nurture entrepreneurship and collaboration, support innovation, and take action in the face of climate change.

2040 OCP sets a strategic course for the next 20 years as to how our city should grow.

The Kelowna Community Sport Plan provides a framework for the local sport system that will guide decision making and provide direction for strategic leadership.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

R. Parlane, Parks & Buildings Planning Manager



Approved for inclusion:

D. Edstrom, Divisional Director, Partnerships & Investments

Attachments:

1. Letters of Intent
2. 'Getting it right' Functional Program Background

April 5, 2023

Dr. Neil Fassina
President
Okanagan College
1000 KLO Road
Kelowna, BC V1Y 4X8

Dear Dr. Fassina:

RE: LETTER OF INTENT REGARDING COLLABORATIVE RECREATION FACILITY DEVELOPMENT

Thank you for your recent presentation to Kelowna City Council which highlighted the achievements of Okanagan College. We were also pleased to hear your remarks about opportunities for deeper collaboration between Okanagan College and the City. This letter reflects our intent to explore a range of capital opportunities based on a number of conversations between our management teams.

The City of Kelowna and Okanagan College recognize the value of community assets they hold and how these assets contribute to the education, health, connectedness and well-being of learners and residents, and amplify the impact and reach of their investment in the community.

Okanagan College and the City, through their respective independent strategic plans and priorities, have identified opportunities for capital development of recreation / health and wellness facilities on their properties.

In order to optimize the value and benefit of these opportunities, the City of Kelowna and Okanagan College (Kelowna Campus) intend to collaboratively explore the possibilities for:

- a) Joint funding and design of a state-of-the-art Wellness Centre on the Kelowna Campus of Okanagan College:
 - Phase 1 includes a gymnasium with space for spectator seating, locker rooms, change rooms, washrooms, a fitness room and a multipurpose classroom;
 - A possible Phase 2 includes the area required for a Wellness Centre, services for students, and Athletics / Recreation & Student Life programs along with Multipurpose Rooms (x2) and Classrooms (x2).
- b) Joint use of the Okanagan College gymnasium and Wellness Centre and various City of Kelowna owned and operated indoor and outdoor recreation facilities to enhance access for learners and residents to health, wellness, sport and recreation activities; and
- c) An operating model which integrates City expertise and resources and incorporates shared values of the City and Okanagan College.

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Our understanding is that the College has a potential timeline of late 2023/early 2024 for initiation of the capital project, contingent upon partnership discussions and identification of remaining funds to proceed.

We believe that a commitment to a collaborative approach to capital development and shared use as generally described in this Letter of Intent can deliver positive, long-term value for the parties and significant benefit to the broader community.

By signing this Letter of Intent, we are hereby committing to advancing discussions in a timely manner, including engaging necessary expertise within our respective teams and making decisions necessary to formulate plans and/or recommendations for approval by our respective governing Council and Board.

Thank you for embarking on this work with us.

Signed on behalf of Okanagan College:



Dr. Neil Fassina
President

April 6, 2023

Date

Signed on behalf of City of Kelowna:



Doug Gilchrist
City Manager

April 11, 2023

Date



March 31, 2023

Kevin Kaardal
Superintendent of Schools/CEO
Central Okanagan Public Schools
1040 Hollywood Road
Kelowna, BC V1X 4N2

Dear Mr. Kaardal:

RE: LETTER OF INTENT REGARDING COMPREHENSIVE RECIPROCAL USE AGREEMENT

The City of Kelowna and Central Okanagan Public Schools (SD23) have a long history of a collaborative community building partnership. Through this partnership, the community has benefitted from services such as out of school childcare, enhanced PAC and school special events, and after school programming for students and families alike. With joint-use agreements in five schools throughout the City of Kelowna, dating back to over 20 years, SD23 and the City have been able to provide consistent and high quality programming in neighbourhoods throughout our community.

Over the last several years, this partnership has developed guiding principles and a shared vision with respect to the possibility of a co-located 'campus' of educational and recreational facilities on the Parkinson Recreation Park site. Although the timelines for capital development are different, the discussions generated a deeper understanding of the value of assets owned by both the City and SD23, and how these assets contribute to the education, health, connectedness and well-being of learners and residents alike.

We have also recognized that a collaborative approach between the City and SD23 for capital development can amplify the impact and reach our respective investments in the community by enhancing community togetherness, providing reciprocal use of both City and SD23 assets to expand community programming and further develop programs into all areas of Kelowna.

Both parties have recognized the value of an 'umbrella' reciprocal use agreement which recognizes a shared vision and the important benefits of sharing spaces within their respective facilities throughout Kelowna such as:

- Expanding services throughout neighborhoods in the community.
- Extending the geographic reach and distribution of programs and learning opportunities throughout all areas of Kelowna by accessing more and different types of spaces.
- Providing more diverse and enriched programming for SD23 learners at city recreational sites.
- Integrating and implementing innovative programs to develop 'Complete Citizens'.
- Maximizing the opportunities to bid on and host events, tournaments and other competitions.
- Optimizing the use of municipal and provincial facilities to reduce capital costs required to expand city recreational programs.

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Further, SD23 will provide access to District owned assets and resources for City (Parks and Recreation) purposes and the City will provide access to City owned assets and resources to enhance District programs and services.

As the City continues to advance its Indoor Recreation Facility Strategy, the time is right to embark on the work toward a more comprehensive reciprocal use agreement that benefits all partners and supports the Healthy City Strategy.

We believe that a commitment to a comprehensive reciprocal use agreement, as generally described in this Letter of Intent, can deliver positive, long-term value for the both parties and have a significant benefit to the broader community.

By signing this Letter of Intent, we are hereby committing to advancing discussions in a timely manner, including engaging necessary expertise within our respective teams, and to make decisions necessary to formulate plans and/or recommendations for approval by our respective governing Council and Board.

Thank you for embarking on this work with us.

**Signed on behalf of
School District No. 23 (Central Okanagan):**

**Signed on behalf of
City of Kelowna:**



Kevin Kaardal
Superintendent of Schools/CEO



Doug Gilchrist
City Manager

April 6, 2023

Date

April 6, 2023

Date

April 5, 2023

Lesley Cormack
Principal and Deputy Vice-Chancellor
University of British Columbia Okanagan
ADM102A
1138 Alumni Avenue
Kelowna, BC V1V 1V7

Dear Dr. Cormack:

RE: LETTER OF INTENT TO EXPLORE COLLABORATIVE RECREATION FACILITY DEVELOPMENT

I hope this letter finds you enjoying the arrival of a beautiful Okanagan spring.

Over the course of our conversations since your arrival in Kelowna, we have touched on a range of opportunities for collaboration, including facility development.

The City of Kelowna and UBC Okanagan recognize the value of capital assets they hold and how these assets contribute to the education, health, connectedness and well-being of students and residents, and amplify the impact and reach of their investment in the community.

Both the City and UBC Okanagan have strategic objectives to connect with, and enhance the Kelowna community through a range of initiatives.

Both parties seek to explore fulfilling these objectives by considering a range of opportunities for capital development on their respective lands in the community with a focus on sport and recreation and health and wellness

Through a partnered approach, the City and UBC Okanagan seek to achieve the following mutual benefits:

- Developing new facilities/spaces that increase the available sport and recreation capacity of the region
- Optimizing the use of facilities to reduce duplication and cost
- Extending the geographic reach and distribution of programs and learning opportunities throughout all areas of the City by accessing more and different types of spaces
- Providing more diverse and enriched programming for students and citizens
- Maximizing the opportunities to bid on and host events, tournaments and other competitions

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We believe that exploring a collaborative approach to capital development and shared use as generally described in this Letter of Intent can deliver positive, long-term value for both parties and significant benefit to the broader community.

By signing this Letter of Intent, we are hereby committing to advancing discussions in a timely manner, including engaging necessary expertise within our respective teams and making decisions necessary to formulate possible plans and/or recommendations for approval by our respective governing Council and Executive team and Board of Governors.

Thank you for embarking on this work with us.

Signed on behalf of UBC Okanagan:

Lesley Cormack
Principal and Deputy Vice-Chancellor

April 5, 2023

Date

Signed on behalf of City of Kelowna:

Doug Gilchrist
City Manager

April 11, 2023.

Date

Prepared for: City Council
Parkinson Recreation Centre
Date: April 17, 2023
"Getting it Right" Functional Program Background

KEY OBJECTIVES

To confirm and update the functional space program for the new Parkinson Recreation Centre (PRC) to ensure that we are "Getting it Right."

FINDINGS

Preface

Participation in community sport, recreation, physical activity, cultural, social and creative pursuits enhance individual and community wellbeing. Never has the need to gain access to the benefits of recreation been more pronounced than now - as we slowly emerge from the grips of the global COVID-19 pandemic. The public's connection with and support for parks, recreation and community sport has been significantly intensified and is critical to the health, well-being and quality of lives of all Kelowna residents.

The path leading to the "Getting it Right" functional program update

For over a decade, the redevelopment of the PRC has been a capital priority. Work began in 2011 to set the project's parameters based on analysis of the community and studies of trends and best practices worldwide. The space program was initially conceived in 2013 and was updated in January of 2022, which can be viewed by following [this link](#), to ensure that the plan remains in sync with the evolution of community centre delivery and population growth trends.

To ensure that the final functional program aligned with the needs of Kelowna specifically, and that it resonated with the public, comprehensive public and stakeholder input was conducted in 2022 to help shape the scope and feel of the facility. In 2022 and 2023, staff and Council visited precedent facilities in both Calgary and Metro Vancouver and identified features that performed well and learned about pitfalls to avoid. A final version of the functional program titled "Getting it Right" has been the output of over a decade of conversation and study.

What we learned about recreation facility design and development in 2023 and beyond

Modern multipurpose recreation centres have become viewed by the public as community hubs - spaces where people congregate to nurture social connections and enjoy a sense of neighborhood in a comfortable and welcoming environment. Adequate space allocation and creative design features of social, nonathletic spaces will be important to the success, inclusivity, and appeal of a revitalized PRC.

Indoor facilities are now commonly designed to accommodate multiple activities and a wide variety of user groups. A revitalized PRC will include flexible multipurpose spaces such as gymnasias and program rooms.

Internal use

Multi-sector partnerships are key to the overall landscape of indoor recreation amenity operations and infrastructure development. Partnerships will help a revitalized PRC come to fruition and flourish long term by incorporating revenue generating and complimentary amenities.

Recreation facilities can accelerate tourism and economic development. To maximize both economic and public benefit from investing in major infrastructure capable of hosting events, it is important that investments are sustainable and are catalysts for co-hosting opportunities with community partners; and that the pursuit of such events are strategically aligned with community values.

In revisiting the original functional program, the "Getting it Right" study confirmed that, generally, the functional program continues to be relevant today. However, the work indicated that subtle shifts were needed in the size and scope of the amenities to reflect the evolution of how community health, wellness and recreation facilities are delivered and operated, as well as to respond to the feedback received from Council and the public. The input received demonstrated an emerging focus within the principles of: health and wellness, training for sport, and fostering social connections.

What we heard from the "Getting it Right" study –
The facility must:

- Provide unique spaces for people of all ages and abilities to recreate and be "Active for Life"
- Have a sense of arrival
- Prioritize social spaces and serve as the "community living room." It must have a sufficiently sized lobby with additional social spaces scattered throughout
- Integrate with the outdoors
- Be inclusive of all residents, reflect unique cultural histories and lived experiences, and strive to address systemic issues
- Contain a kitchen for community programs, capable of supporting large-scale events
- Be fully capable of hosting indoor and outdoor tournaments with event-hosting support space for both
- Have appropriately sized and properly equipped amenities (i.e., gymnasias, pools) to accommodate competitive sport needs
- Have a natatorium (aquatics hall) that:
 - Engages the needs of health and wellness users and meets the standards for aquatic sports
 - Has a pool that is appropriately sized and can provide flexibility as to what sorts of programs can be provided in the pool
- Include a large fitness centre
- Have space focused on youth and space dedicated to childcare
- Be leading edge in the realm of sustainability
- Address how all transportation modes (walk, cycle, transit, vehicle) access the site so as to encourage multi-modal methods and to prioritize parking adjacent to the building for those with higher needs

Envisioning the Future of the New PRC

The new PRC will become a jewel for sport programming while remaining a community recreation hub located in the heart of Kelowna. The components contained within the redeveloped facility will preserve PRC's tradition of offering a warm, welcoming and safe environment within which all recreation, sport and cultural patrons will be encouraged to engage in casual, organized and - above all - fun and rewarding physical, social and leisure activities.

PRC will employ a neighbourhood engagement service model through which the local community will be intimately involved in shaping the nature and profile of the Centre's programming. The new PRC will be differentiated from other recreation centres in Kelowna through its wide range of patron relationship structures. People will be able to register for a program, become a member of the fitness/wellness centre, join a club or sports team or simply drop in to shoot hoops or hangout – in other words promoting the true sense of a community serving facility that caters to as many constituents needs as possible. Indeed, rather than a facility with a primary focus on one or two key priority areas, it will offer a diversity of facilities, services and programs that are accessible and available to a broad range of Kelowna residents, with a particular sensitivity to the local community, becoming the "community living room".

This can be achieved through program integration with other public, not-for-profit and private service providers, becoming the "home facility" for leagues and re-occurring programs, exploring sport hosting opportunities, promoting healthy community concepts including outreach programs and other initiatives that will be conceived through interaction with stakeholders. And, by maximizing the potential of its working relationships with partner organizations and allied institutions, the Centre has the ability to facilitate innovative program developments, the ramifications and benefits of which could extend throughout the entire city.

For example, small but important pool design considerations can be a catalyst to help Interior Health create an integrated water-based therapy and rehabilitation program as part of its post clinical community transition program. Okanagan College fitness and personal training students could become intern instructors/trainers in the new PRC fitness/wellness centre, possibly gaining program credits from the College, while adding value and expertise to fitness programming. PRC's complement of new training and support facilities and services including the large gymnasium could be a significant factor in a successful application by the City, UBCO, Pacific Sport and Tourism Kelowna to become the future home to Provincial or National sports entities. And just imagine the positive community impact of a healthy cooking course designed under the supervision of Interior Health; focusing on the use of low cost, locally grown produce; co-taught by Okanagan College students and faculty in PRC's teaching kitchen; offered free of charge to the heads of households of Kelowna's vulnerable families; and available in webinar format online.

The new PRC will also be home to multi-age childcare and will also have youth-focused space. There will be casual spaces to play foosball while hanging out with friends or to curl up and read a book or do homework. Some of the multi-purpose spaces will be designed so that they can be converted into youth zones during out-of-school hours.

The facility will be designed with everyone in mind with an eye towards reconciliation. This will be a building of Kelowna, for Kelowna in celebration of the unique living history and culture of this region. The new PRC will build on the spirit of inclusion and acceptance that already exist by creating purpose-built spaces for those with higher-needs with the inclusion of calm, quiet spaces such as withdrawal rooms and alcoves for hyper-sensitivity and sensory spaces for hypo-sensitivity.

The new PRC will also be a vehicle through which community programming is conceived, tested and implemented before being transitioned to locally delivered services available at neighbourhood activity centres and other

partnered facilities. This provides an incubator for new ideas to be developed through the vast resources of partner expertise that is otherwise difficult to duplicate at a neighbourhood level.

Individuals, community groups, sports and culture organizations and institutional partners will have roles to play in helping the new PRC become a focal point of the City while serving the recreation, leisure, cultural and sport interests of Kelowna.

This Vision can be achieved through:

- Incorporating design features that facilitate both structured and passive activities;
- Removing physical or systemic barriers to entry;
- Developing a program inventory catering to the needs and participation preferences of the city's broader community;
- Emphasizing PRC's ability to simultaneously meet the needs of multiple users as individuals, families, organized groups or casual participants;
- Providing an integrated program delivery model in partnership with other public, not-for-profit and private service providers with an emphasis on cross-sectoral cooperation;
- Becoming the "home facility" for leagues and re-occurring programs;
- Capitalizing on sport hosting opportunities for local, regional, provincial and national level;
- Promoting healthy community concepts including outreach programs and initiatives that will be conceived through interaction with partners and stakeholders:
- And maximizing relationships with partner organizations and allied institutions to facilitate innovative program developments and benefits that extend throughout Kelowna and beyond.

Facility Components

The facilities and support spaces that are recommended for the updated functional space program have been grouped into segmented components. Each component is included based on recreation participation profiles, user preferences, contribution to fiscal efficiency and use rationale that will influence their sizes, layouts and specifications. The specific and individual details of each component will be determined in the detailed design phase of the facility's development.

Athletic Spaces (Gymnasia) - Sport and recreation participation trends suggest that program spaces that can be utilized for a variety of purposes maximize facility use – and **gymnasia** fit this bill perfectly. They are versatile spaces that can be programmed to satisfy the athletic recreation requirements of all segments of Kelowna's population. These areas may also be better able to accommodate large non-athletic events such as trade shows or other uses that require vast amounts of floor space.

In keeping with current trends and projected community requirements, the updated functional space program includes a block of three gymnasia suitably designed for recreational and competitive court sport uses such as basketball, volleyball, badminton, etc. The recommended triple gym configuration with up-to-date design features represents a major upgrade to PRC's current offering. This quantity of gymnasia is also a reasonable platform from which to launch a sport hosting initiative. To promote program versatility and operational flexibility, it is recommended that a premium level, high-performance, competition court be included in the gymnasia complex. This showcase facility will be physically separated from two recreation courts so that competitive uses are not negatively impacted by day-to-day recreation programs offered on adjacent courts – thereby protecting the interests of community organizations and individual patrons. A retractable and soundproof wall system provides this separation.

Athletic Spaces (Fitness Centre) - Kelowna is a place where people pursue active, creative and healthy lifestyles. The delivery of fitness services is consistent with this vision. The updated PRC's functional space program includes a generous **fitness/wellness centre**, allowing for an expansion of PRC's current fitness services including the delivery of new types of programs and service enhancements. For example, group exercise classes offered in studios that are equipped with industry standard finishes such as sprung hardwood flooring, mirrors, portable sound system, acoustical treatments, etc.

The delivery of cardiovascular conditioning, strength and functional training, and specialized activity classes such as Yoga and Pilates in a formal fitness setting is increasingly popular in public sector community centres. Also, full-service fitness centres are often "net revenue producers" meaning that they are capable of providing budget support for facilities or programs that typically require annual financial contributions. For these positive results to be fully realized, it will be important to provide sufficient floor space so that the fitness centre can operate in a manner consistent with industry standards.

Aquatic Centre - The functional space program includes an enhanced aquatic facility. The space allocation recognizes that the new PRC pool needs to be differentiated from other aquatic opportunities available to Kelowna residents. Furthermore, the new aquatic centre is designed to ensure it can meet a variety of aquatic program and use requirements including instruction, recreational swimming, laps and fitness training, group rentals, and competitive events. To accomplish program flexibility the main swim tank is recommended to be 10-lane (2.5m lane width) 25 m with ample deck space. Both the pool and its support amenities will be "family friendly" and appropriately sized to accommodate the needs of the various individuals and user groups.

The aquatic facility could also facilitate rehabilitation programming that accommodates a wide variety of rehab and wellness modalities. This could range from a tank designed to offer warm/cold water plunge pools, equipment required to enable limited mobility individuals to gain access to the water, and zero depth entry points to accept aqua-wheelchairs as well as dry saunas and steam rooms.

The PRC pool will be a combination of family fitness, fun and instruction with design elements that appeal to pool renters (i.e. competitive swim, water polo, canoe, kayak, scuba and synchro clubs, etc.) or users requiring therapy services.

Athletic/Aquatic Support Areas - The athletic program space includes support areas offering ample storage for equipment necessary for the various types of sports and physical activities in the gymnasium and fitness spaces. Additionally, the athletic support space includes a number of change rooms, team rooms and locker room areas that can be used by facility patrons during regular programming. These flexible areas could also be designated for coaches, referees and officials when the facility hosts tournaments or other special events.

General Program Spaces - The recommended facility components and design concept for the new PRC establishes the Centre as a community hub. Residents will utilize the Centre for a host of reasons far beyond sport, recreation and physical activity. Consequently, general "non-athletic" program space is instrumental in allowing the revitalized PRC to fulfill its service potential as a place in which the community will come together for group activities, cultural events and social gatherings, public information and a range of other community services delivered by the City, other community members or partner organizations. Organized program and gathering space – in demised rooms or open concept common areas – support a more animated and vibrant PRC.

The updated functional program includes generous amounts of space that are creatively designed to accommodate multiple types of uses such as large meetings, social gatherings, special events or other indoor get-togethers that require spaces of various sizes. It also allows for PRC to continue being a critical hub for essential daily services such as licensed preschool and programming for people with diverse abilities. Full day care services will be added as funding opportunities present themselves. Flexibility will be a key theme of the detailed design

phase because of the variety of uses these spaces will be expected to accommodate. The existing PRC programming room(s) use profile will underpin many of these design decisions. Through the use of movable partitions, the large program space can be subdivided into several smaller floor areas as dictated by the types of uses. Through creative design, the spaces' ability to be converted into an event-hosting amenity that will allow the City to continue offering the community the types of engagement opportunities that individuals and groups have traditionally enjoyed at the current PRC.

These programming and common areas are also spaces where several different types of users will congregate. Programmable areas help to accommodate organized activities delivered by City staff as well as room rentals by community organizations for meetings and activities delivered by user groups. During the detailed design phase of the project, care will be taken to ensure that all potential uses are considered when sizing and positioning these important community spaces. For example, event rental spaces will be supported by adequately equipped food preparation areas (kitchen) that are adjacent to event spaces to fulfill this important function.

Customer Service and Administration – PRC entry vestibule, reception desk and other public spaces are another opportunity to differentiate the new PRC from the other sport and recreation facilities in the City's current inventory. Employing inclusive design features, these important areas will provide patrons with a sense of community and a connection to the Centre while offering comfortable and pleasurable experiences during facility visits. Design elements will provide for spaces where patrons are able to enjoy individual quiet time while other areas will encourage interactions between groups of facility visitors. Space adjacencies between general service areas and administration or control areas will be important design considerations – proper adjacencies create unobstructed sightlines that are beneficial in containing payroll costs associated with facility supervision.

Over the past decade, the public's regard for the need for well-designed social gathering spaces has dramatically increased. This is seen not only in municipal community centres and other public buildings, but also retail spaces such as indoor commercial malls that are now equipped with groups of comfortable chairs to encourage family and friends to congregate in what was formerly an access corridor. General customer service areas are intended to include specific design features such as food and beverage (potentially delivered via a fixed retail outlet or through several kiosks), a retail outlet, day use storage areas, study stations and other elements that will emerge through the conceptual design process. Making general areas more welcoming and comforting enhances the users' experiences, builds stronger community connections and produces results that are directly aligned with the purpose and raison d'être of a public community centre.

Administration areas will be developed in accordance with the staffing model and operating approach the City chooses to employ at the redeveloped PRC. Administration areas will include designated offices, common work areas and support amenity space such as supply storage, copying rooms, etc.

Building Operations and Support Spaces - These areas include operations staff offices, mechanical and electrical spaces, shipping and receiving and ample and thoughtfully located storage areas for consumable supplies, chemicals, garbage and recycling, etc.

Functional Space Program

In order to guide next steps, and the ultimate operation of a new facility, the following guiding principles have been developed to frame the updated PRC functional space program plan and future decision making related to the project:

1. People-focused amenities
 - Focus on wellness and healthy living opportunities
 - Encourage multi-generational integration
 - Create a centre of excellence for health, recreation, culture and sport for all
 - Facilitate new sport tourism opportunities
2. Sustainability
 - Deliver a facility that demonstrates the City's commitment to responding to climate change through leadership in sustainable design and reducing greenhouse gas emissions.
 - Optimize sustainable design using unique site opportunities while respecting the boundaries of the Mill Creek floodplain
 - Incorporates multi-modal transportation opportunities, including improving connectivity through enhancing trail networks, considering the proximity to transit routes
 - Create pedestrian campus feel, with safety and security in mind
3. Good stewards of public resources
 - Demonstrate leadership in responsibly building a thriving community with healthy, engaged citizens of a global society
 - Minimize operation interruptions of existing sports fields and recreation centre
 - Optimizing amenities and programming while balancing cost containment
 - Maintain the integrity and contiguous nature of the sports fields
4. Cultivate partnerships
 - Optimize opportunities for partnership with SD23 on the adjacent property
 - Optimize opportunities for partnership with other local organizations including but not limited to: OC, UBCO, Interior Health, Pacific Sport, and WFN.
 - Facilitate collaboration with other partners who share values and objectives
 - Engage with Indigenous community for collaboration opportunities
5. Innovative leadership
 - Create a precedent-setting facility with respect to design, sustainability and project delivery
 - Challenge expectations with bold innovation throughout the project
 - Foster community inclusivity, pride and ownership

Keeping these principles in mind, the following table outlines the proposed functional program for the revitalized PRC project. A brief description is included as is a comparison to the spaces at the existing facility. This program outlines the City's intentions for a revitalized PRC and will be the basis upon which the next steps for the project will be undertaken.

Component	Existing Area Size	Proposed Area Size	Difference	Description
Athletic Program	11, 473ft ² (1066m ²)	59, 430ft ² (5, 521m ²)	47, 957ft ² (4, 455m ²)	One competition gym, two recreation gyms, walking/running track and a fitness centre
Aquatic Program	15, 355ft ² (1426m ²)	37, 802ft ² (3, 512m ²)	22, 447ft ² (2, 085m ²)	10 lane, 25m pool and leisure, wellness/therapy pool
Athletic/ Aquatic Support	6, 477ft ² (602m ²)	10, 950ft ² (1, 017m ²)	4, 473ft ² (416m ²)	Change rooms, washrooms, equipment storage
General Program	9, 401ft ² (873m ²)	20, 831ft ² (1, 935m ²)	11, 430ft ² (1, 062m ²)	Community rooms, general program, community kitchen, youth and childcare areas, partnership areas
Customer Service	7, 957ft ² (739m ²)	17, 630ft ² (1, 638m ²)	9, 673ft ² (899m ²)	Entry, reception, informal gathering areas including youth oriented space, staff offices and administrative areas
Building Operations	1, 221ft ² (113m ²)	2, 030ft ² (189m ²)	809ft ² (75m ²)	Operations, mechanical and electrical areas
TOTAL	51, 884ft² (4820m²)	148, 673ft² (13, 812m²)	96, 789ft² (8, 992m²)	

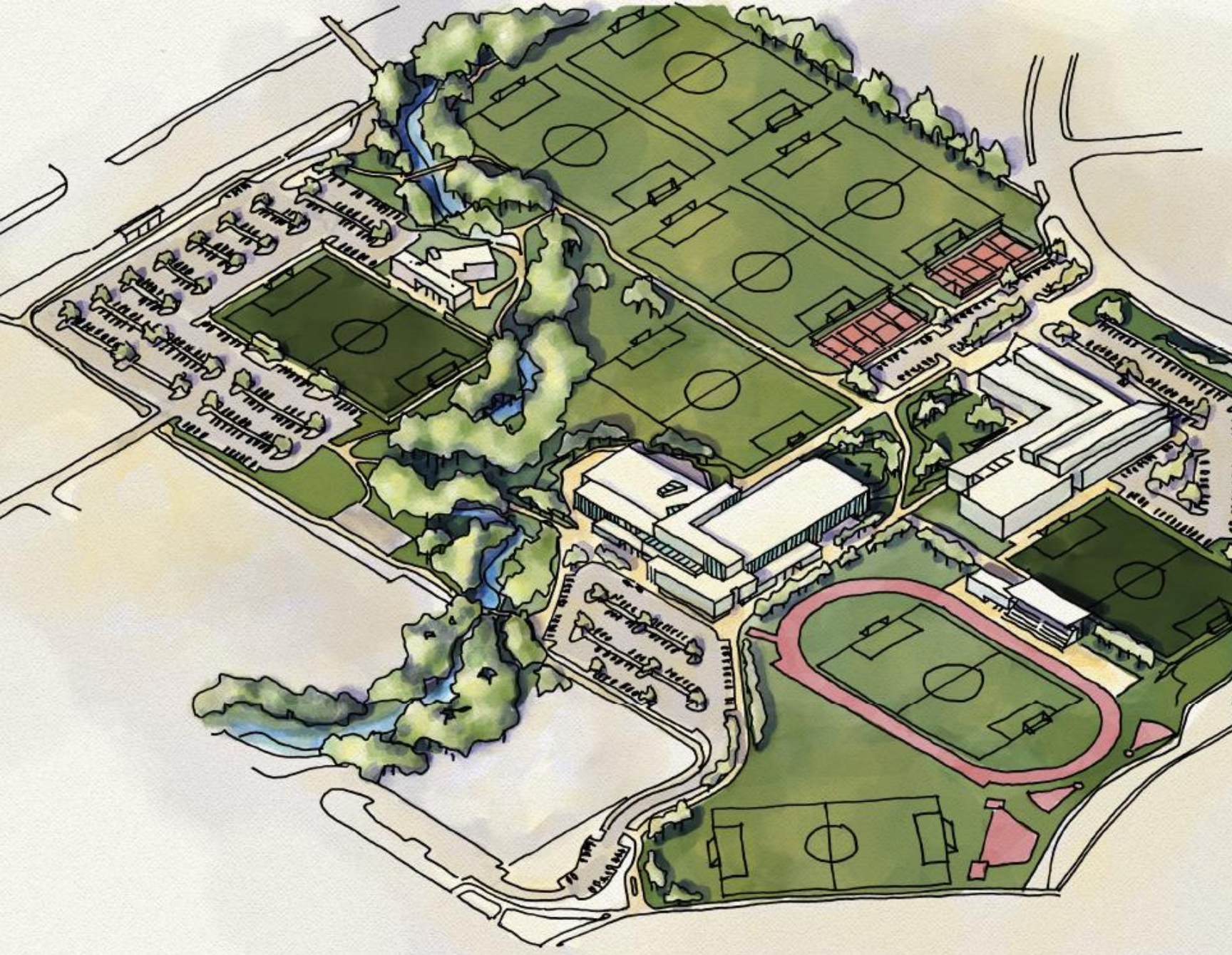
Note: This area estimate includes a gross up factor that is consistent with each element's characteristics and probable use profile.

The operating projections for a revitalized PRC suggest that the new facility can operate within a similar annual funding envelope as the existing facility. This is primarily driven by new, enhanced and alternative revenue opportunities being able to offset the structure of operating a larger building.



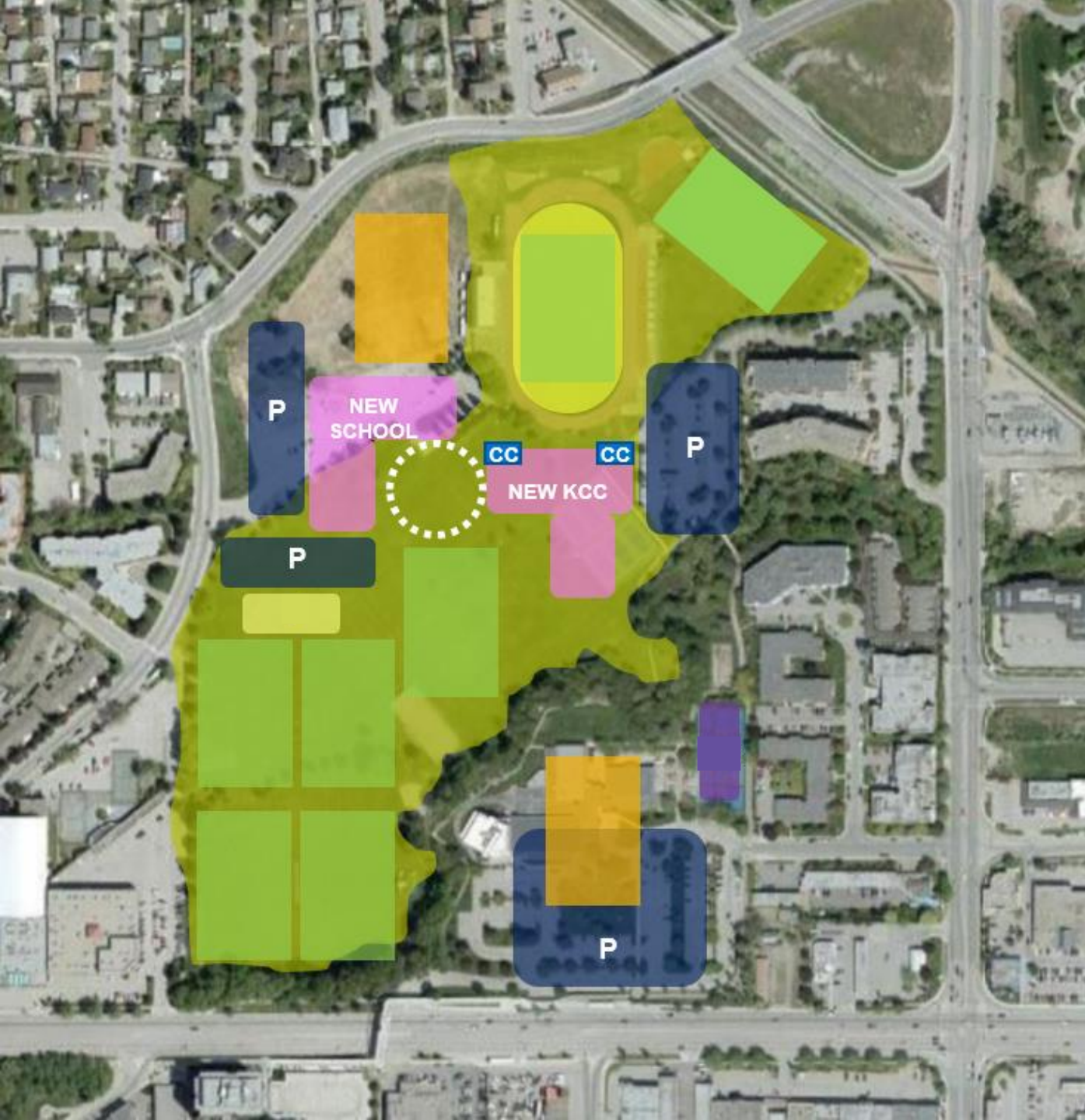
Redevelopment of PRC – FUNCTIONAL PROGRAM

City of Kelowna | April 2023



Agenda:

- Background
- Functional Program
- Transportation
- Funding Strategy
- Next Steps



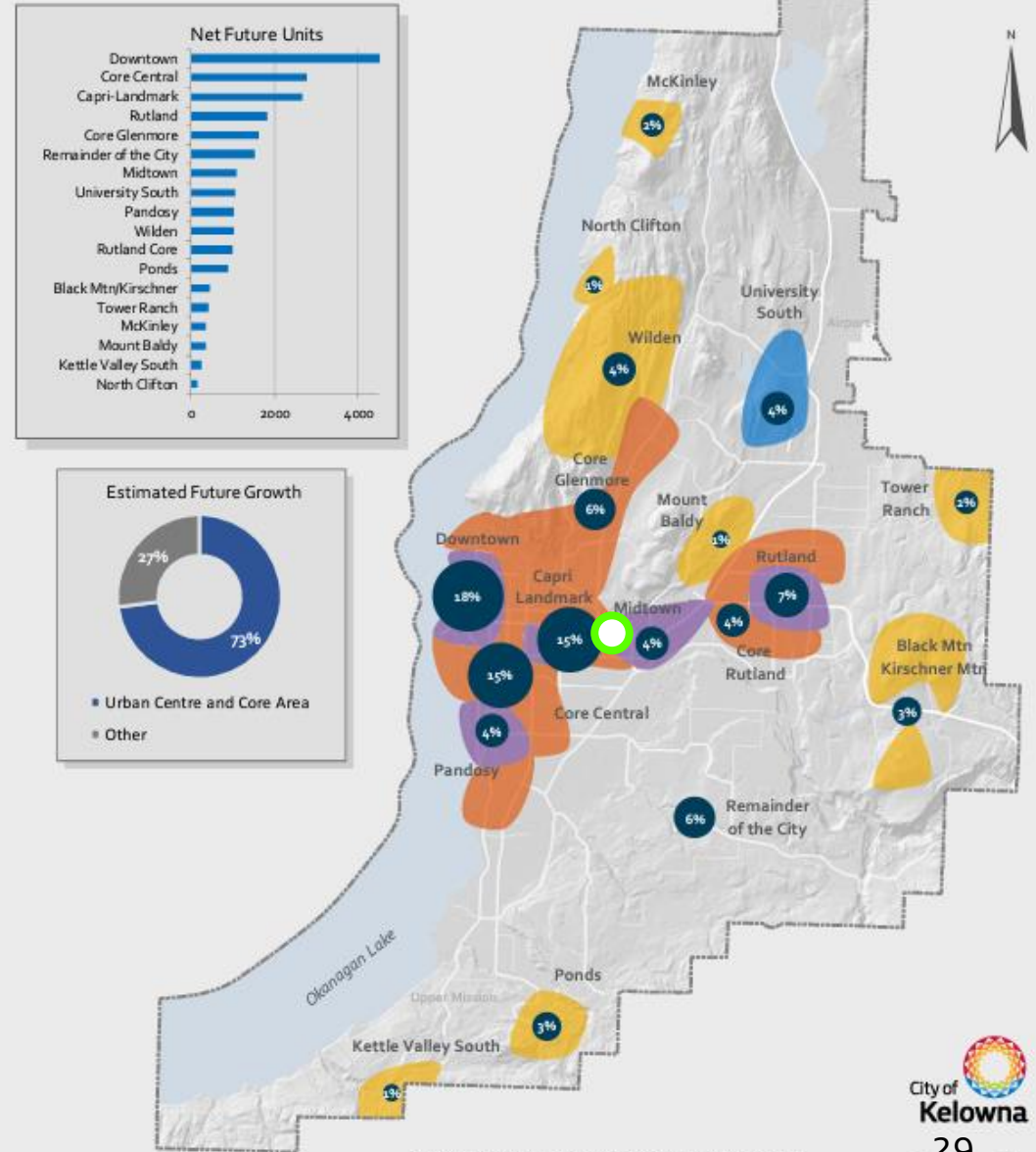
Site Plan

Letters of Intent



OCP 2040 GROWTH CONTENT

The site is in the heart of our community, and in the centre of our urban centres, where 73% of Kelowna's future growth will occur.

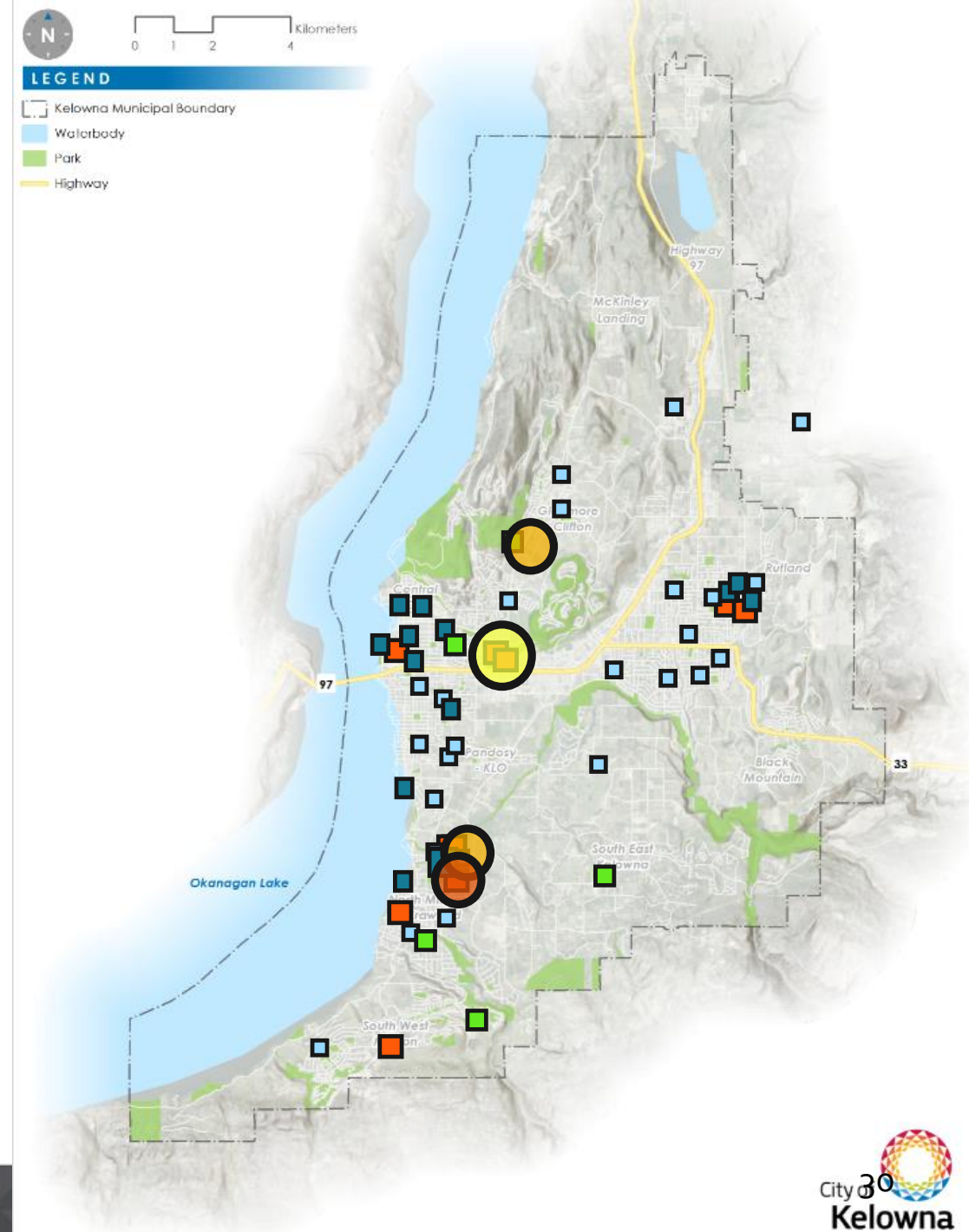


CITY CONTEXT

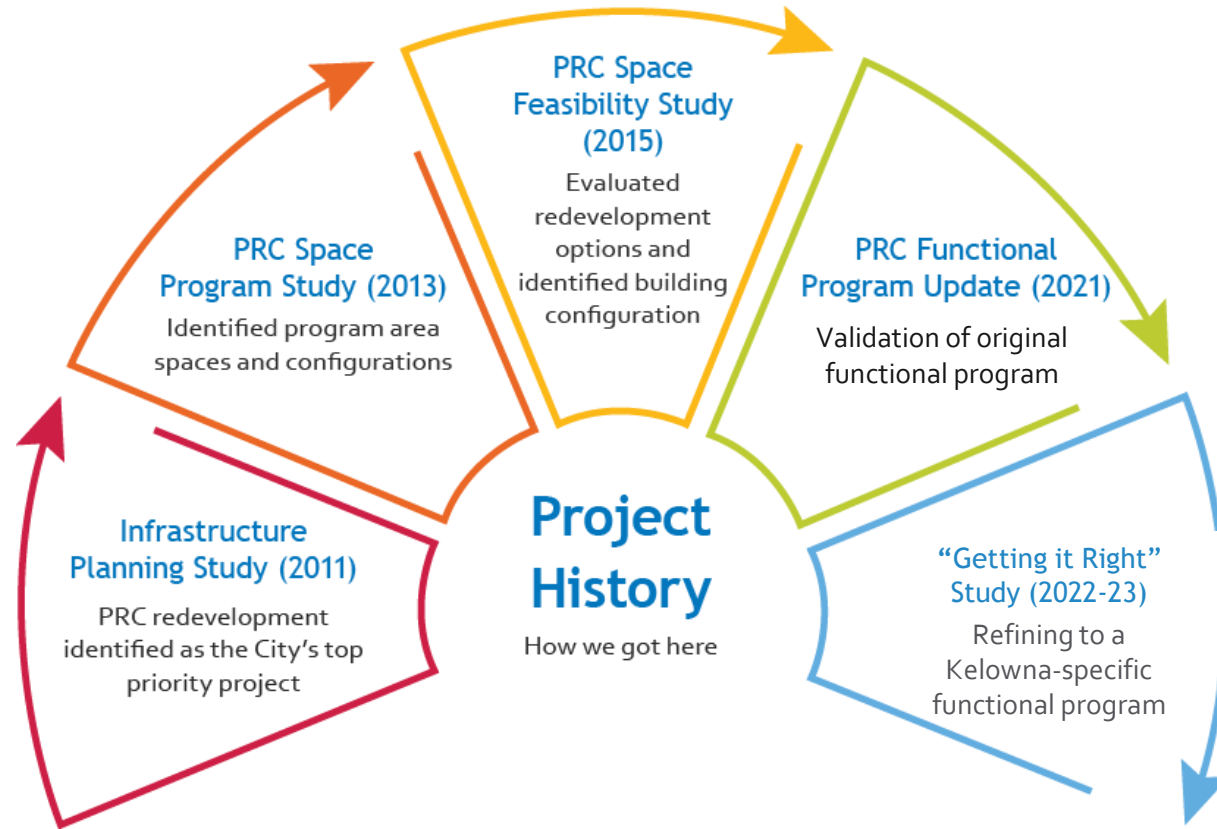
- City-owned, City-operated
- City-owned, Third party operated
- SD23 joint use agreement
- Partnerships and facility bookings

Bundle to be prioritized for delivery in the next 5 years:

- Redevelopment of PRC
- Community, Activity and Childcare Centres
- Addition to Capital News Centre



Process that got us here



Public engagement

Engagement Tactics and Data Examined



Public Telephone Survey (2021)

300 interviews exploring public appetite for PRC redevelopment



Stakeholder Discussion Sessions (2021)

5 sessions with 13 stakeholder groups



Online Group Survey (2021)

45 responses from PRC user groups surveyed online



Partner Interviews (2021)

6 robust discussions



Cultural Engagement Findings

Cultural Facilities Master Plan engagement data reviewed



IRFS Public Survey (2022)

Postcards sent out to every household in Kelowna. Over 1000 responses received.



Public Survey (2022)

“Get Involved” survey with Q&A and discussion forum



Info Sessions (2022)

2 information sessions at PRC

Indoor Recreation Facility Strategy – Action Plan

The City's indoor recreation infrastructure focus over next 5-10 years:

1. Redevelop the Parkinson Recreation Centre including expanded competitive/program and leisure aquatics, gymnasia/multi-sport court spaces, fitness, and program room amenities.
2. Undertake feasibility and functional planning for existing facilities, that could be upgraded or expanded.
3. Undertake regular physical facility condition assessments of all existing indoor recreation facilities.
4. Conduct analysis of new amenities to ensure current service levels keep pace with population growth. Accelerate planning of the following neighbourhood-based facilities:
 - Mission Activity Centre (short term)
 - Glenmore Activity Centre (short term)

Getting it Right

Guiding Principles



People focused



Sustainable



Good stewards



Cultivate
partnerships



Innovative

Getting it Right



■ Sense of arrival



■ “Community living room”



Integration with the outdoors



Accessible, inclusive & cultural history



■ Kitchen for community use – event space



Tournament hosting



Aquatics



■ Fitness Centre

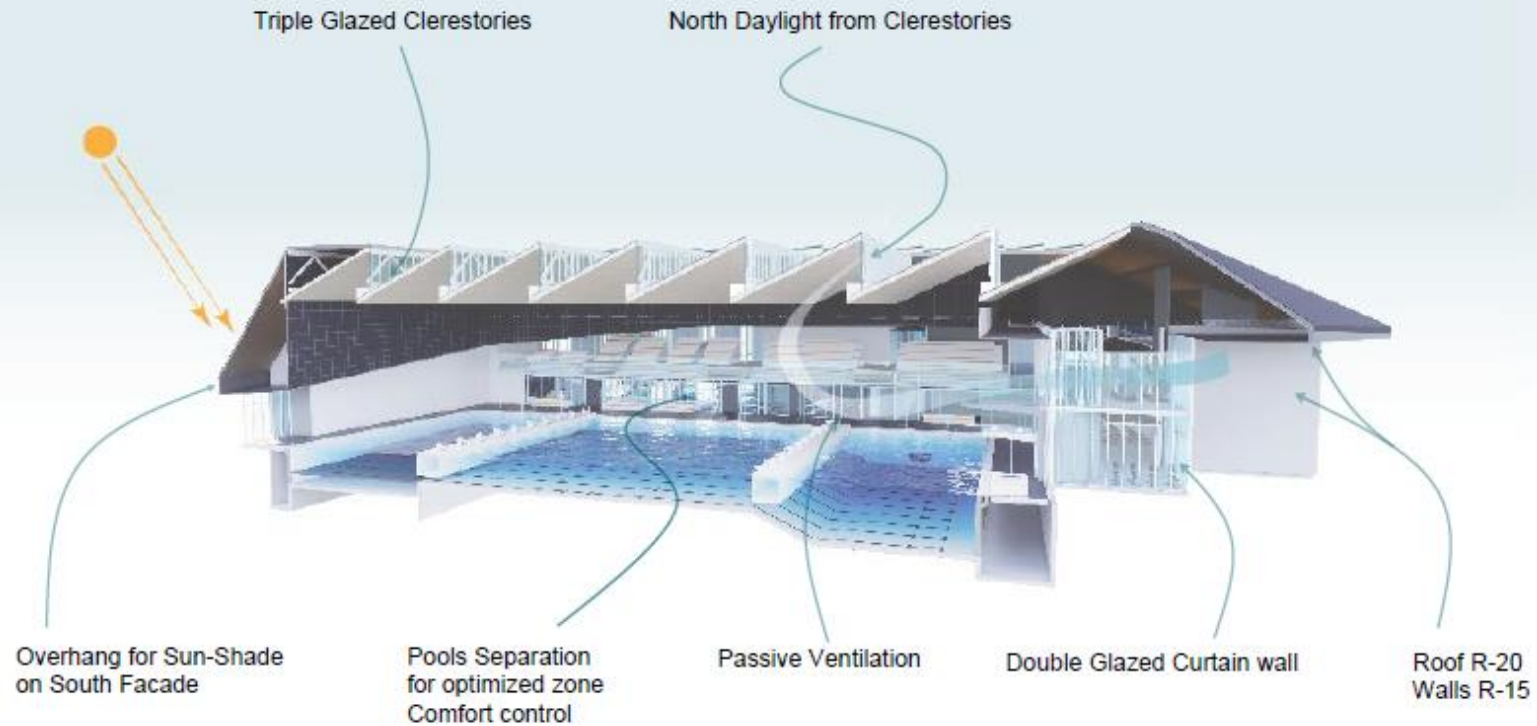


■ Youth and childcare space



Leading-edge green building

Passive strategies summary



HCMA
Architecture + Design



Functional Program

Creating a true Community Hub



Functional Program

Athletic components

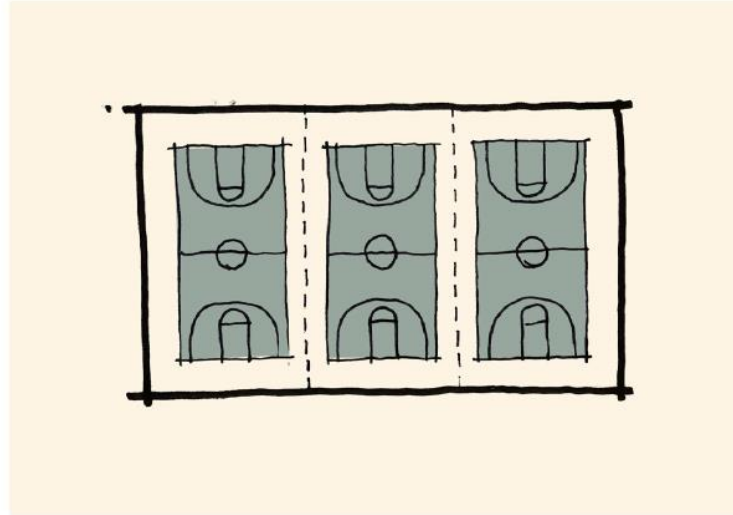
- Triple gym complex
 - One competition gym
 - Two recreation gyms
- Fitness centre
- Walking/ running track



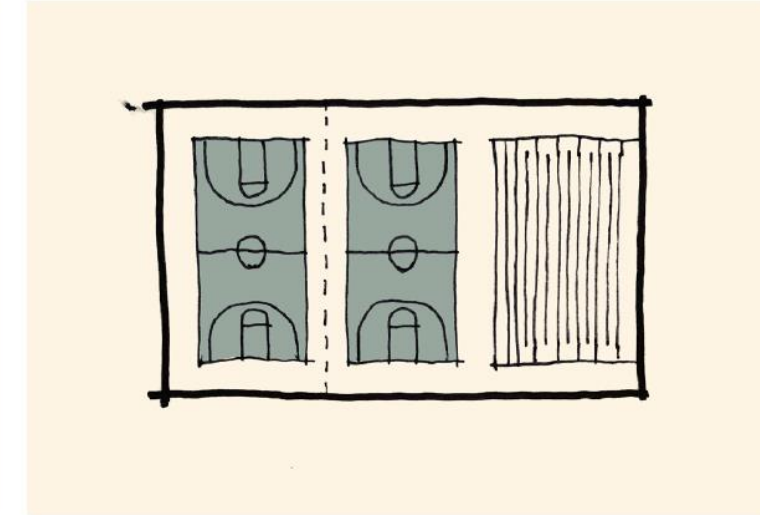
Functional Program

Athletic components

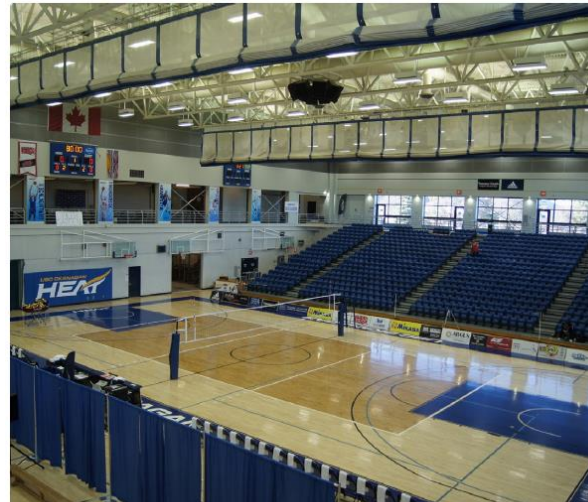
- Triple gym complex
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Gymnasium three court set up



Gymnasium competition court set up with retractable bleacher seating



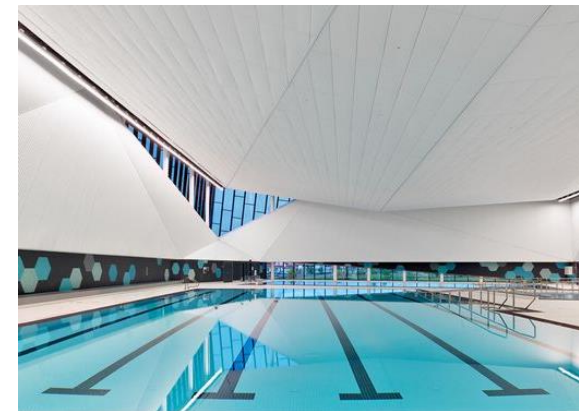
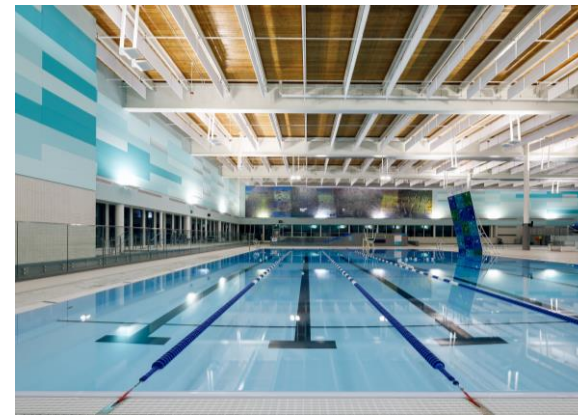
UBC Okanagan Gymnasium



Functional Program

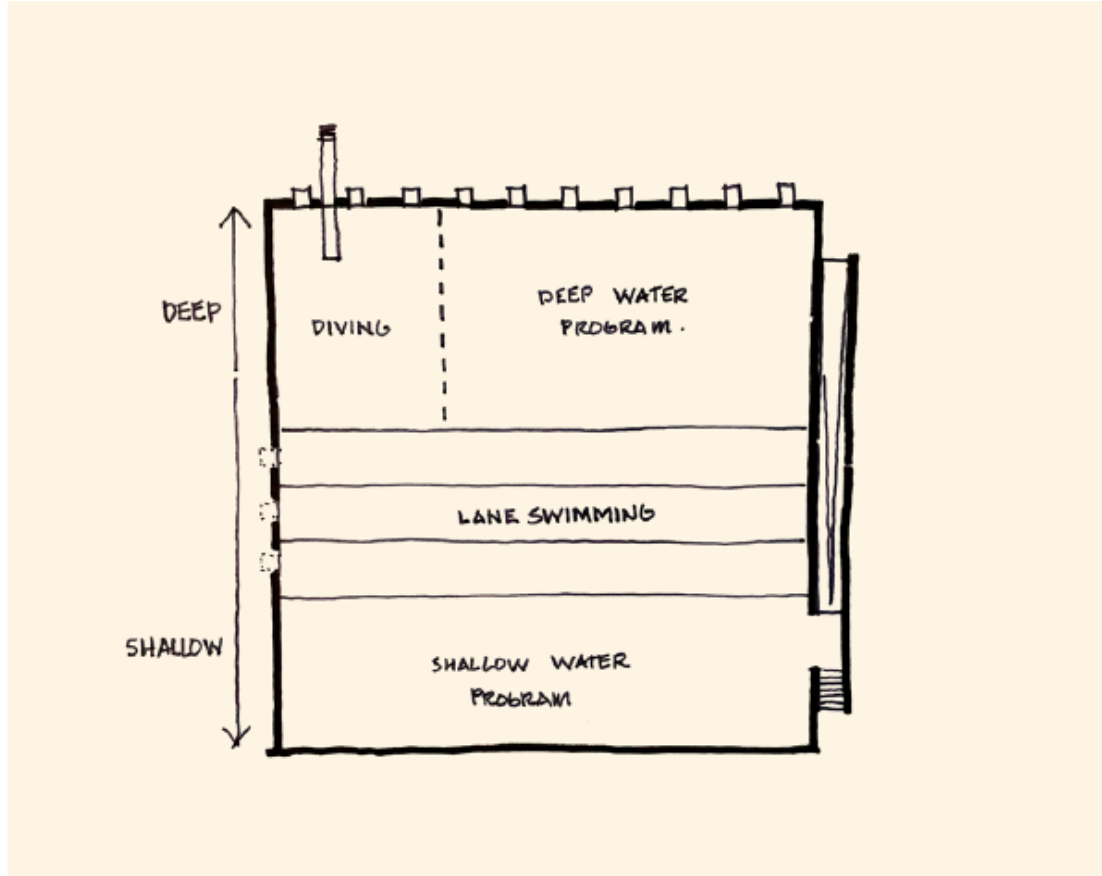
Aquatic centre

- 10-lane 25m lap pool
- Leisure pool
- Wellness focus
 - Warm/ cold plunge pools
 - Sauna/ steam rooms

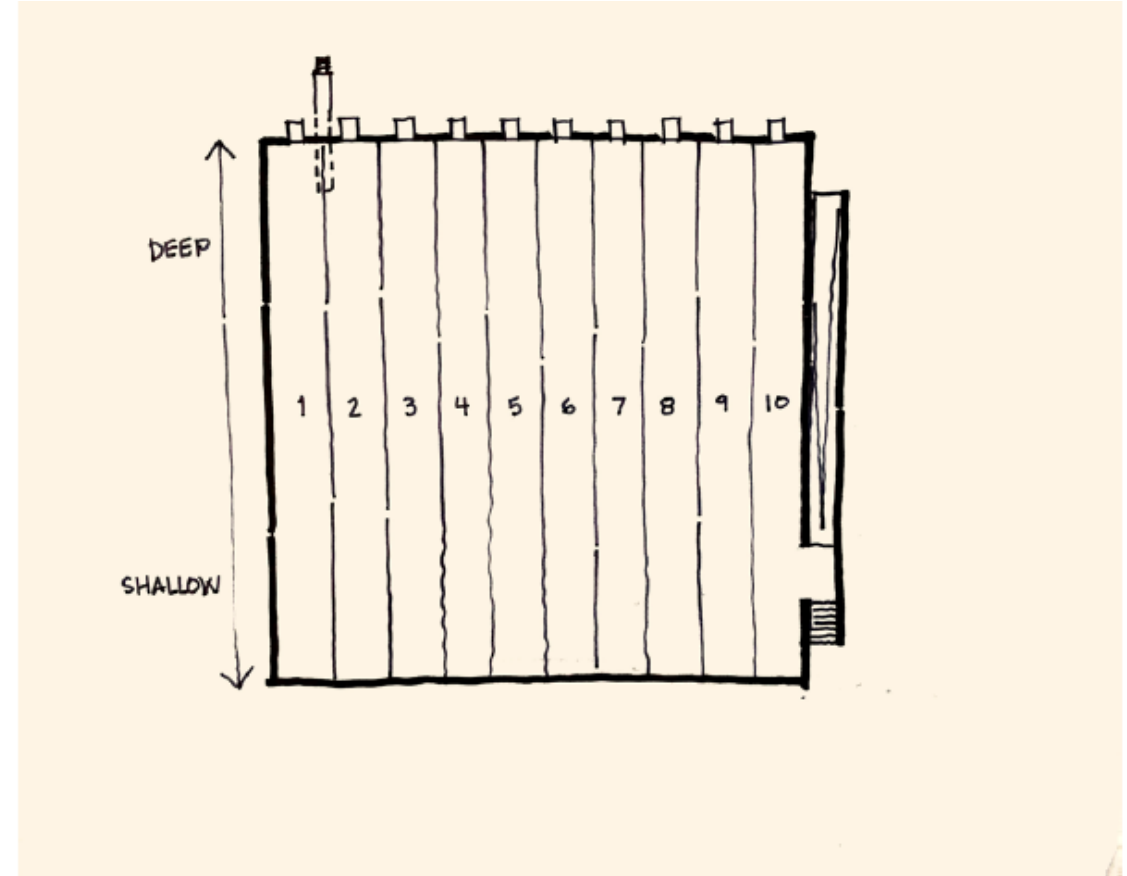


Functional Program

Aquatic centre



10 Lane Pool - Day-to-day Program Layout

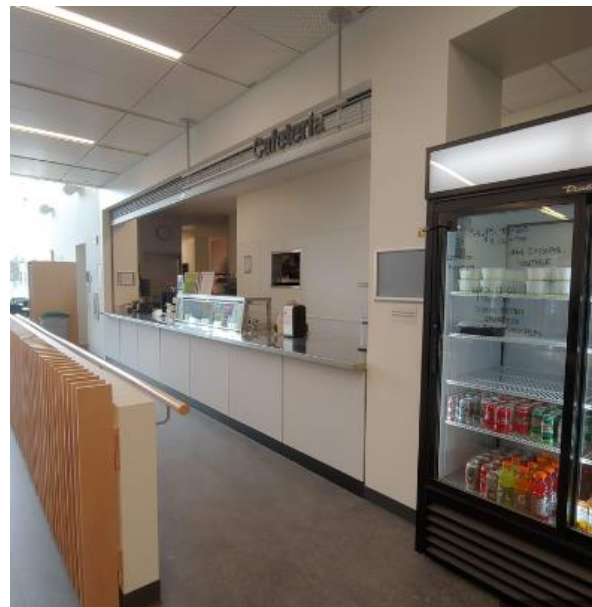


10 Lane Pool - Swim Meet Layout

Functional Program

General program spaces

- Large, flexible community spaces
- Kitchen space
- Youth and children zones
- Licensed before and after school care
- Licensed preschool and childcare



Functional Program

General program spaces

- Partnership opportunities



Functional Program

Customer Service - Social spaces

- Sense of arrival
- Promotes social interaction
- Concessions
- Community gathering space



Functional Program

Building operations & support spaces

- Functional and carefully-considered mechanical and other support spaces



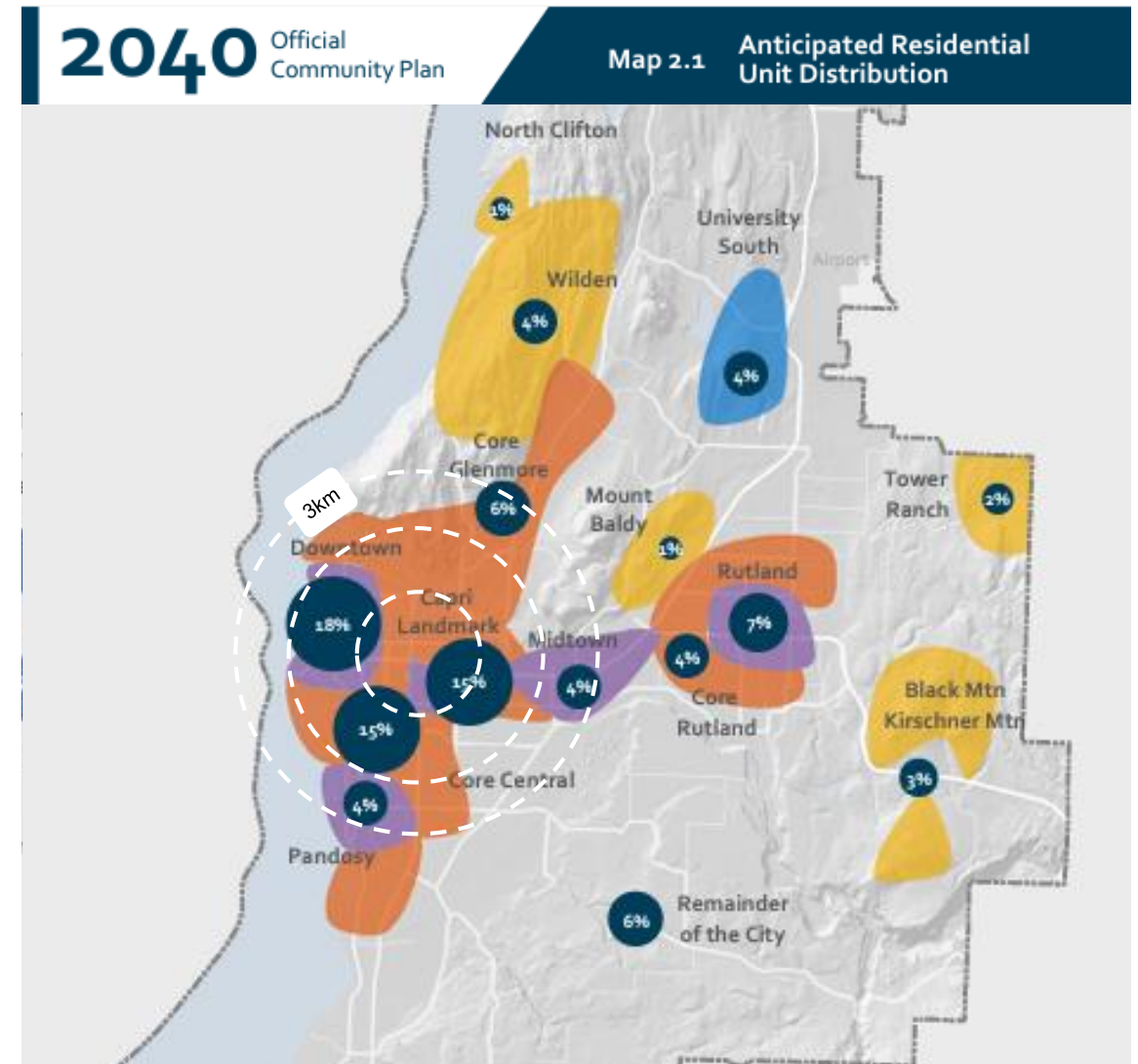
■ Functional Program

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Transportation Update

Central Location

- A **central location** is closer to more residents and jobs, and results in **shorter trips for more people**.
- **With future growth** in adjacent Urban Centres and the Core Area, **this trend will accelerate**.
- Adjacent roadways, transit and active transportation corridors **provide multiple access options**.
- **Improvements will be required** to strengthen the vehicle network, access, and encourage the use of walking, biking and transit.



Transportation Update

Improvements Under Consideration

- Transportation improvements are being considered for all modes of travel.



Along **Burtch and Benard**, road widening, intersection, site access and cycling upgrades are being considered. Upgrades would be coordinated with planned improvements to strengthen Burtch as a north-south corridor.



Along **Spall**, smaller scale access and road improvements are being considered at Parkinson Way, the NE parking lot and approaching Harvey Ave.




Comfortable and direct pathway connections to **upgraded route 10/19 bus stops**, and the existing route 97 rapidbus stops are being considered - **encouraging access by transit.**




■ Transportation Update

Improvements Under Consideration

 Construction of the Leon-Lawrence Active Transportation Corridor across the site will **make cycling more viable. The new facility will be a 10-15min ride from 60% of the City's future planned residential growth.**

 **Pedestrian connections** within the site and **improved road crossings** are being considered to make walking from adjacent neighbourhoods **comfortable and convenient.**

 **P** Parking is proposed in **three separate areas**, to the east, west and south of the facility. **Road accesses will be upgraded where feasible. Comfortable and direct pathways will link parking to the facility.**



Transportation Next Steps

- Refine improvement concepts and update cost estimates.
- Continue engagement with the Ministry of Transportation.
- Explore parking and site connectivity opportunities as design progresses.

Funding Update



Process



 **Process**

