



Kelowna Community Campus

The Redevelopment of Parkinson Recreation Centre Site

Building Location Workshop

Hosted by **Stuart Rothnie** – Architect AIBC, **HCMA Architecture + Design**

WHAT WE ASK OF YOU TODAY?

Your feedback on the following Key Questions:

- What are the benefits and tradeoffs of the **Separate Sites** model from Council's perspective?
- What are the benefits and tradeoffs of the **Co-located Campus** model from Council's perspective?
- What inspires and excites Council about this project?

GUIDING PRINCIPLES FRAMEWORK

PEOPLE-FOCUSED AMENITIES



WEST VANCOUVER COMMUNITY CENTRE



TIMMS COMMUNITY CENTRE - LANGLEY

GUIDING PRINCIPLES FRAMEWORK

GOOD STEWARDS OF PUBLIC RESOURCES



MUBANE COMMUNITY PARK, MUBANE, NORTH CAROLINA



HILLCREST COMMUNITY CENTRE + RILEY PARK, VANCOUVER

GUIDING PRINCIPLES FRAMEWORK

INNOVATIVE DESIGN LEADERSHIP



WEST VANCOUVER AQUATIC CENTRE + WEST VANCOUVER COMMUNITY CENTRE, ACTIVE MOVEMENT GYM

GUIDING PRINCIPLES FRAMEWORK

CULTIVATE PARTNERSHIPS



WEST VANCOUVER COMMUNITY CENTRE



NEW WESTMINSTER COMMUNITY CENTRE

GUIDING PRINCIPLES FRAMEWORK

SUSTAINABILITY

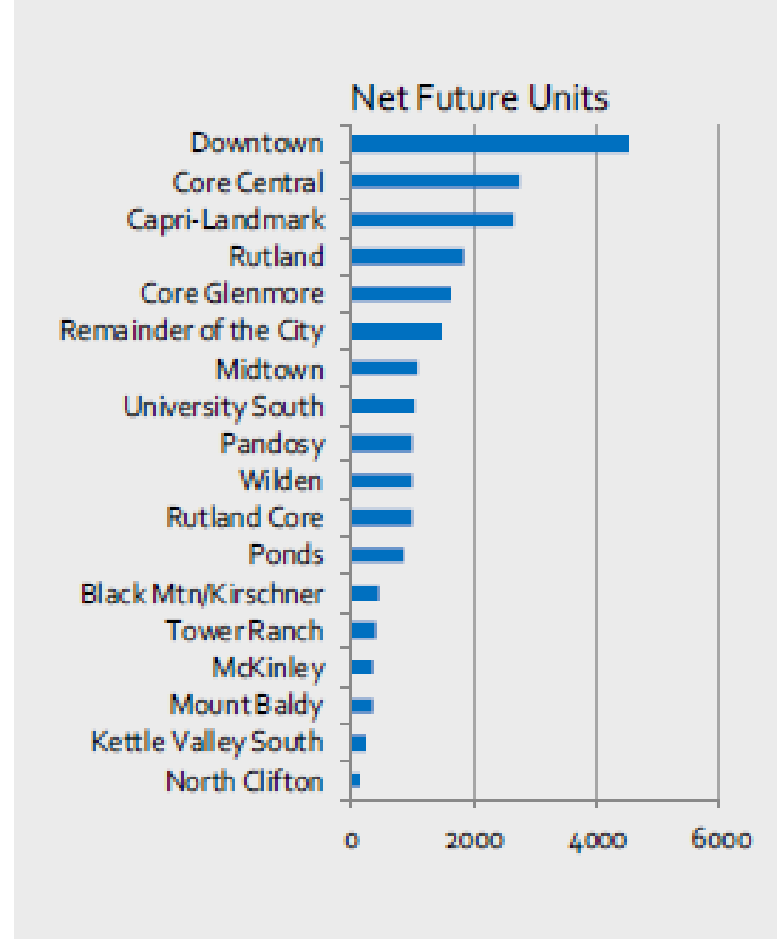
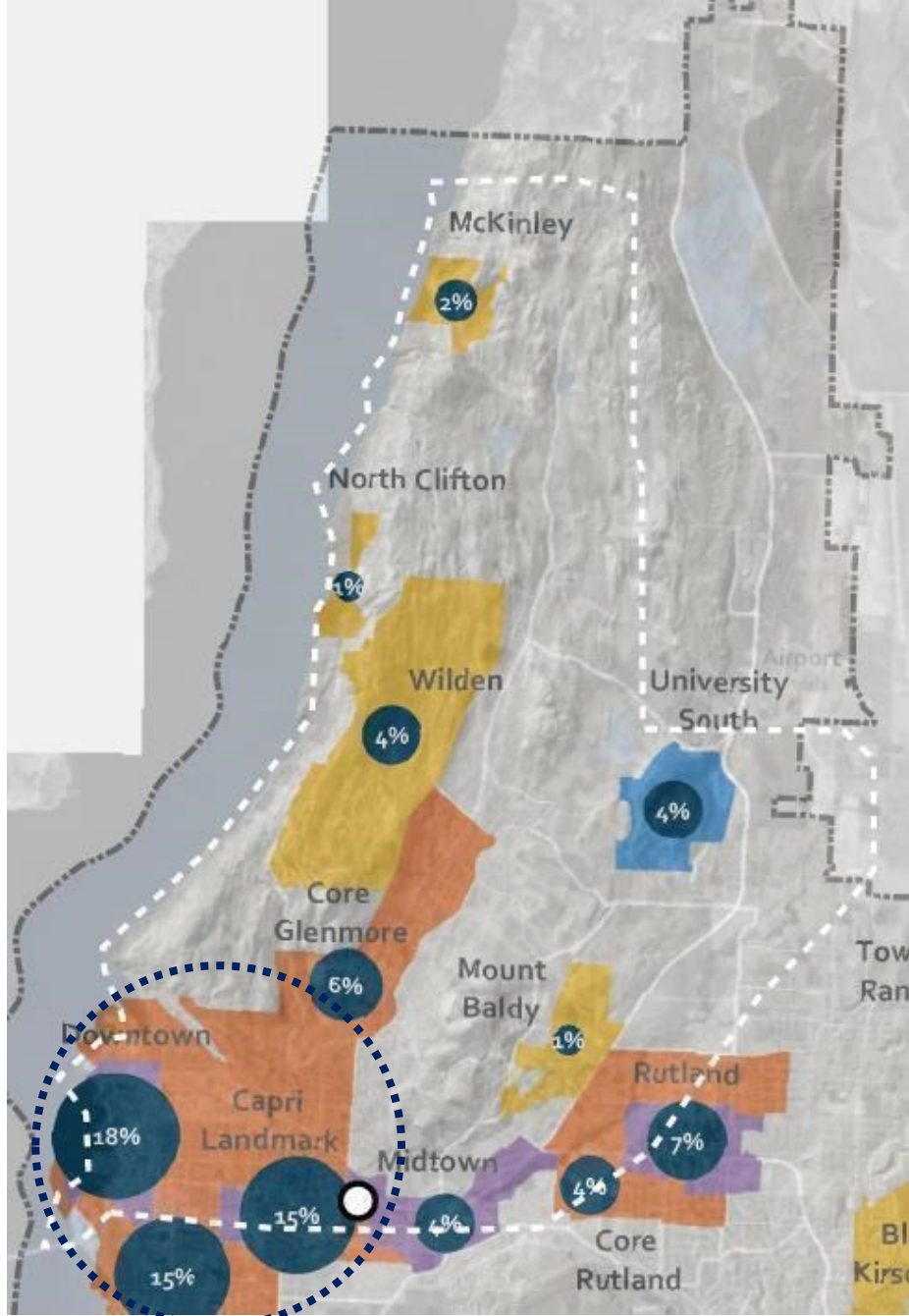




HILLCREST COMMUNITY CENTRE, VANCOUVER



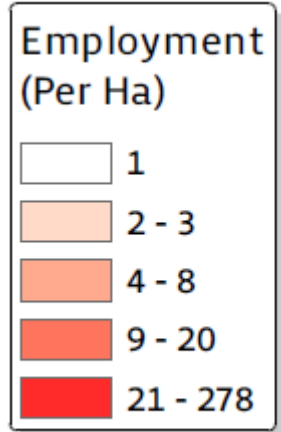
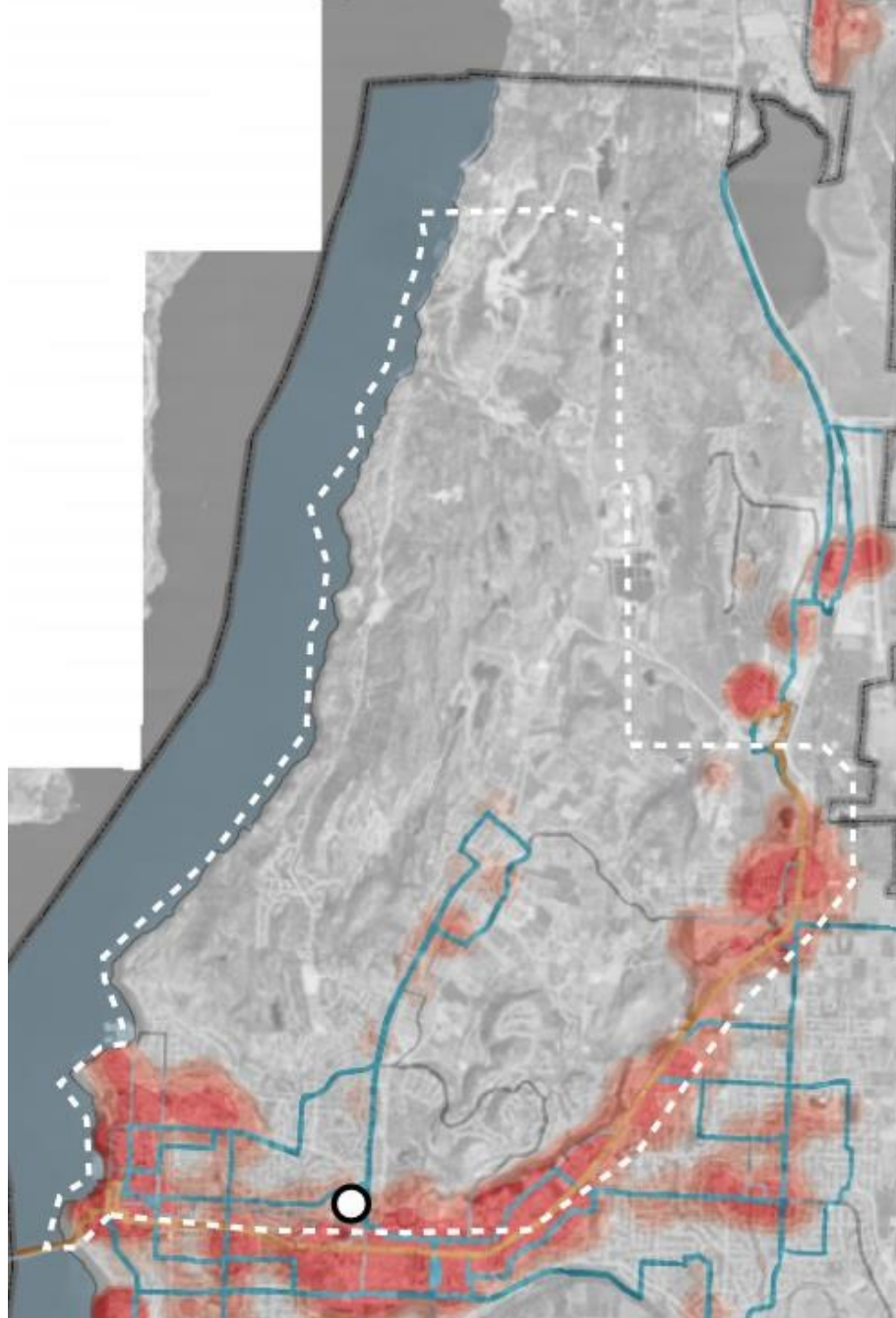
WEST VANCOUVER COMMUNITY CENTRE







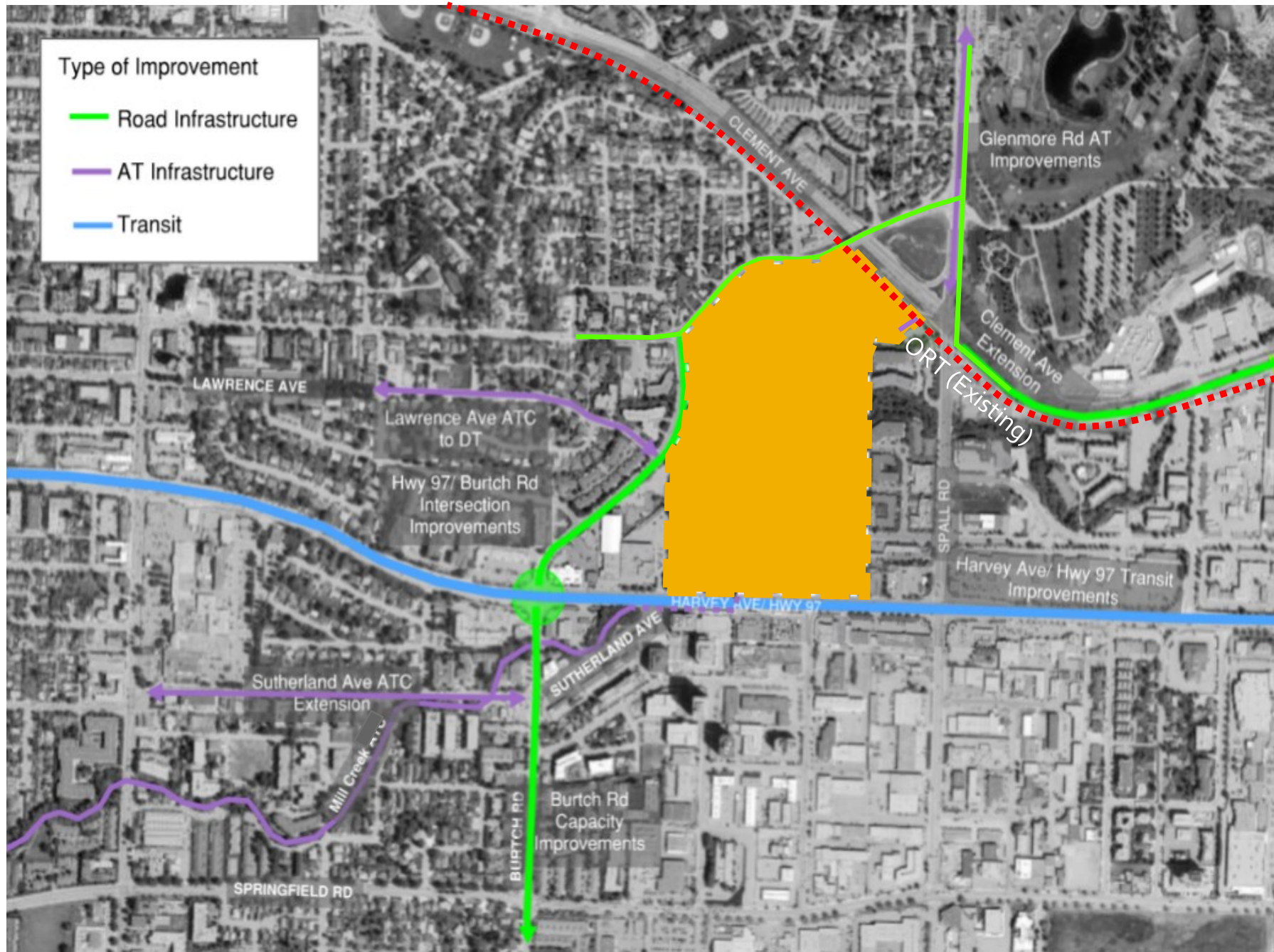
-  KCC Site
-  School Catchment Area

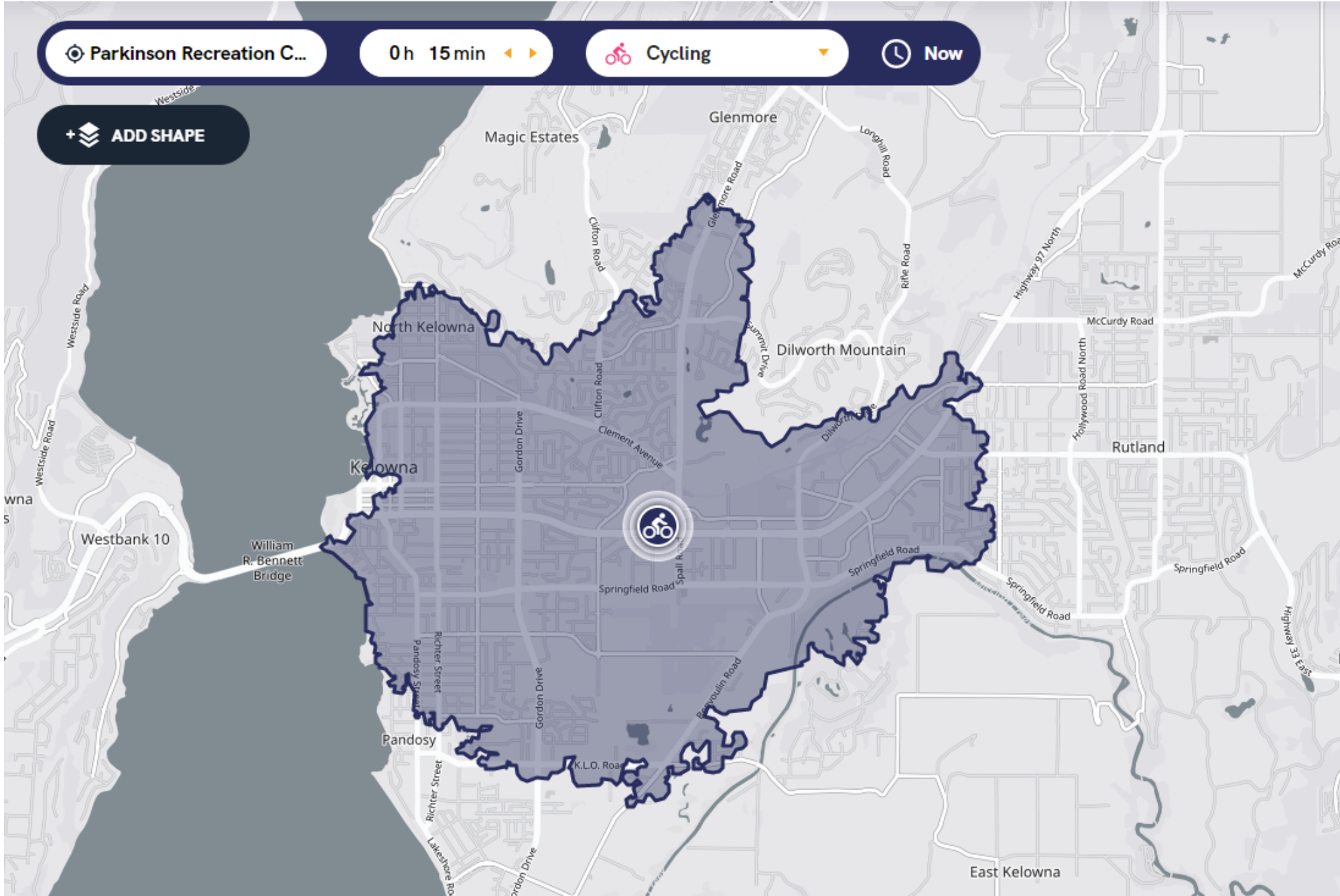
Draft OCP 2040 Anticipated Residential Unit Distribution



-  KCC Site
-  School Catchment Area

Employment Density from 2014





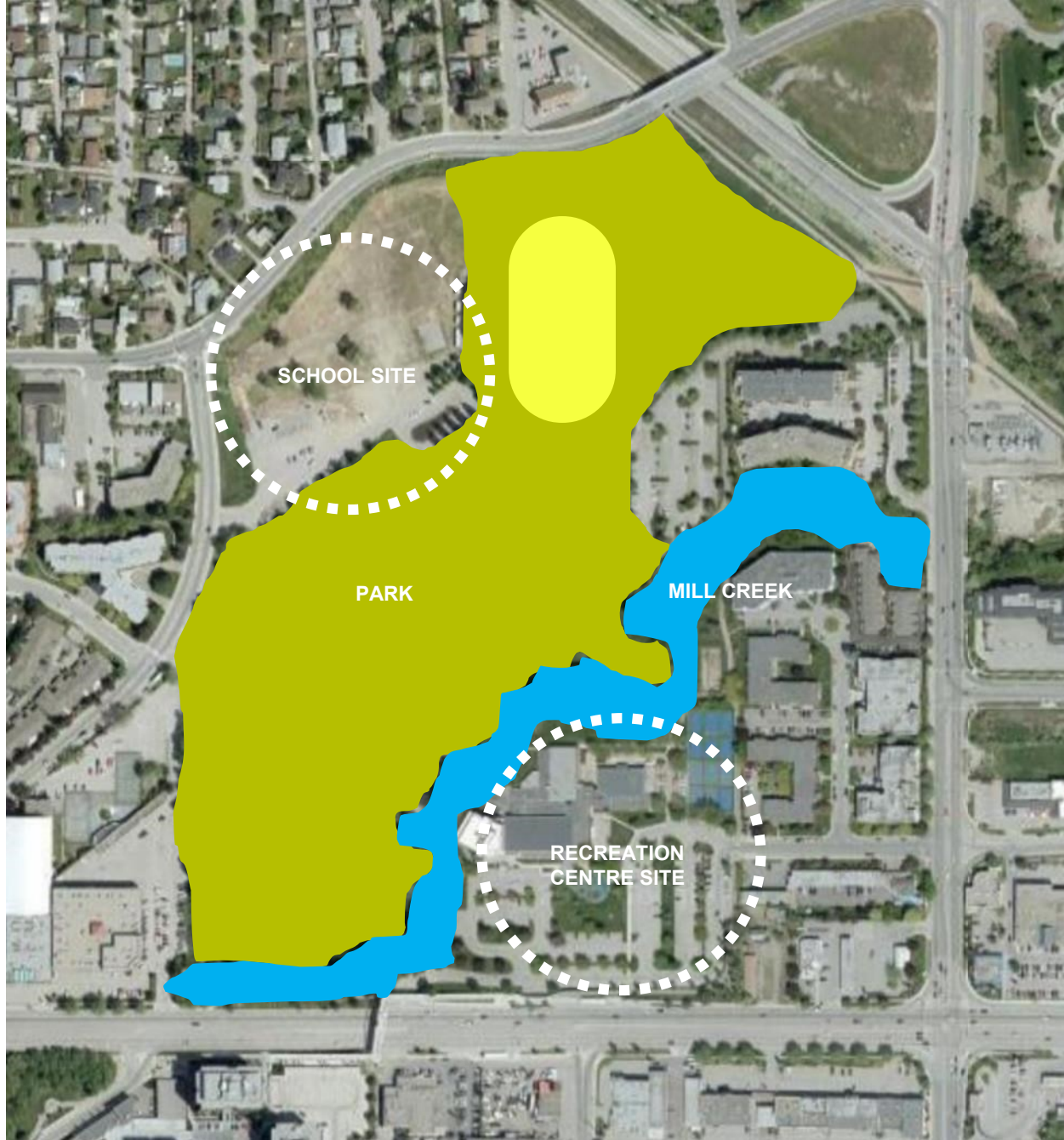
THE SITE

EXISTING FEATURES AND PLANNING CONSTRAINTS



PLANNING PRIORITIES

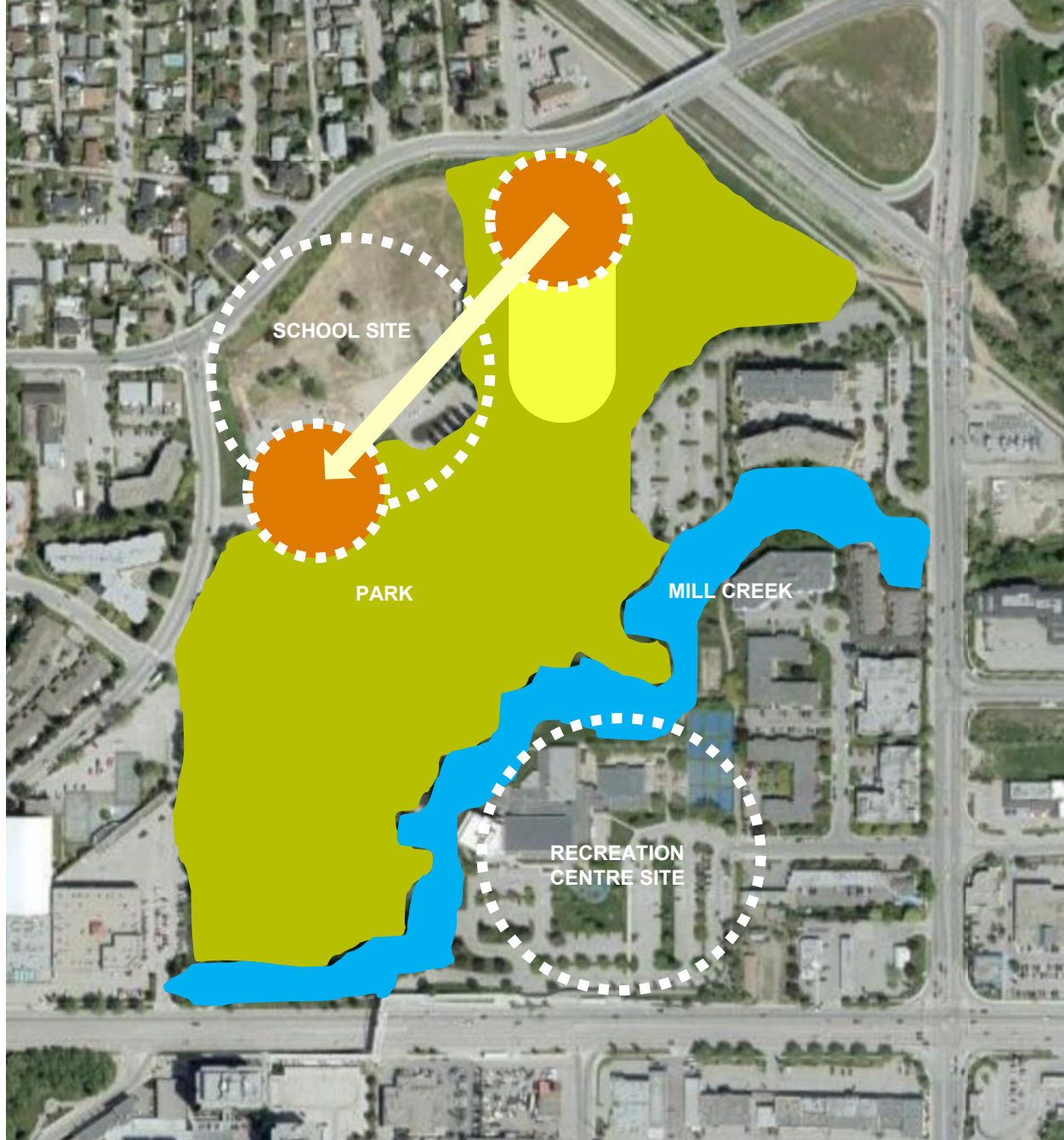
- Existing PRC to **remain operational** during construction
- Both KCC and the school have flexibility of independent construction timelines
- KCC minimizes the detrimental impacts on transportation networks
- KCC should **embrace benefits of park setting** and adjacency to creek, while being **built out of the floodplain**
- We optimize opportunities created by the adjacency of the new school and KCC
- Majority of parking to be within a **2.5 minute walk** of KCC entrance
- Extent of site work, parking modifications, field realignment, and trails, will be based on operational and cost efficiency



NORTH

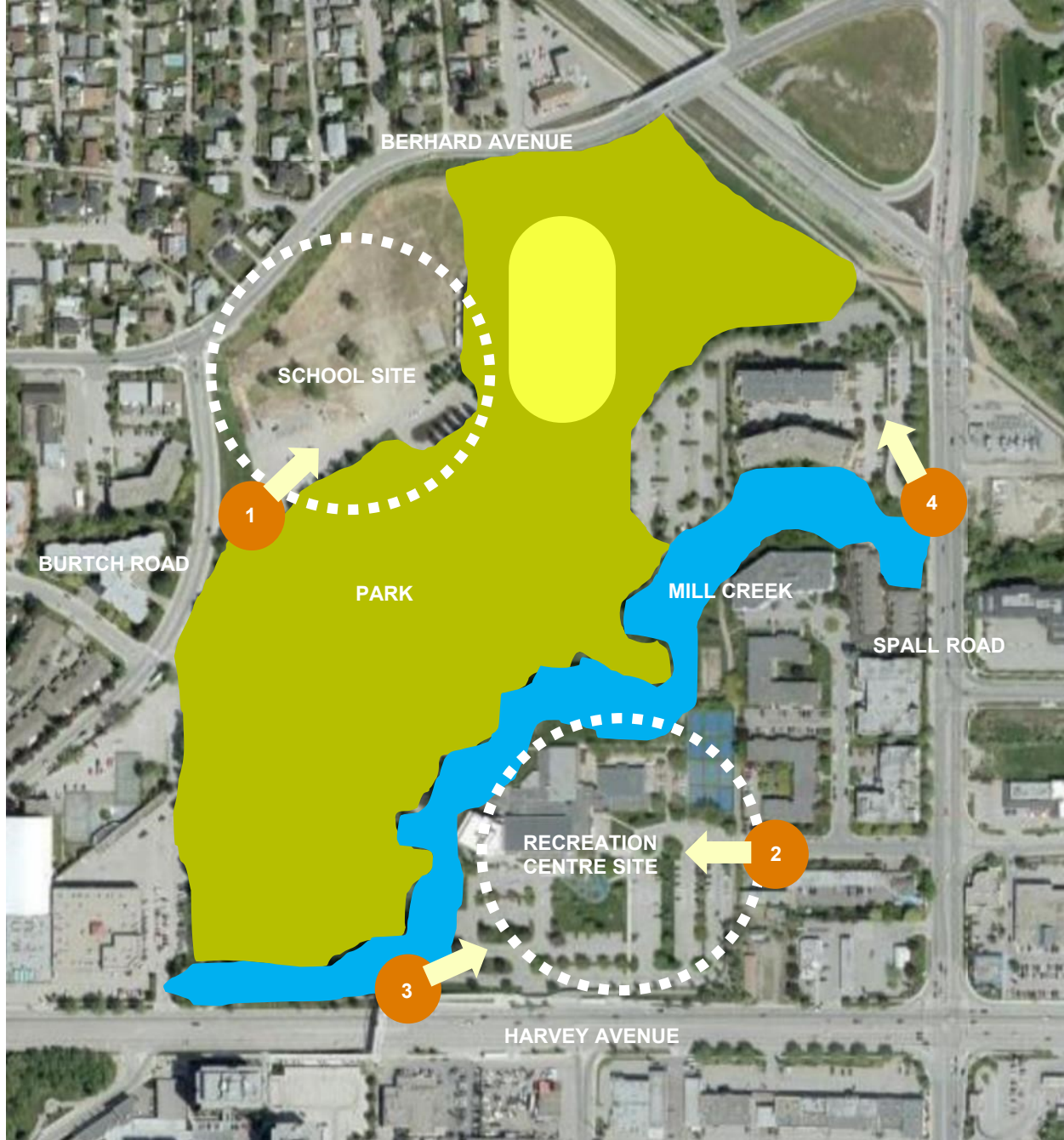


TWO BUILDING SITES DIVIDED BY A PARK + MILL CREEK



NORTH

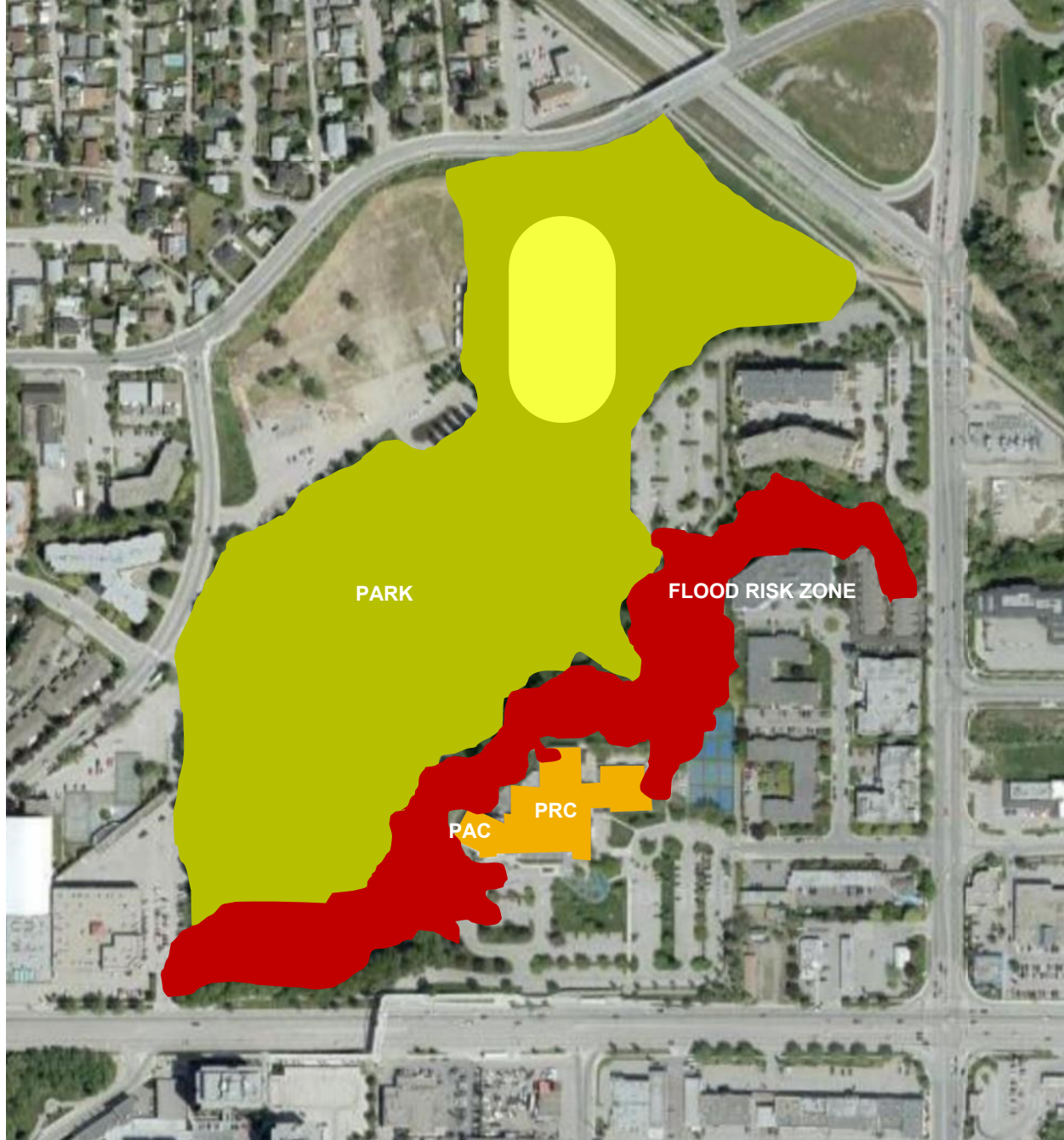




NORTH



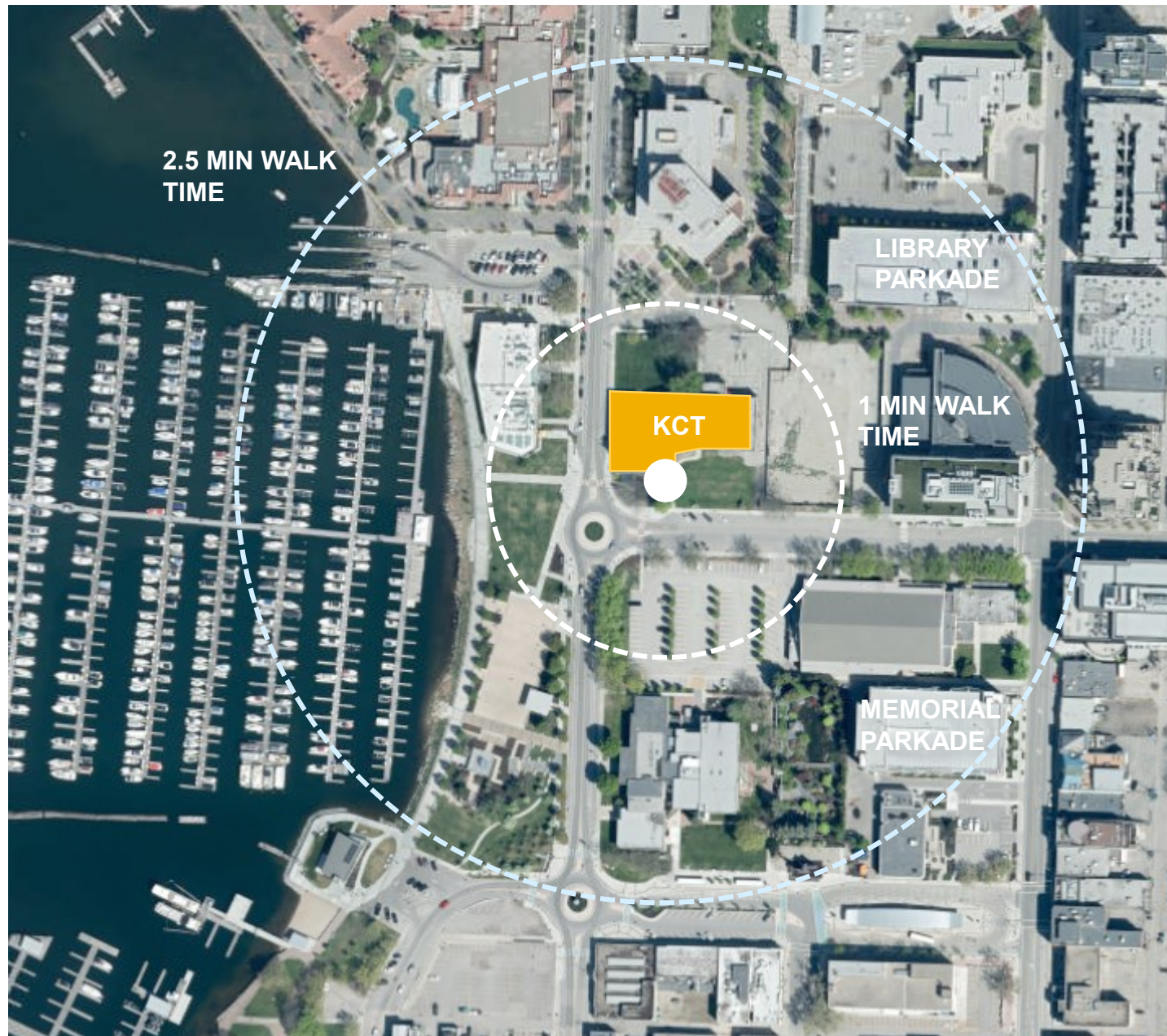
4 ENTRY POINTS TO PARK



NORTH



KCT SITE COMPARISON



BASED ON A 1.4M/SEC WALKING SPEED

1 MIN = 84 M DISTANCE

2.5 MIN = 210 M DISTANCE

NORTH



H2O SITE COMPARISON



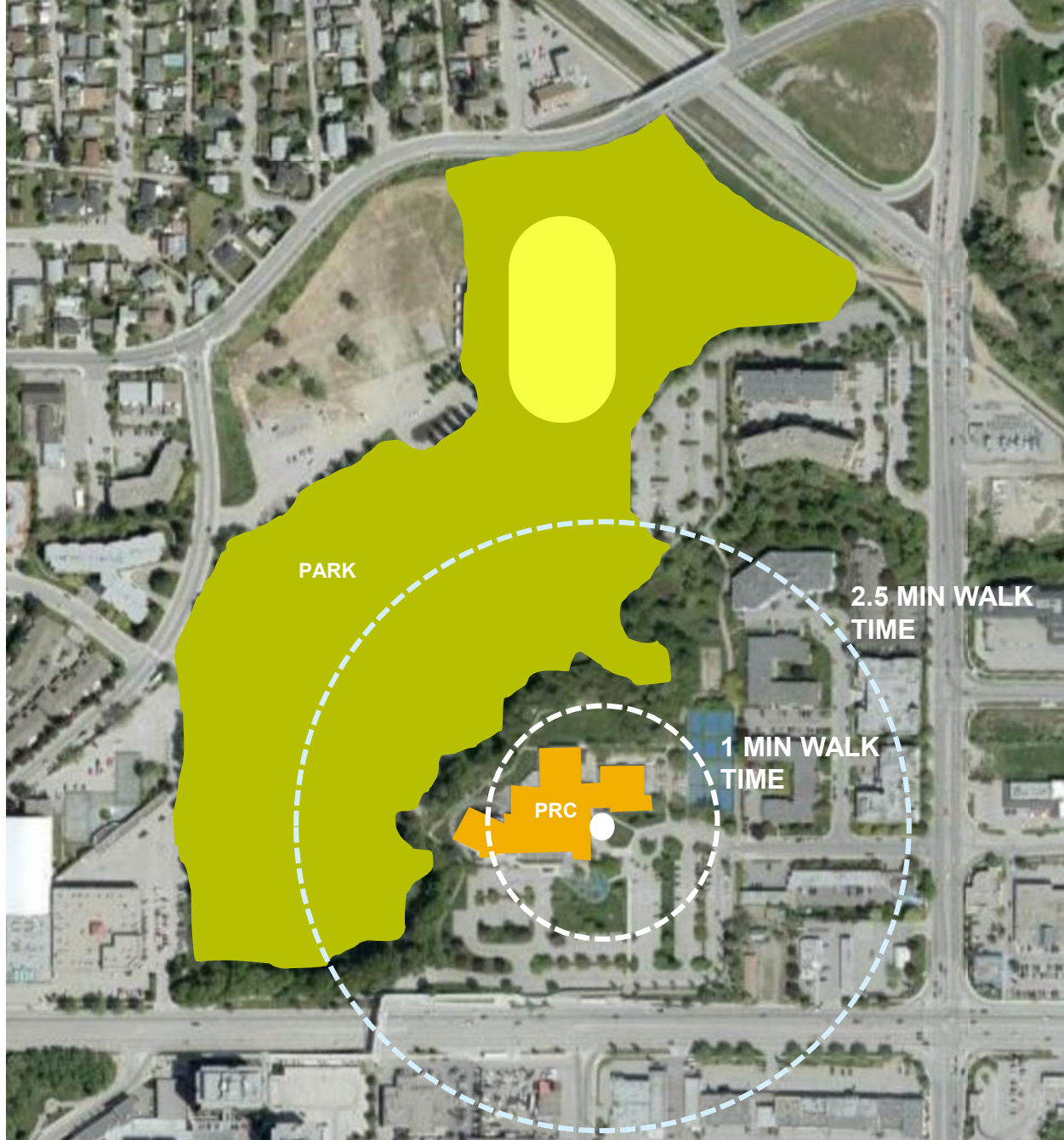
BASED ON A 1.4M/SEC WALKING SPEED

1 MIN = 84 M DISTANCE

2.5 MIN = 210 M DISTANCE

NORTH





NORTH



TWO FUNDAMENTAL APPROACHES

SITING THE KCC SOUTH OF MILL CREEK AND AWAY FROM THE SCHOOL SITE

OR

PLACING THE KCC NORTH OF MILL CREEK AND CLOSER TO THE SCHOOL

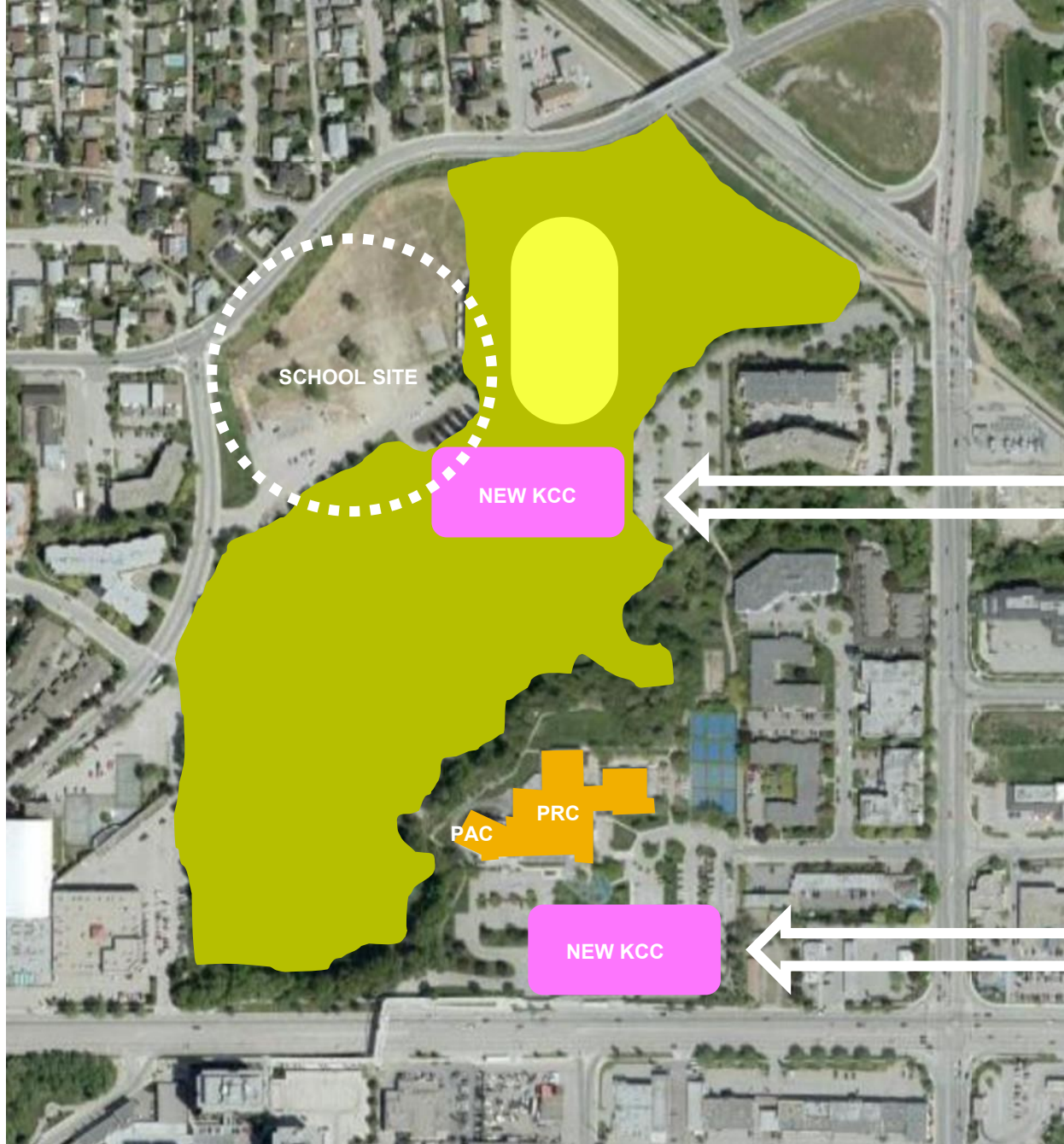
WE ARE CALLING THESE TWO MODELS:

THE SEPARATE SITES MODEL

OR

THE CO-LOCATED CAMPUS MODEL

SITE MODEL OPTIONS



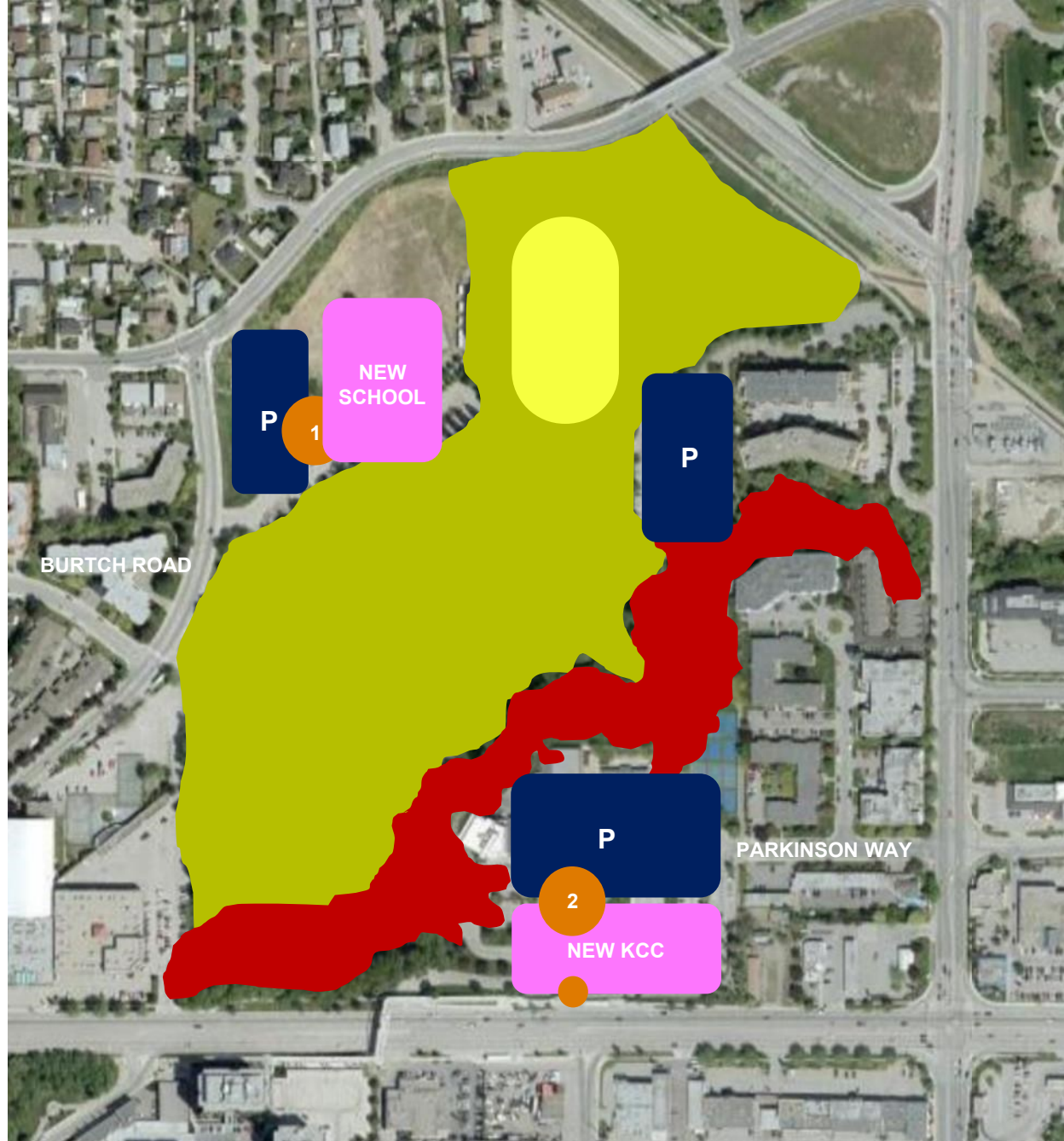
Co-Located Campus **Model**

Separate Sites **Model**

NORTH



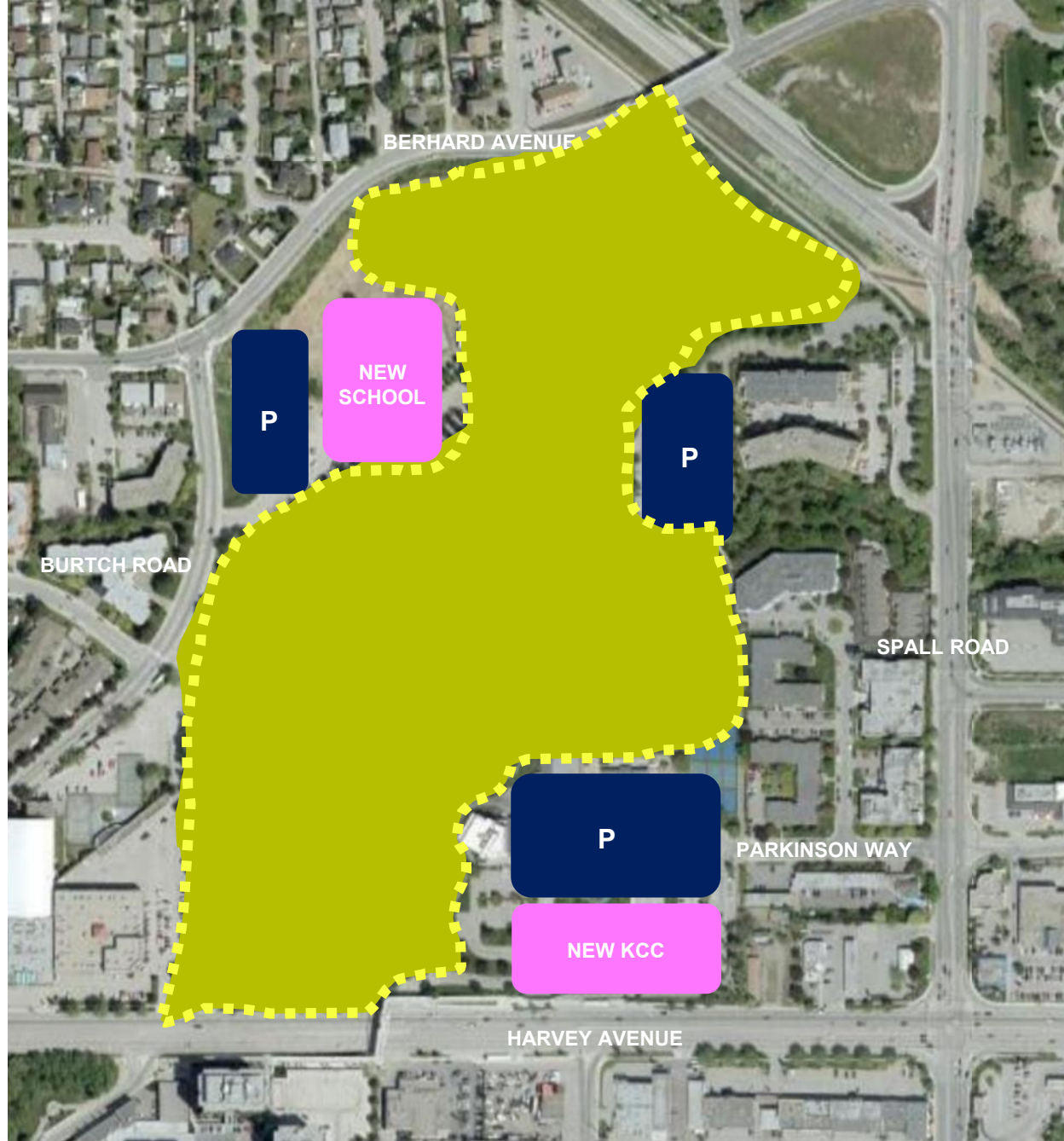
SEPARATE SITES MODEL



NORTH



SEPARATE SITES MODEL



NORTH

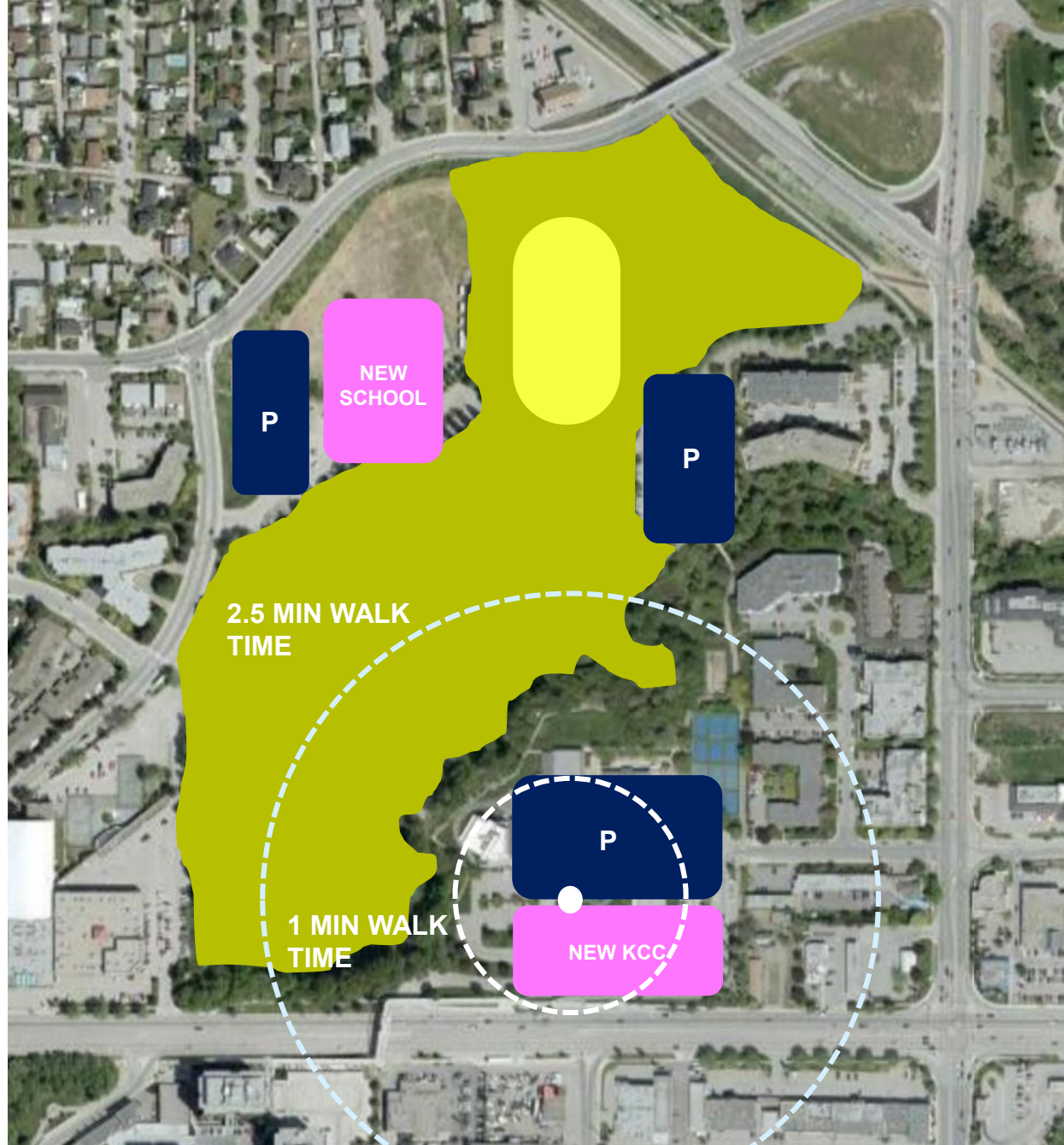


SEPARATE SITES MODEL

650 REQUIRED STALLS AT PEAK TIMES
(WEEKDAY EVENINGS)

~45% OF REQUIRED STALLS WITHIN 1MIN

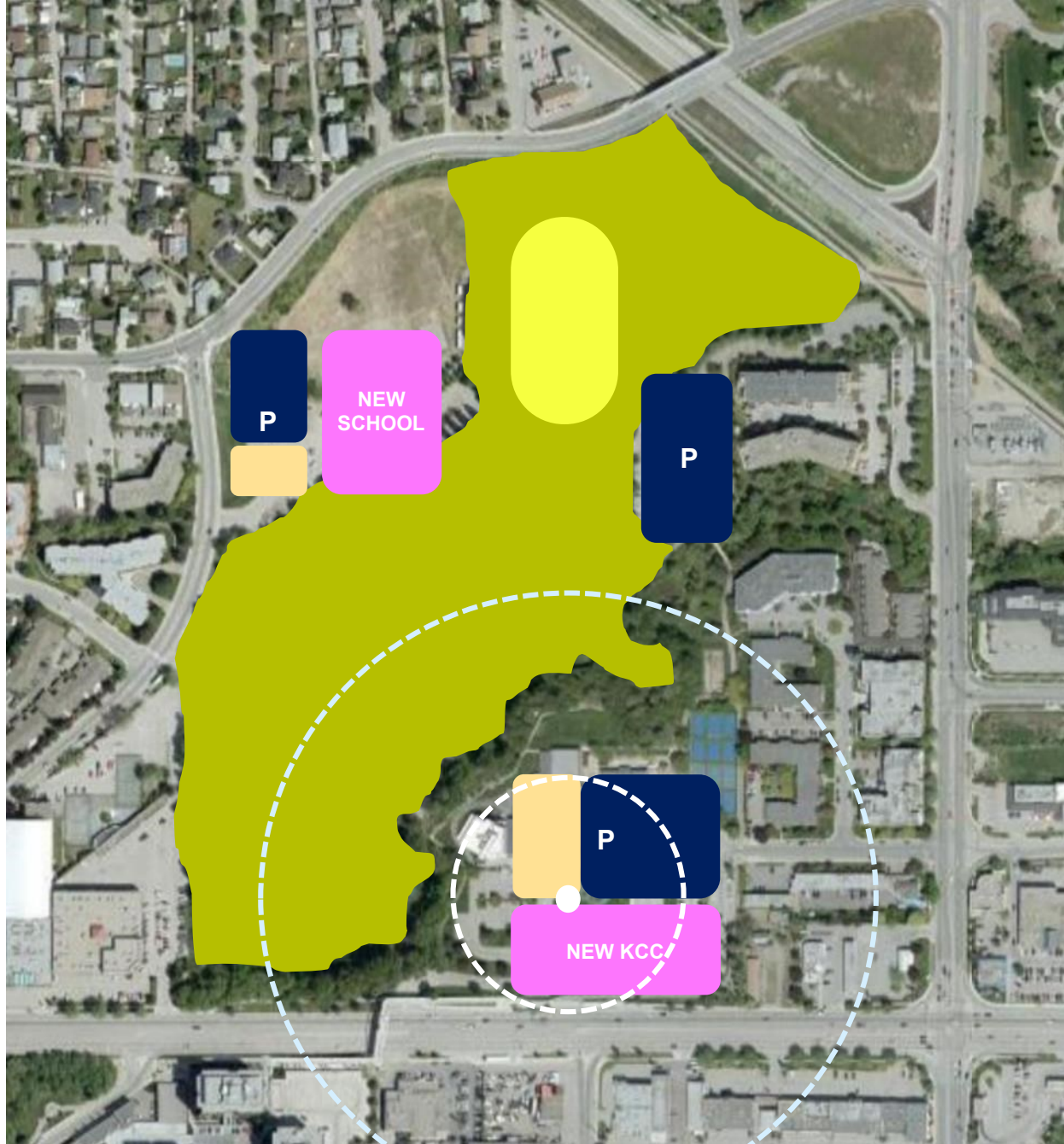
~60% OF REQUIRED STALLS WITHIN 2.5MIN



NORTH



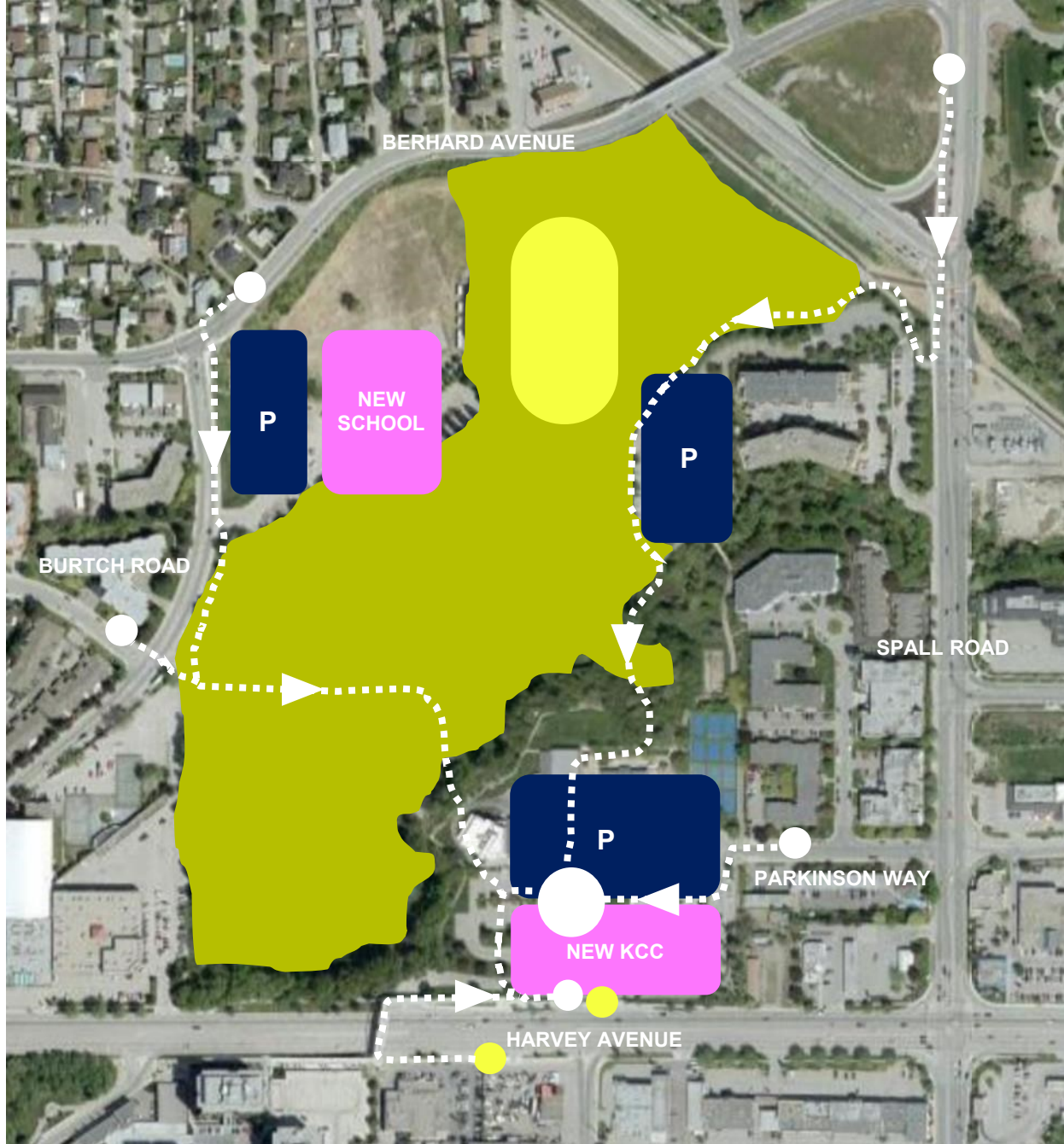
SEPARATE SITES MODEL



NORTH



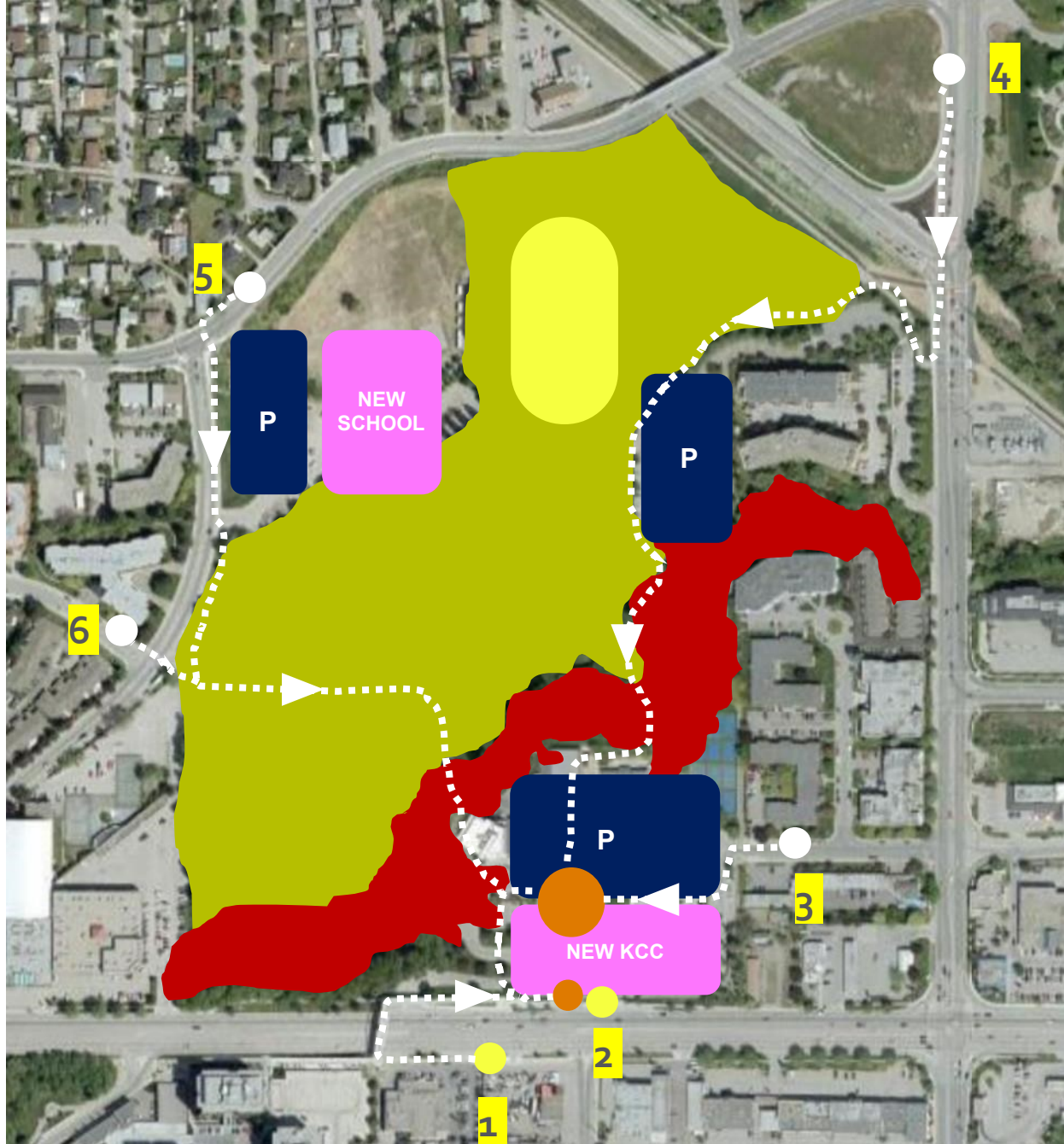
SEPARATE SITES MODEL



NORTH



SEPARATE SITES MODEL



WALKING TIMES FROM TRANSIT STOPS

ROUTE 1	3 min 37s	4 mins
ROUTE 2	21s	1 mins
ROUTE 3	2 min 19s	3 mins
ROUTE 4	9 min 8s	9 mins
ROUTE 5	7 min 32s	8 mins
ROUTE 6	4 min 56s	5 mins

(Average 5.5 minutes travel)

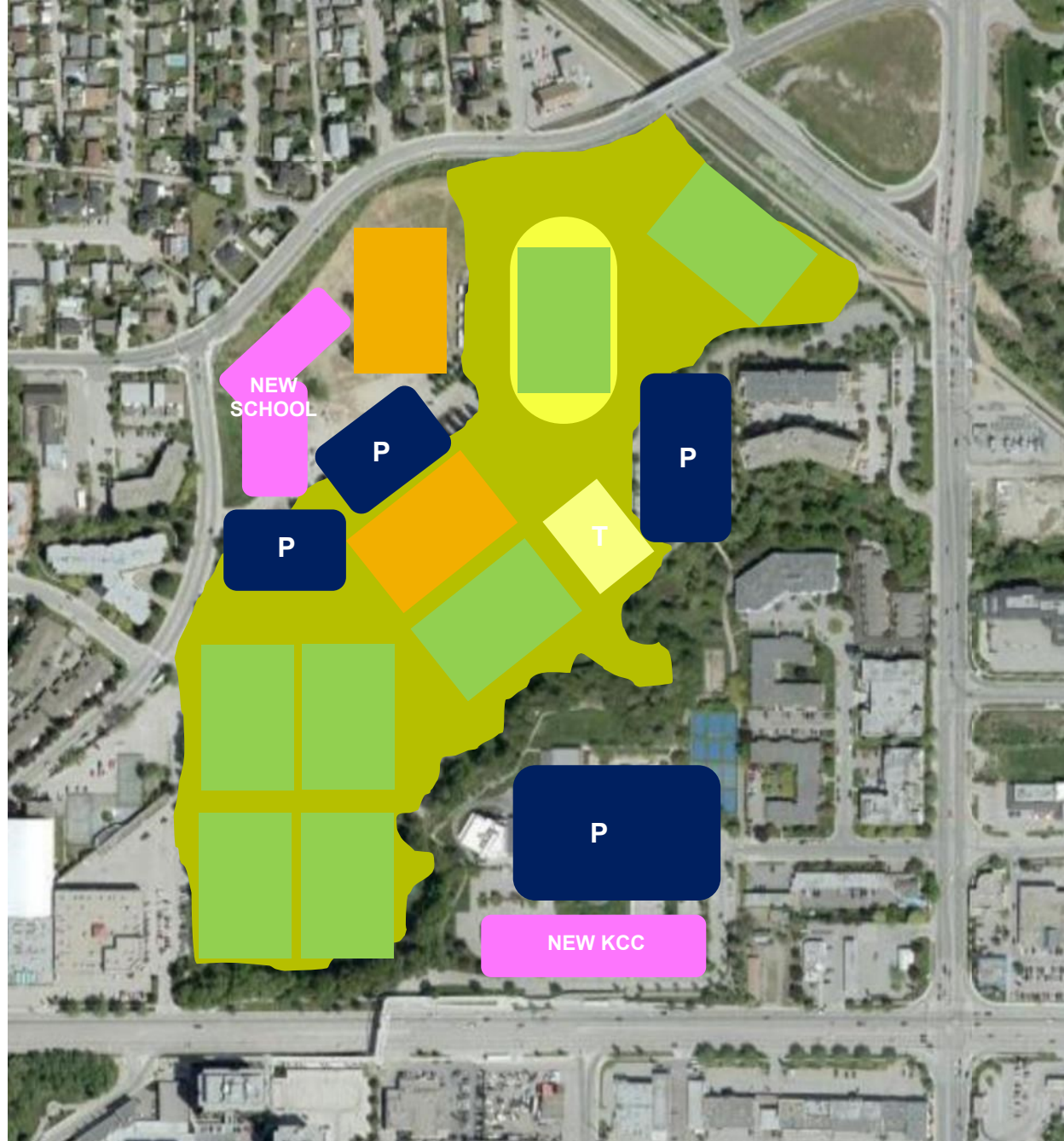
NORTH



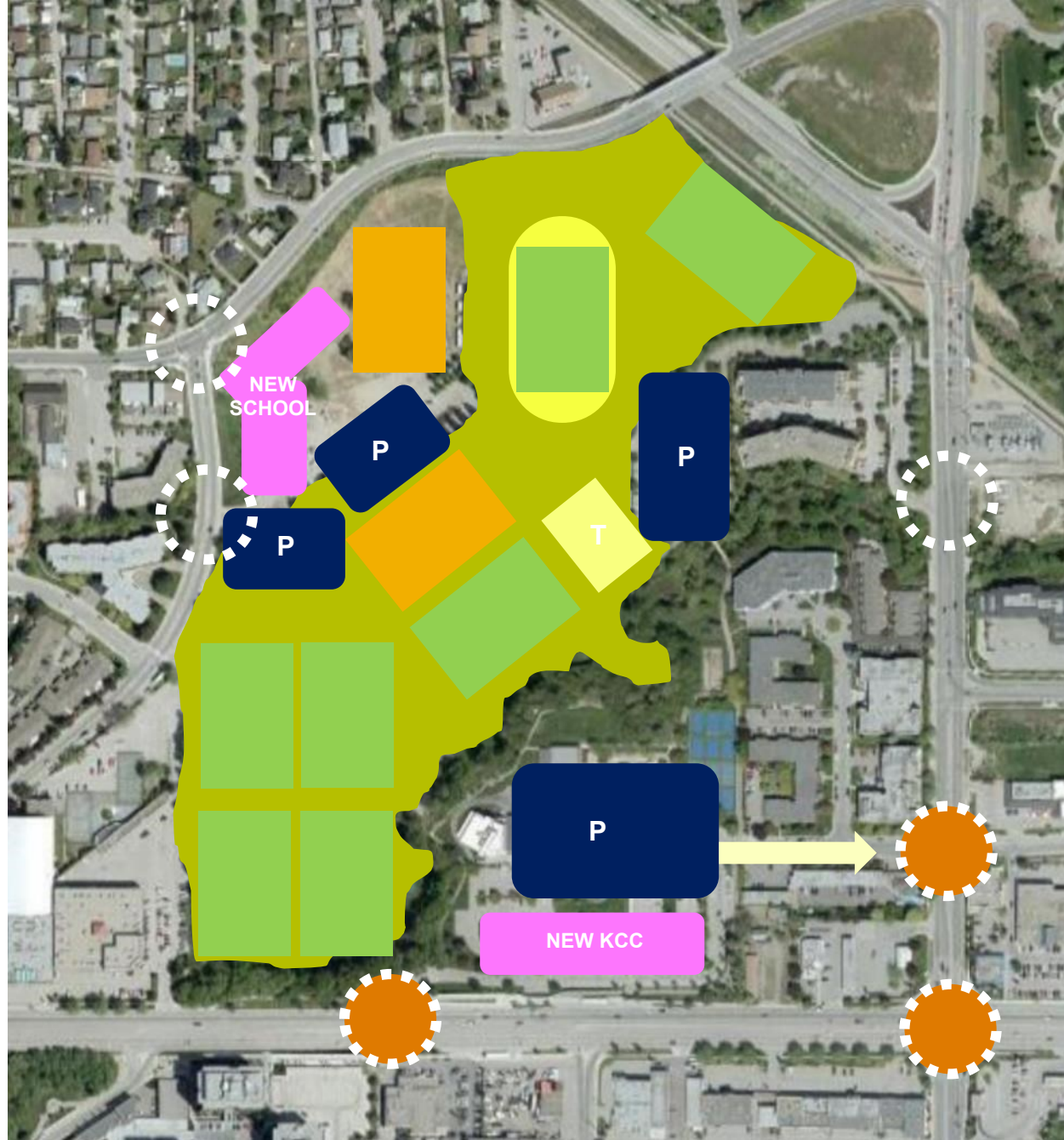
SEPARATE SITES MODEL

9 SPORTS FIELDS
TENNIS AND LACROSSE COURTS





PICKLEBALL AND BOCCE TO BE
RELOCATED

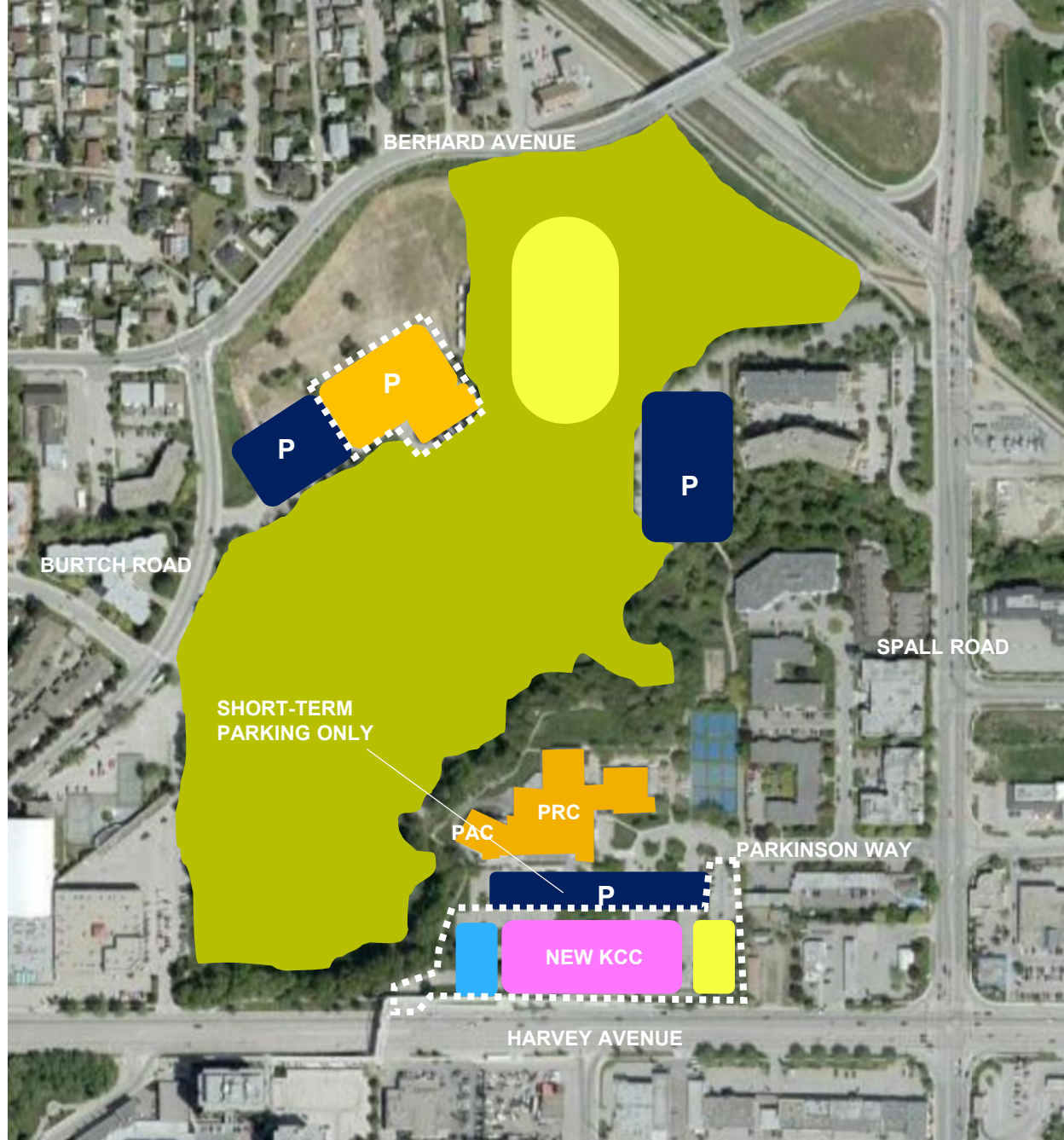


SEPARATE SITES MODEL



SEPARATE SITES MODEL

-  CONSTRUCTION OPERATIONS - SITE HUTS
-  CONSTRUCTION OPERATIONS – MATERIAL LAY DOWN AREAS
-  PUBLIC PARKING AREAS
-  CONTRACTORS PARKING (TEMPORARY)



NORTH



QUESTIONS (15 MINS)?

■ WHAT ARE THE BENEFITS AND TRADEOFFS OF THE SEPARATE SITES MODEL?








WHATS WORKING?




WHATS NOT WORKING?

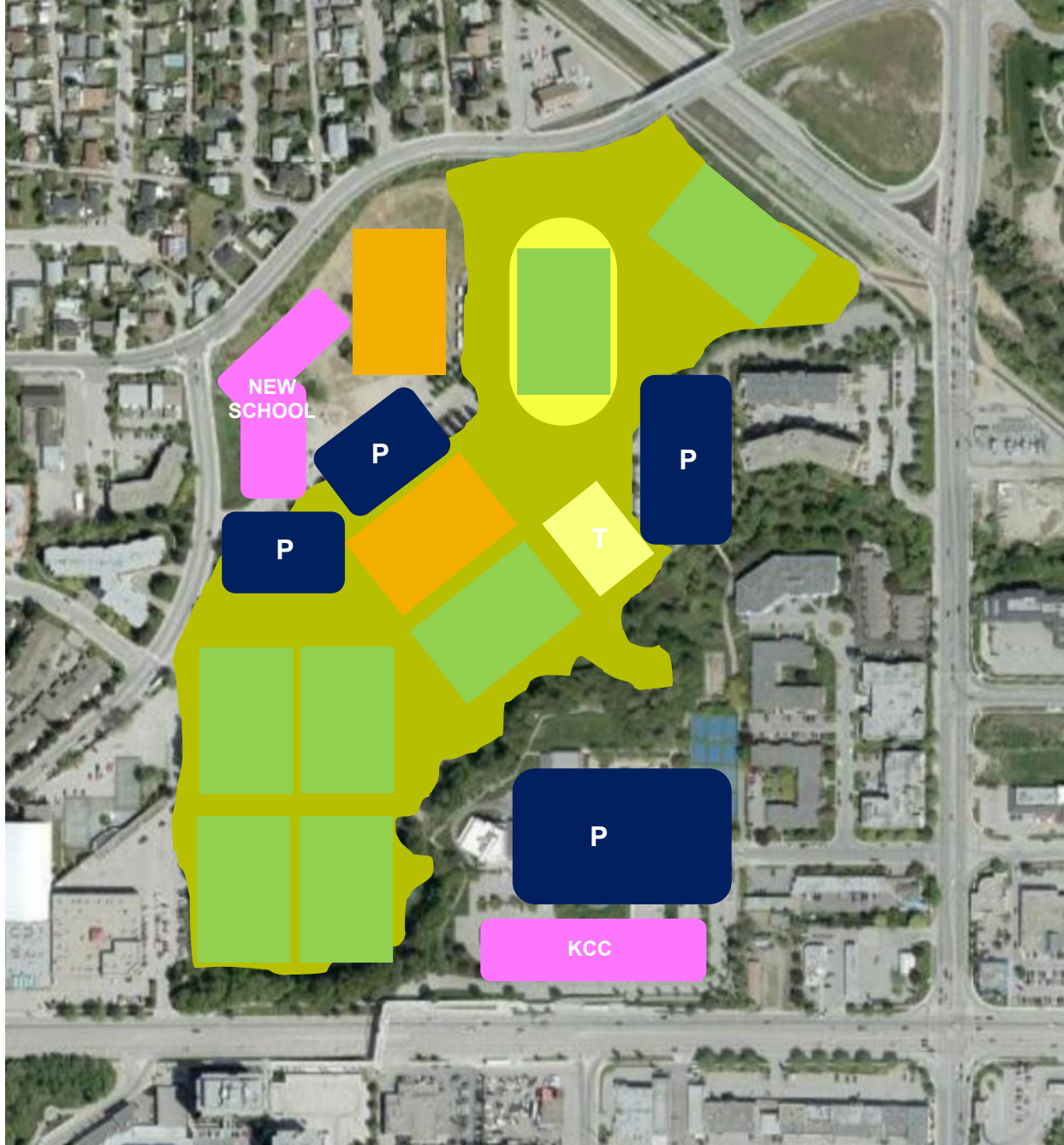
WHATS MISSING?

SEPARATE SITES MODEL

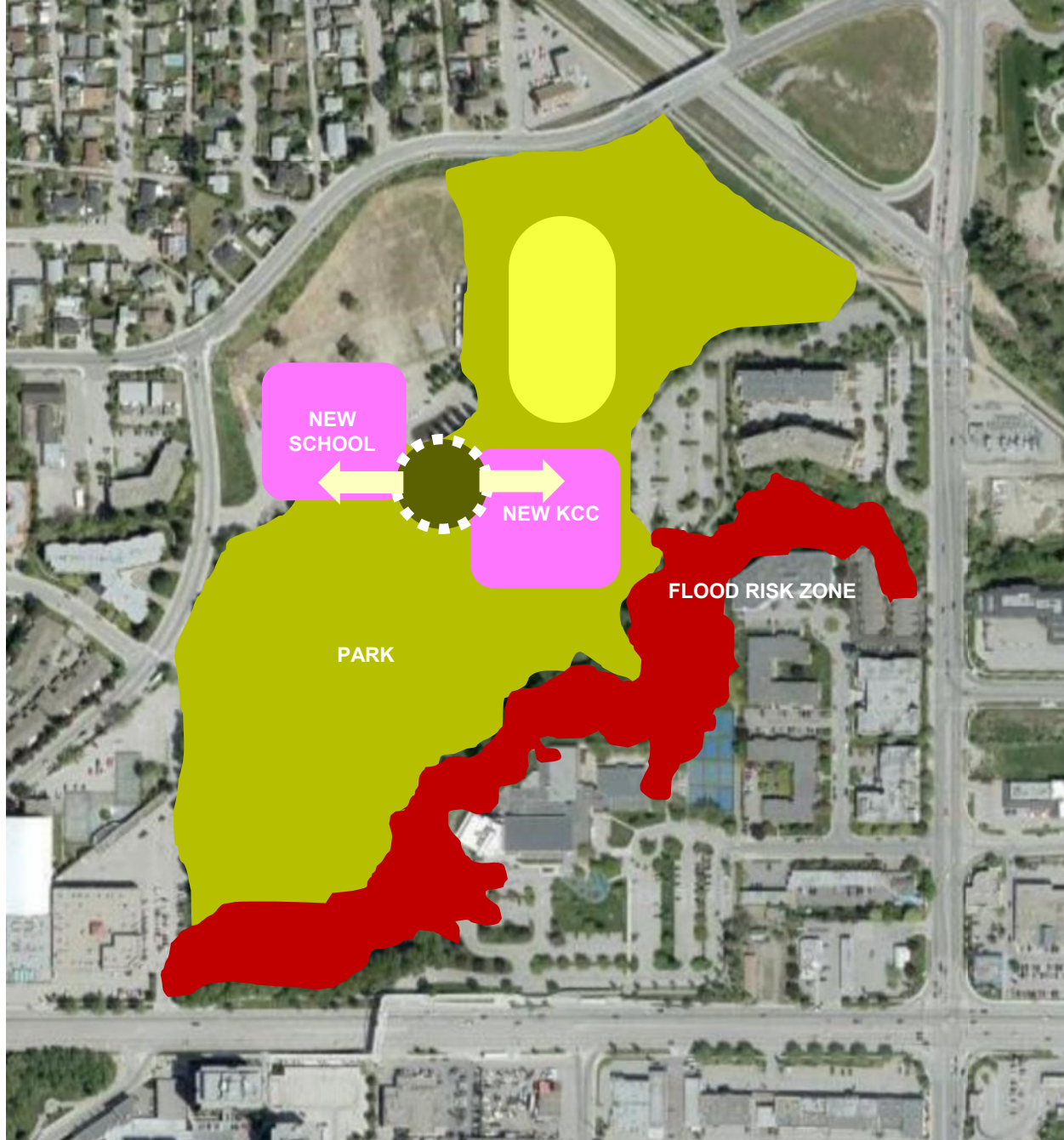
PROJECT PRIORITIES CHECKLIST

-  PRC TO **REMAIN OPERATIONAL** DURING CONSTRUCTION
-  INDEPENDENT CONSTRUCTION PERIODS
-  MINIMIZE IMPACTS ON TRANSPORTATION NETWORK
-  **EMBRACE BENEFITS OF PARK SETTING AND CREEK, WHILE BEING BUILT OUT OF THE FLOODPLAIN**
-  **OPTIMIZE OPPORTUNITIES OF ADJACENCY OF FUTURE SCHOOL TO KCC**
-  MOST PARKING WITHIN A **2.5 MIN WALK** OF KCC
-  EXTENT OF SITE WORK BASED ON OPERATIONAL AND COST EFFICIENCY

-  WORKS
-  PARTLY WORKING
-  NOT WORKING



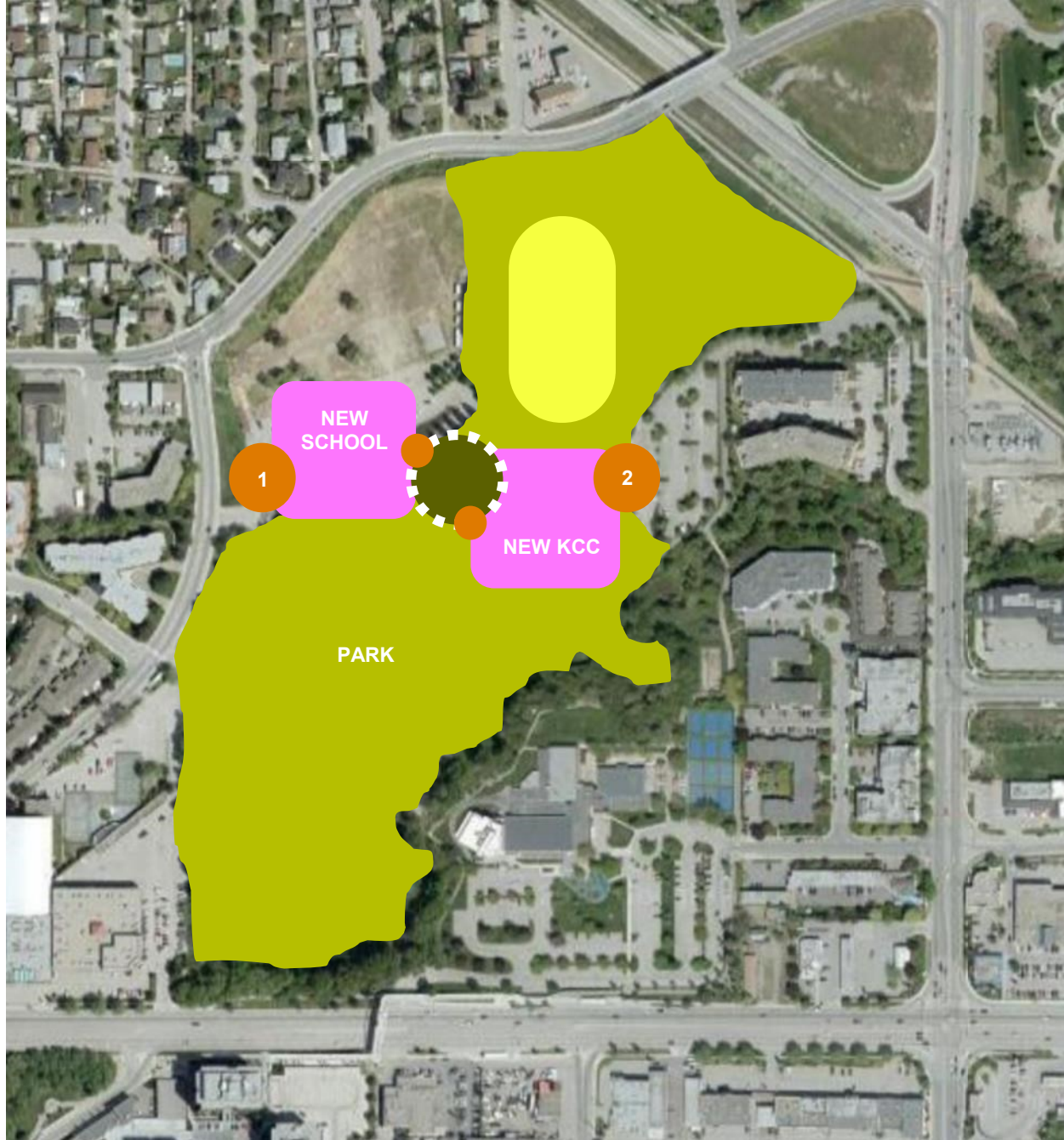
CO-LOCATED CAMPUS MODEL



NORTH



CO-LOCATED CAMPUS MODEL



NORTH



CO-LOCATED CAMPUS MODEL



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CO-LOCATED CAMPUS MODEL



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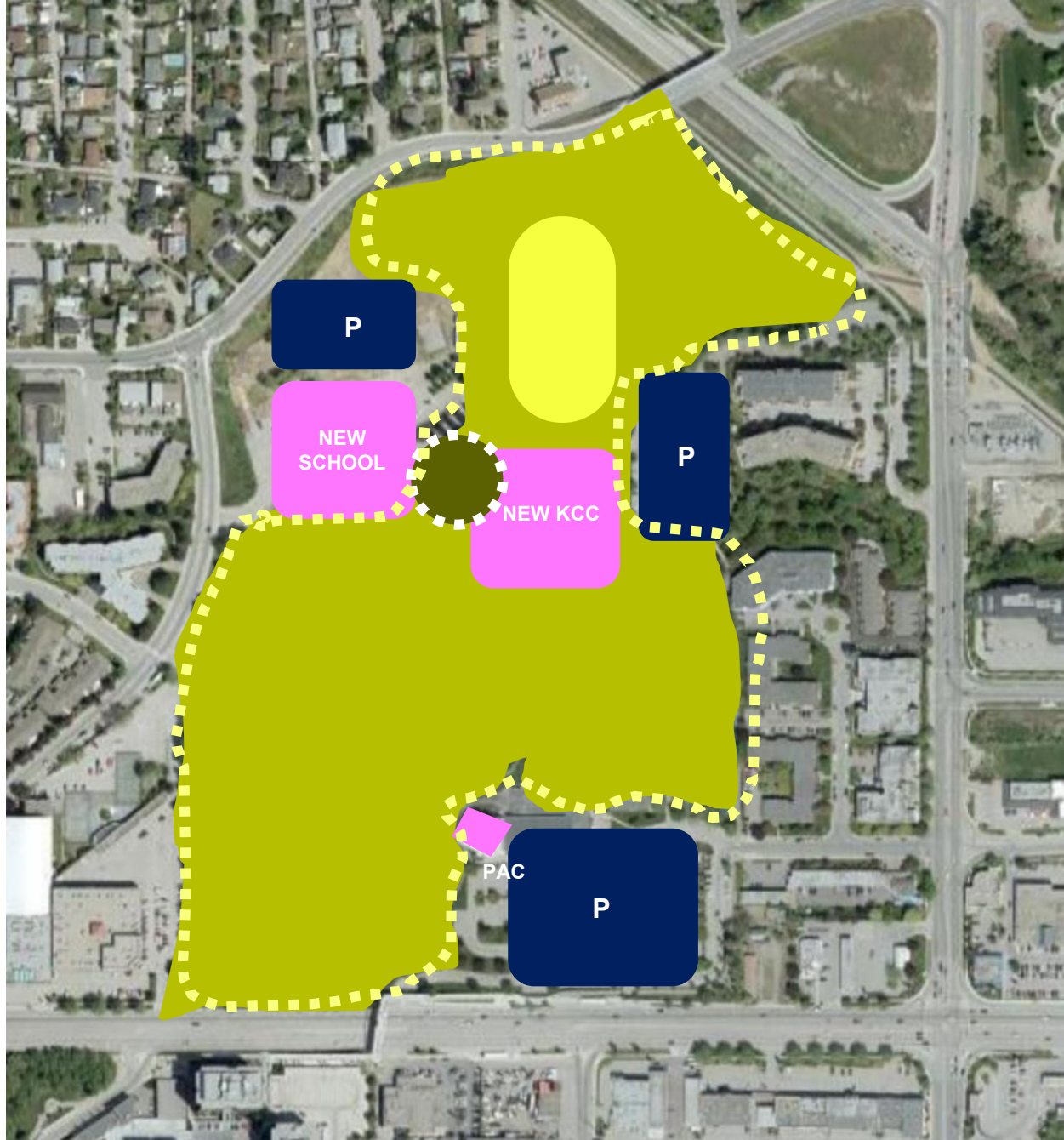
CO-LOCATED CAMPUS MODEL



NORTH



CO-LOCATED CAMPUS MODEL



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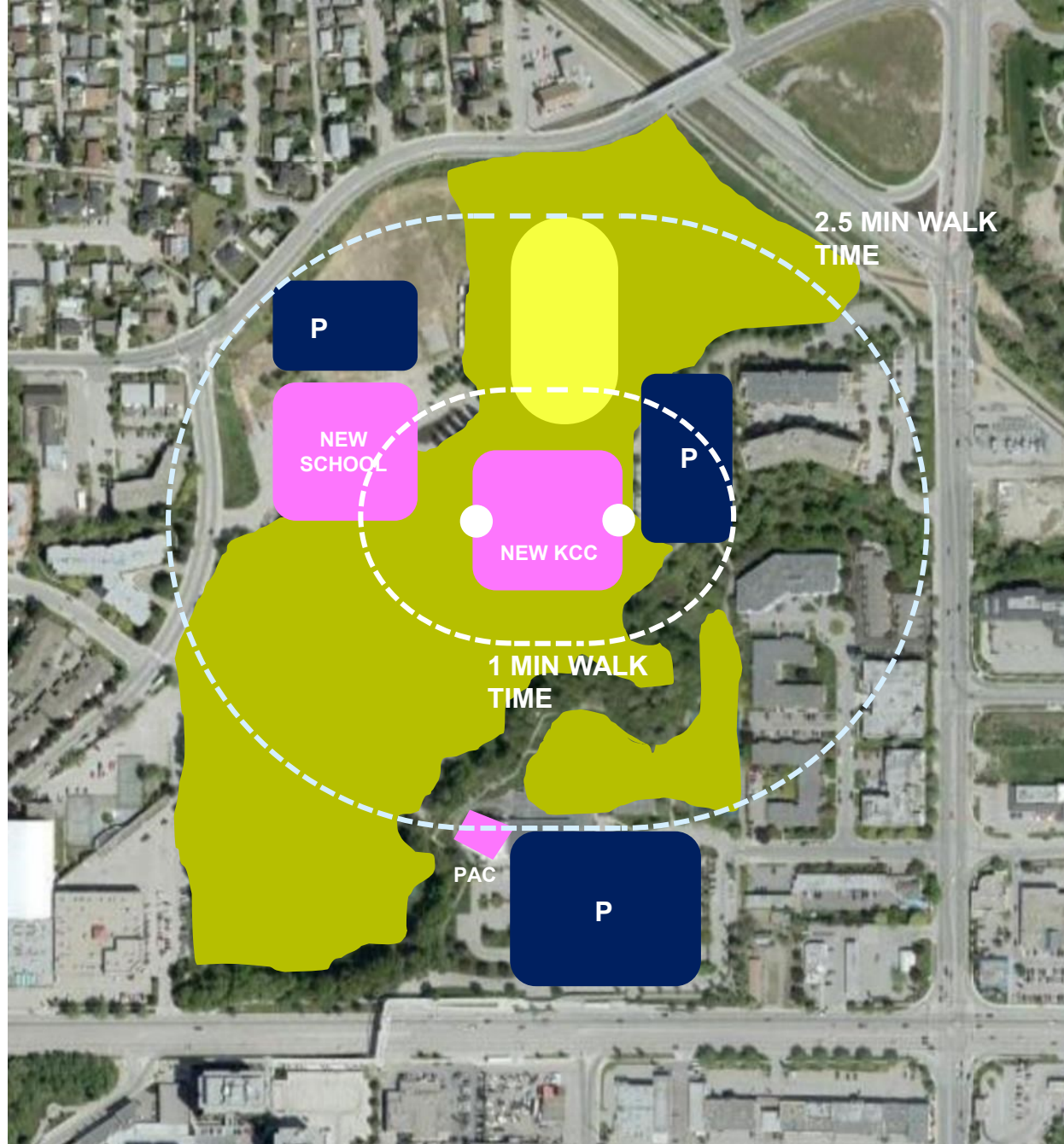


CO-LOCATED CAMPUS MODEL

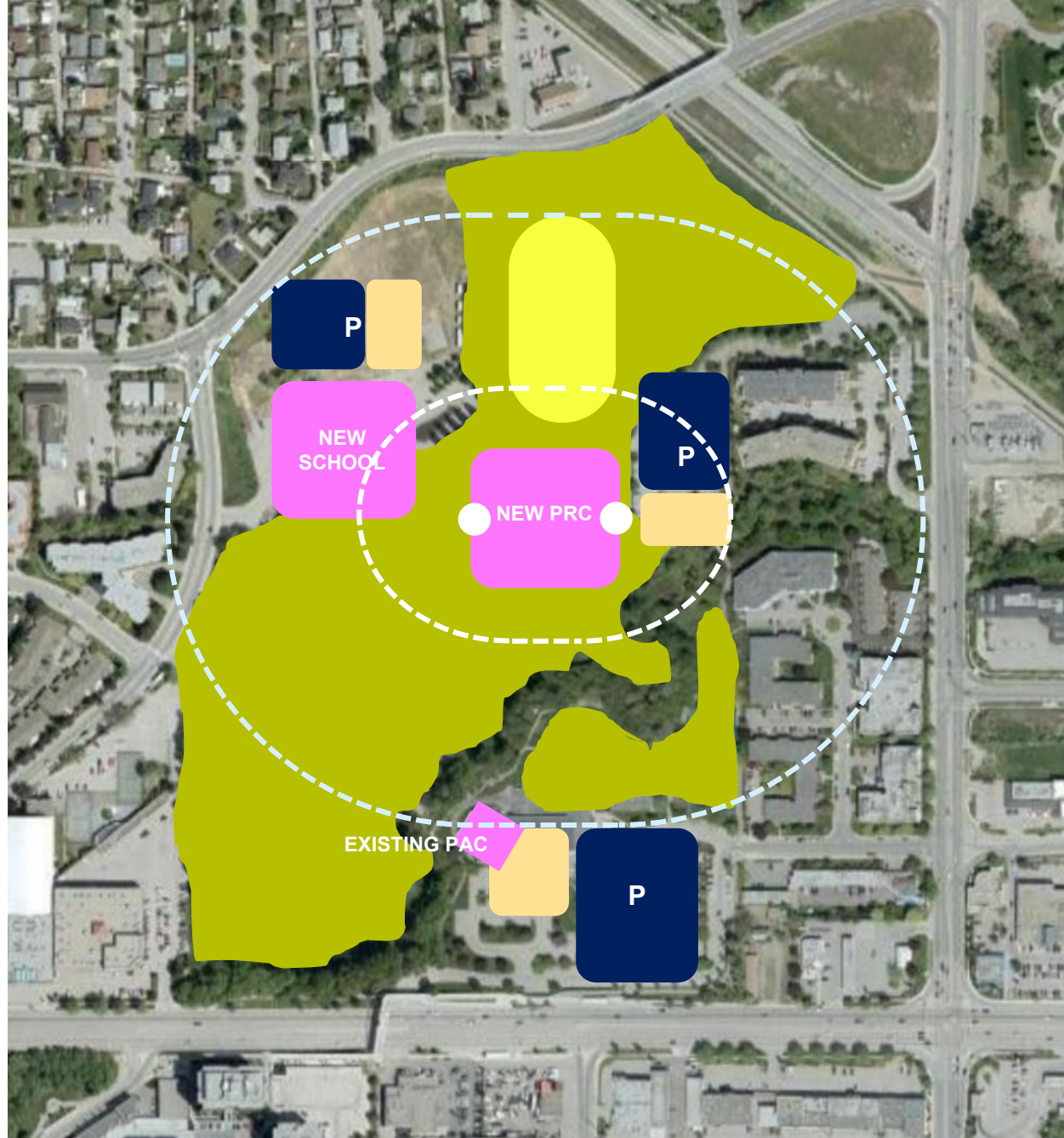
650 REQUIRED STALLS AT PEAK TIMES
(WEEKDAY EVENINGS)

~20% OF REQUIRED STALLS WITHIN 1MIN

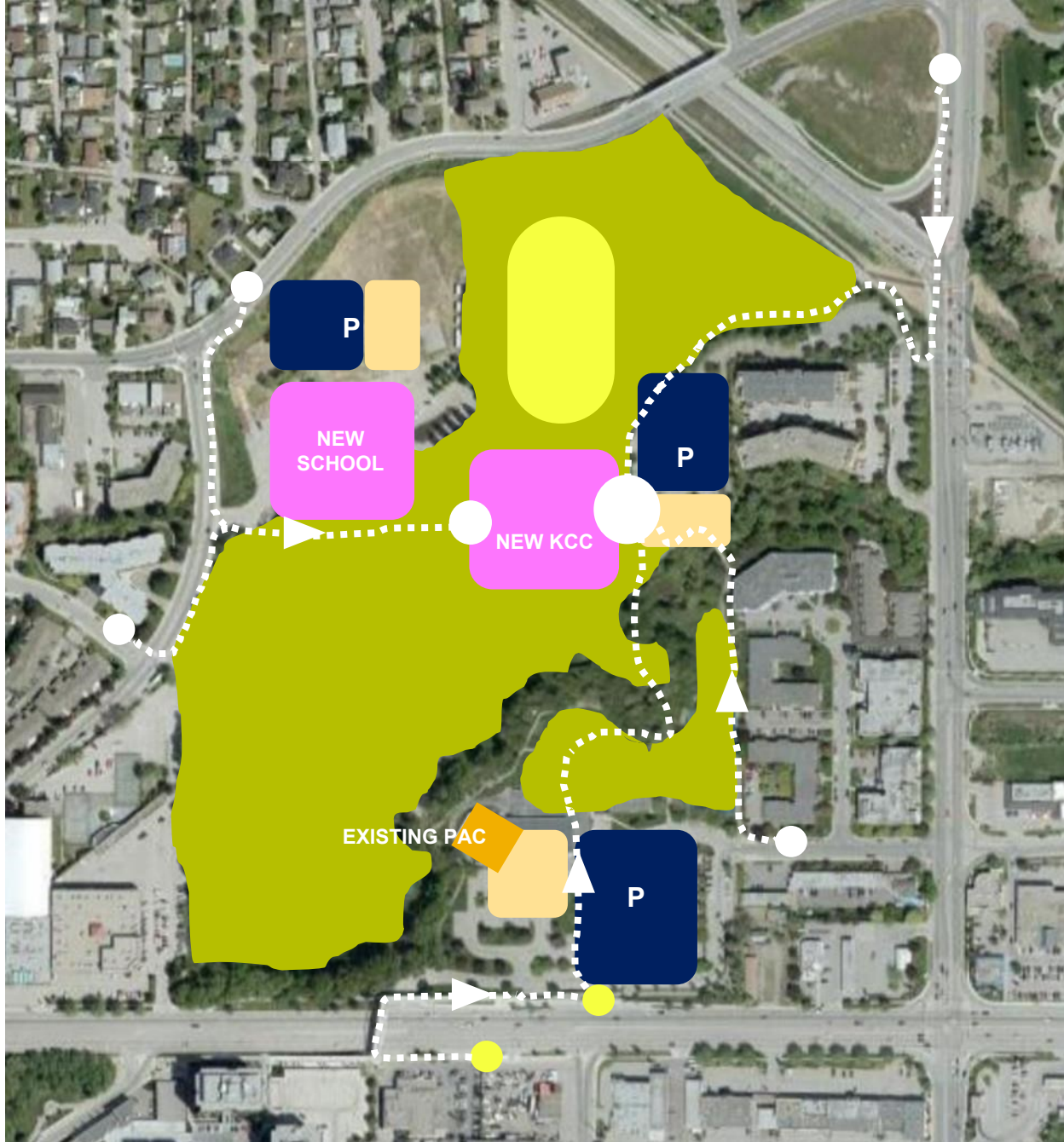
~ 80% OF REQUIRED STALLS WITHIN 2.5MIN



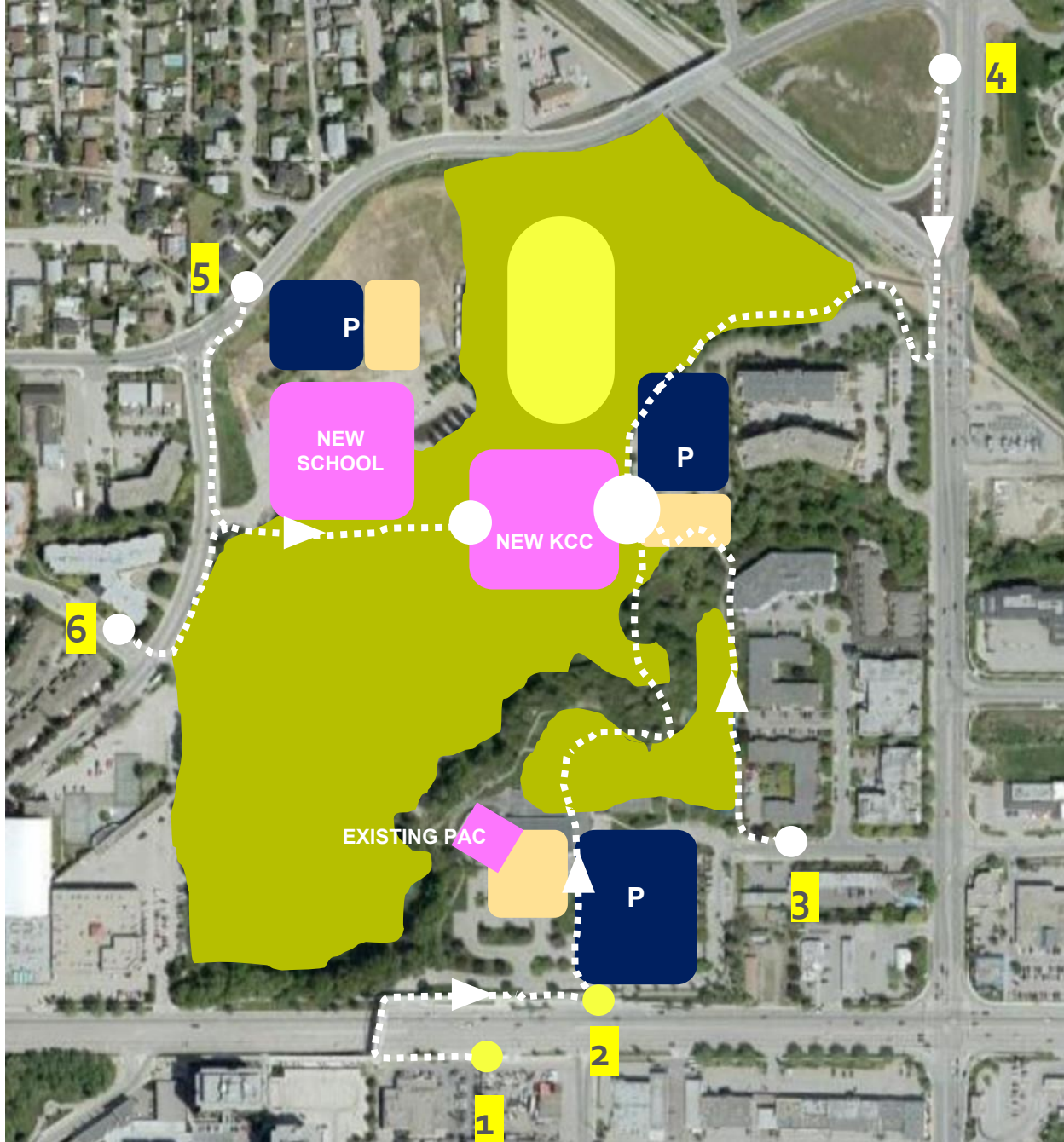
CO-LOCATED CAMPUS MODEL



CO-LOCATED CAMPUS MODEL



CO-LOCATED CAMPUS MODEL



WALKING TIMES FROM TRANSIT STOPS

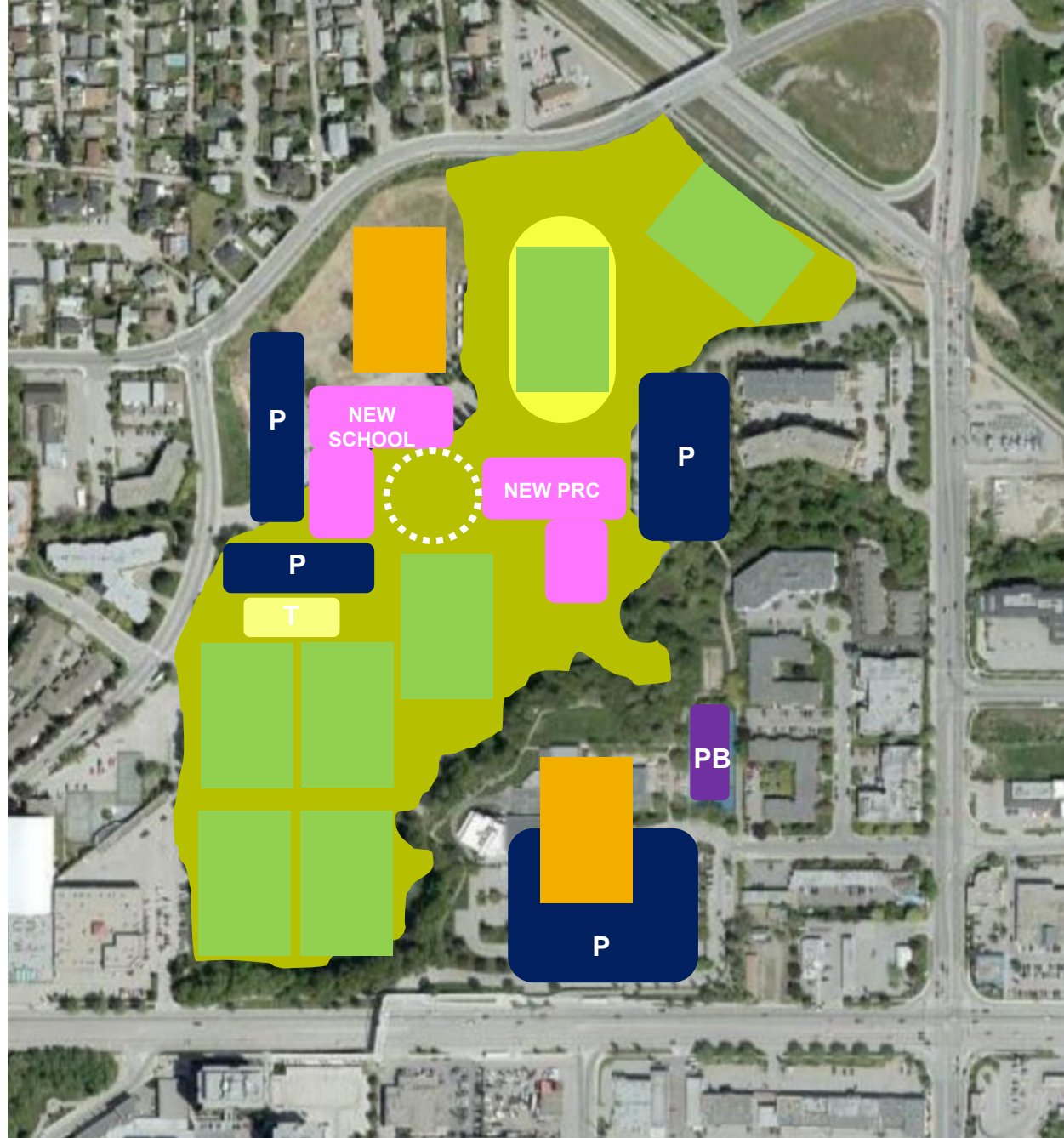
ROUTE 1	8 min 56s	9 mins
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(Average 5.5 mins travel)

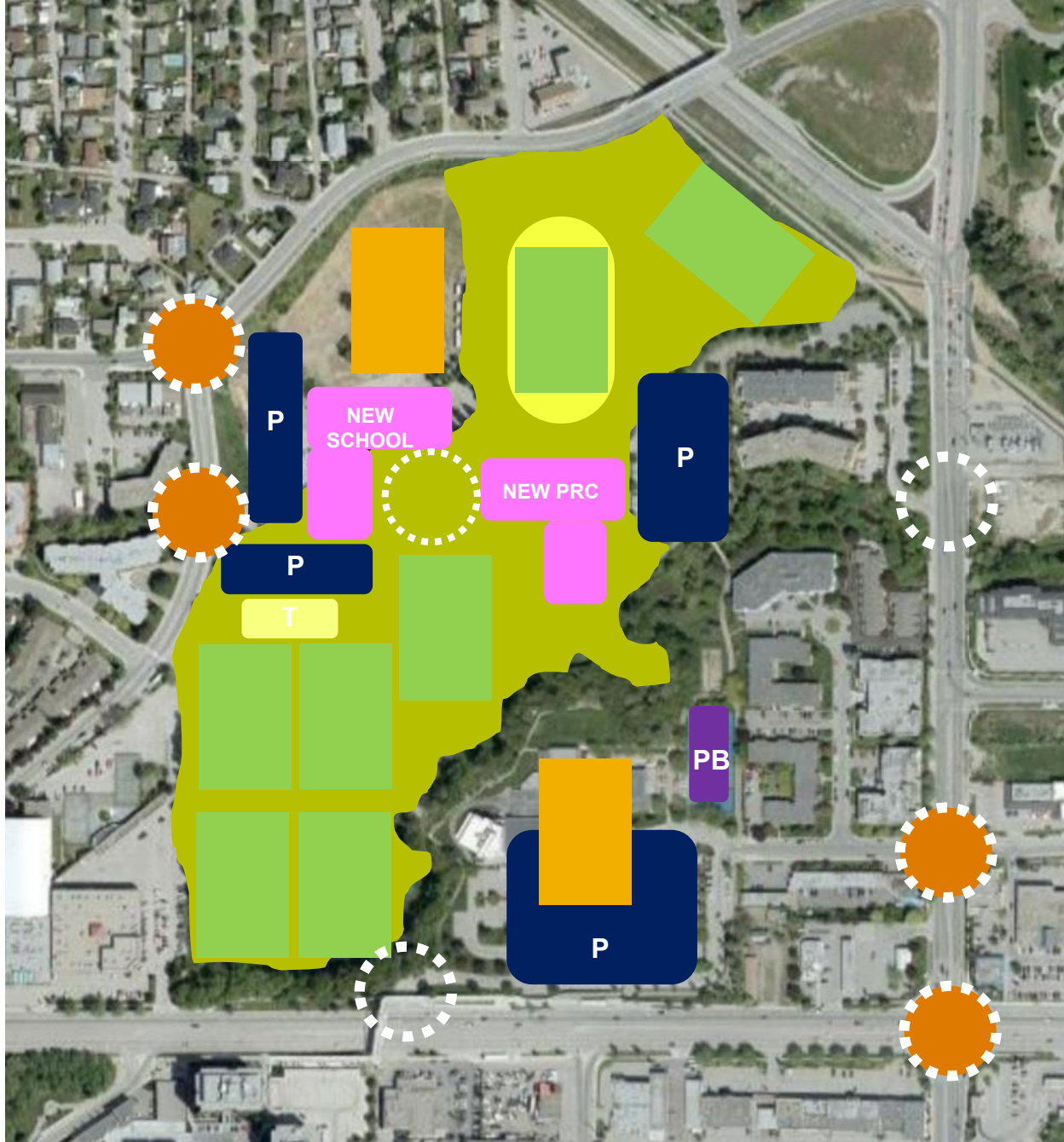
CO-LOCATED CAMPUS MODEL

9 SPORTS FIELDS
PICKLEBALL AND BOCCE

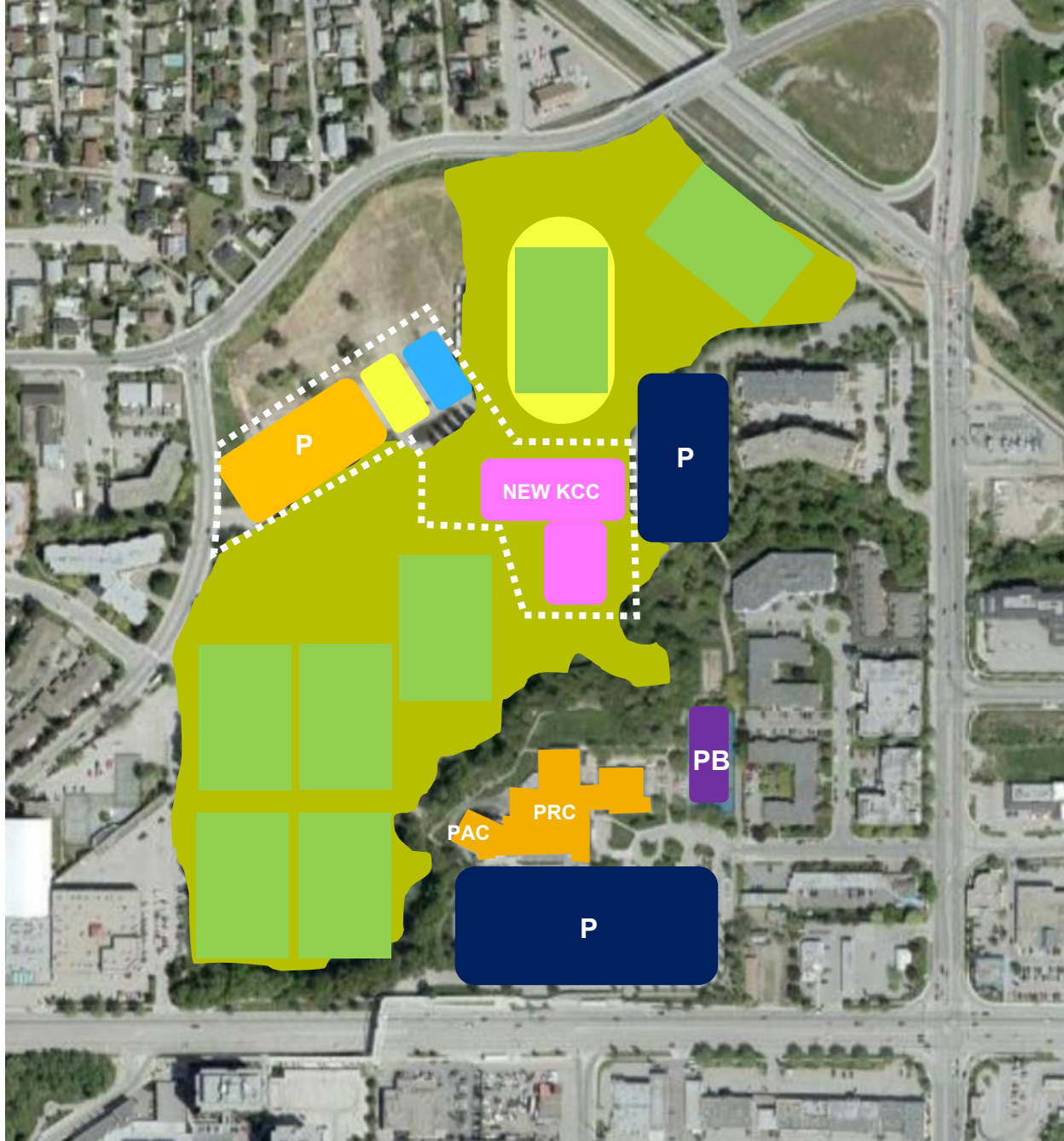
RELOCATED TENNIS AND LACROSSE







CO-LOCATED CAMPUS MODEL



CO-LOCATED CAMPUS MODEL



-  CONSTRUCTION OPERATIONS - SITE HUTS
-  CONSTRUCTION OPERATIONS – MATERIAL LAY DOWN AREAS
-  PUBLIC PARKING AREAS
-  CONTRACTORS PARKING

QUESTIONS (15 MINS)?

■ WHAT ARE THE BENEFITS AND TRADEOFFS OF THE CO-LOCATED CAMPUS MODEL?








WHATS WORKING?




WHATS NOT WORKING?

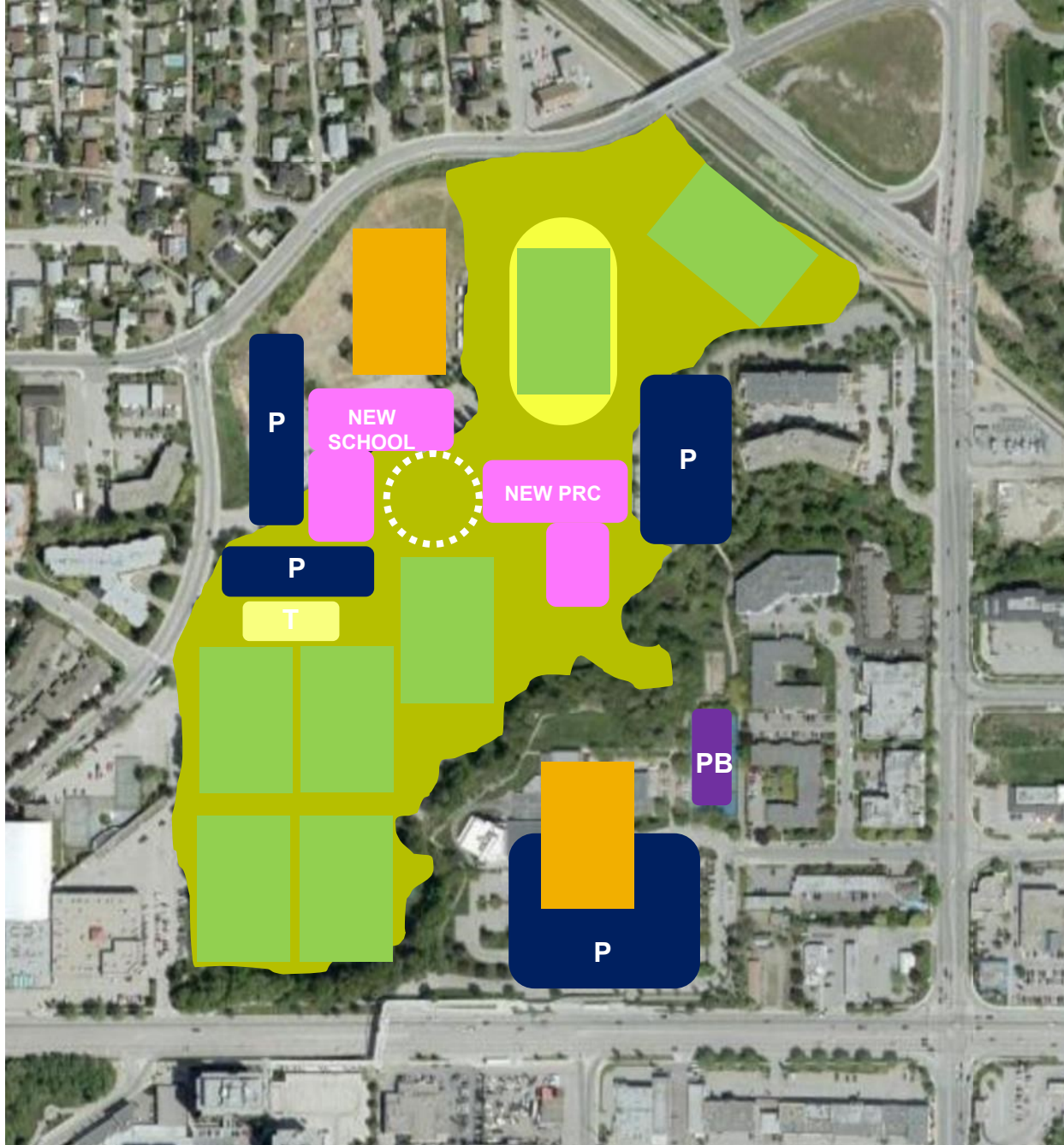
WHATS MISSING?

CO-LOCATED CAMPUS MODEL

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-  EXTENT OF SITE WORK BASED ON OPERATIONAL AND COST EFFICIENCY

-  WORKING
-  PARTLY WORKING
-  NOT WORKING



QUESTION?

WHAT INSPIRES AND EXCITES YOU ABOUT THIS PROJECT?



Next steps

Following this workshop and further study of comparable facilities, staff will return to Council with a recommended preferred building location model. This will inform SD23 discussions, the land exchange agreement, and the schematic design.