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Parkinson Recreation Centre**

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Functional Space Program Update

City of Kelowna (Jim Gabriel / Amy Johnston / Robert Parlane)
JF Group (John Frittenburg)

KEY OBJECTIVES

To confirm and update the functional space program for the new Parkinson Recreation Centre (PRC) through research, consultation, and associated analysis.

FINDINGS

Preface

Participation in community sport, recreation, physical activity, cultural, social and creative pursuits enhance individual and community wellbeing. Never before has the need to access 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, wellbeing and quality of lives of all Kelowna residents.

The Path Leading to the PRC's Functional Space Program Update

In 2011, Kelowna undertook an Infrastructure Planning Study to determine the City's recreation facility requirements for the next 20 years. The Study's analysis identified that the top priority project should be the redevelopment of the Parkinson Recreation Centre.

In 2013, the City developed a space program for the redeveloped PRC. A subsequent Feasibility Study (2015) evaluated a series of facility redevelopment options to explore both the capital and operating cost implications of various building concepts and approaches. After due consideration, the City determined the functional space concept that had been recommended by the 2013 study remained the most appropriate alternative to replace PRC.

The Feasibility Study suggested that the replacement facility would become the centre piece for regional and local sports, physical activity and recreation activities. The Study's report stated that while the redeveloped PRC would provide traditional community recreation, sport and fitness programs and services, it will be important that the Centre fulfill a unique niche within Kelowna's sport and recreation facility inventory.

Given that more than half a decade has passed since the Space Plan and Feasibility Study were completed, it is prudent to verify that the needs and trends identified persist today.

The purpose of this functional space program update work was to confirm the space program for the new PRC through research, consultation and associated analysis. This was accomplished through the following work plan elements:

- Establishing an updated community profile
- Undertaking a background document review and other relevant research
- Completing a statistically accurate telephone survey
- Engaging with City staff
- Conducting a community group survey and focus group interviews
- Engaging with potential project partners
- Updating the functional space program and developing operational projections

What we know about the City of Kelowna and the broader area, as it relates to the need for investment in a revitalized PRC

Kelowna has experienced rapid growth in recent decades and this growth is projected to continue well into the future (over the next 20 years the City is expected to attract another 40,000 residents). More investment in recreation facilities will be needed to accommodate projected population growth simply to maintain service levels.

Kelowna's population is likely to skew older in the future, placing greater importance on ensuring that facilities are universally accessible for all residents. A revitalized PRC should be more accessible (both physically and in terms of programming) than the current facility.

Reconciliation with the Syilx/Okanagan people is an important priority for the City. Opportunities exist to work closely with Indigenous organizations and leaders on creating inclusive spaces that celebrate Indigenous histories and cultures, as well as to identify new programming opportunities to promote knowledge of, and participation in, Indigenous sport and recreation in a revitalized PRC.

Popular indoor recreation activities for residents include team sports like basketball and volleyball, and individual pursuits such as climbing, walking, and yoga. A revitalized PRC should accommodate these popular activities as well as new and emerging ones such as pickleball.

Indoor recreation facility development has not kept pace with population growth in Kelowna or the Regional District of Central Okanagan (RDCO) since 2015. Indeed, the community's sport, physical activity and general programming facility needs - that were first identified by the Infrastructure Study, used to inform the space planning study and validated by the Feasibility Study – have become more acute due to population growth and changing facility use profiles. The new or expanded indoor facility components, specifically the gymnasium complex, the enhanced aquatics centre, and the improved general programming spaces are required to meet this intense elevated demand.

The PRC in its current form experiences high levels of utilization with numerous indications of excess demand that is unmet due to capacity and other issues.

What we have heard (recently) from the community about a potential revitalized PRC

The following themes emerged through discussions with 13 stakeholder groups:

- The PRC is an important facility in the community and access to it is vital to the success of community user groups.
- Users and stakeholders expect growth and thus demand for access to facilities to increase.
- Insights on the type and extent of spaces that could be accommodated in a revitalized PRC were also shared.

An online survey of potential user groups and stakeholders (45 organizations) confirmed demand for the types of spaces proposed in a revitalized PRC. Insight regarding the type and extent of spaces to be included in the project was also collected and reflected herein.

Individual interviews were also completed with representatives from six potential partners (Okanagan College, University of British Columbia Okanagan Campus, Interior Health Authority, Pacific Sport Okanagan, Tourism Kelowna, and the Kelowna Museum Society). In each case interest in the project was expressed. The degree of involvement could range from direct involvement in the redevelopment project (e.g. relocating the Central Okanagan Sports Hall of Fame to the redeveloped PRC) to shared programmatic delivery responsibilities potentially creating cross sectoral partnerships.

Based on a recent IPSOS public telephone survey, more than 80% of respondents support PRC redevelopment and more than 90% feel that a new recreation facility is important to provide Kelowna residents with inclusive opportunities that appeal to a wide range of visitors. 80% support some level of tax increase to support PRC redevelopment.

Also, important to note, is that during the development of the Cultural Facilities Master Plan, more than 40 cultural user groups provided valuable insight regarding their spatial needs. A revitalized PRC will open new opportunities to support some of these needs and address other community facility demands based on the updated functional space program.

What we know about recreation facility design and development in 2021 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 should include multipurpose flexible spaces such as gymnasias and program rooms.

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.

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 is strategically aligned with community values.

Other key trends to consider during latter design phases of the PRC project include:

- Blending indoor and outdoor program and activities spaces.
- Incorporating revenue generating, complimentary amenities in recreation facilities.
- Incorporating amenities that enhance the user experience (such as food and beverage services, comfortable spectator and socialization areas, etc.).
- Facility design that is more inclusive of all residents, reflects unique cultural histories and lived experiences, and strives to address systemic issues.
- Environmental sustainability is a key driver; facility rating systems like Leadership in Energy and Environmental Design (LEED) are now commonly utilized by municipalities when making architectural and engineering design choices for facilities.

- Designing to accommodate social distancing (when required) as well as enhanced air handling, reduction of high touch surfaces and automatic cleaning are being considered by facility designers now more than ever.

Envisioning the Future of the New PRC

The new PRC will become a jewel for regional sports 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.

The recreation facility components that were recommended in the 2013 functional space program study and confirmed in the 2015 feasibility study remain relevant today; in many instances demand has intensified.

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 because it will offer a 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 – 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 priorities areas, PRC will be the embodiment of a holistically conceived, dramatically designed and creatively operated Centre with a view to becoming the "centre of the community". 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.

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.
- 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 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, University quality competition court be included in the gymnasia complex. This showcase facility should be physically separated from two recreation courts so that competitive uses would not negatively impact the 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 would provide 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 new 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 would be 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 training and specialized activity classes such as Yoga and Pilates in 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 should be differentiated from other aquatic opportunities available to Kelowna residents. Furthermore, the new aquatic centre should be designed to ensure it is capable of meeting a variety of aquatic program and use requirements including instruction, recreational swimming, laps and fitness training, group rentals, and competitive events. Therefore, it is preferable that the aquatic facility be designed as a blend of freeform and rectangular configurations in separate tanks with regulation 2.5m lane widths and ample deck space. Both the pool and its support amenities should be "family friendly" and appropriately sized to accommodate the needs of the various individuals and group users.

The aquatic facility could also facilitate the expansion of Interior Health's rehabilitation program to accommodate a service delivery model that is able to accept greater numbers of therapy patients and a wider variety of rehab

modalities. This could range from a tank designed to offer warm water, equipment required to enable limited mobility individuals to gain access to the water, and zero depth entry points to accept aqua-wheelchairs.

While certain programmatic elements of the new aquatic facility may parallel similar programs at the H2O Centre and the Kelowna Family Y aquatic centre (eg. swim lesson programs), the PRC pool will not offer physical features that mirror the features of the other aquatic facilities in Kelowna. The PRC pool should be a combination of family fitness, fun and instruction with design elements that appeal to pool renters (e.g. competitive swim, water polo, canoe, kayak, scuba and syncro clubs, etc.) or users requiring therapy services.

Athletic/Aquatic Support Areas - The athletic program space would also include support areas that offer ample storage for the variety of equipment necessary for the various types of sports and physical activities in the gymnasium and fitness spaces. Additionally, the athletic support space should include a number of change rooms, team rooms and locker room areas that can be used by facility patrons during times of regular programming. However, these areas could 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 will truly establish the Centre as the 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 will be 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 – could be used to truly animate PRC so that it becomes a vibrant and exciting place to be.

The functional program includes generous amounts of space that can be 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. Flexibility should be the 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 should underpin many of these design decisions. Through the use of portable partitions, the large program space could 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 a number of different types of users will congregate. Programmable areas should 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 should be taken to ensure that all potential uses are considered when sizing and positioning these important community spaces. For example, event rental spaces could be supported by food preparation areas through ensuring appropriate adjacencies of rooms adequately equipped 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 should 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 should 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 should 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 should be developed in accordance with the staffing model and operating approach the City chooses to employ at the redeveloped PRC. Administration areas would include designated offices, common work areas and support amenity space such as supply storage, copying rooms, etc.

Building Operations and Support Spaces - These areas would include the operations staff offices, mechanical and electrical spaces, shipping and receiving, storage of consumable supplies, garbage and recycling centre, 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:

- Enhance the health and wellness, athletic, social and cultural experiences of individuals and groups that patronize PRC by creating spaces that maximize natural light, that support the logistical organization of program areas and that promote easy flow and movement throughout PRC.
- Optimize functional adjacencies by clustering related program and functional units to maximize convenience for facility users and staff.
- Design common spaces - like a food court, walkways and general gathering spaces such as vestibules - to welcome social interface and encourage interactions between individuals or groups.
- Ensure that space allocations are equitable and efficient, reflective of acceptable space standards for sport and recreation facility components while remaining responsive to the program and service types that are necessary to meet the needs of users from local and regional markets.
- Define a project with highly functional yet flexible spaces to create a facility that is adaptable to a wide variety of uses and adjustable to the manner in which the PRC is managed and operated.
- Take advantage of the existing and emerging architectural and mechanical design standards that will ensure that the new PRC is both "pandemic resistant" and environmentally sustainable.

Keeping these principles in mind, the following table outlines the proposed functional program for the revitalized PRC project. A brief description is included as 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 Square Feet	Difference	Description
Athletic Program	10,064	48,713	38,649	One competition gym, two recreation gyms and a fitness centre
Aquatic Program	13,469	16,200	2,731	8 lane, 25m pool and leisure, wellness/ therapy pool
Athletic/Aquatic Support	5,682	8,500	2,818	Change rooms, washrooms, equipment storage
General Program/ Customer Service/Admin.	15,226	21,495	6,269	Community rooms, general program areas, entry, reception, public gathering areas, staff offices and administrative areas
Building Operations	1,071	1,450	379	Operations, mechanical and electrical areas
SUB-TOTAL	45,512	96,358	50,846	
Gross Up Space	6,359	40,290	33,931	
Total	51,871	136,648	84,777	

Note: This square footage 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 Parkinson can operate within a similar annual funding envelope as the existing facility. This is primarily driven by new revenue opportunities being able to offset the costs to run a larger building.

COMMENTARY / RECOMMENDATIONS

The City of Kelowna now has a functional space program that has been justified and will form the basis of future discussions with community, with partners and funders, and that will undoubtedly create a significant impact in the City and region should the project proceed. This information will feed design and construction processes and will help guide important decision making, including overall project approval, as the City navigates the future of the PRC.