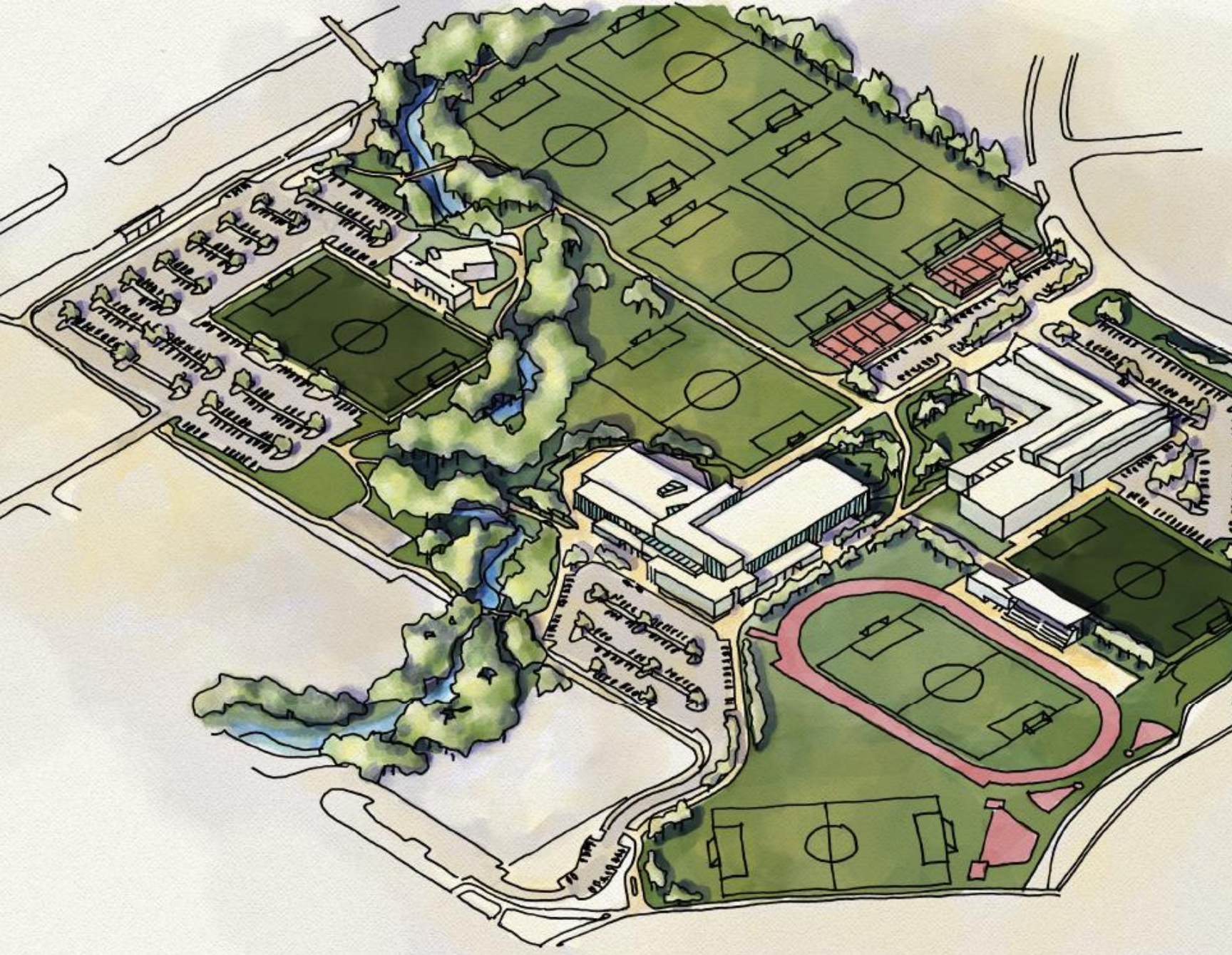




# Redevelopment of PRC – FUNCTIONAL PROGRAM

City of Kelowna | April 2023



## Agenda:

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

# Site Plan

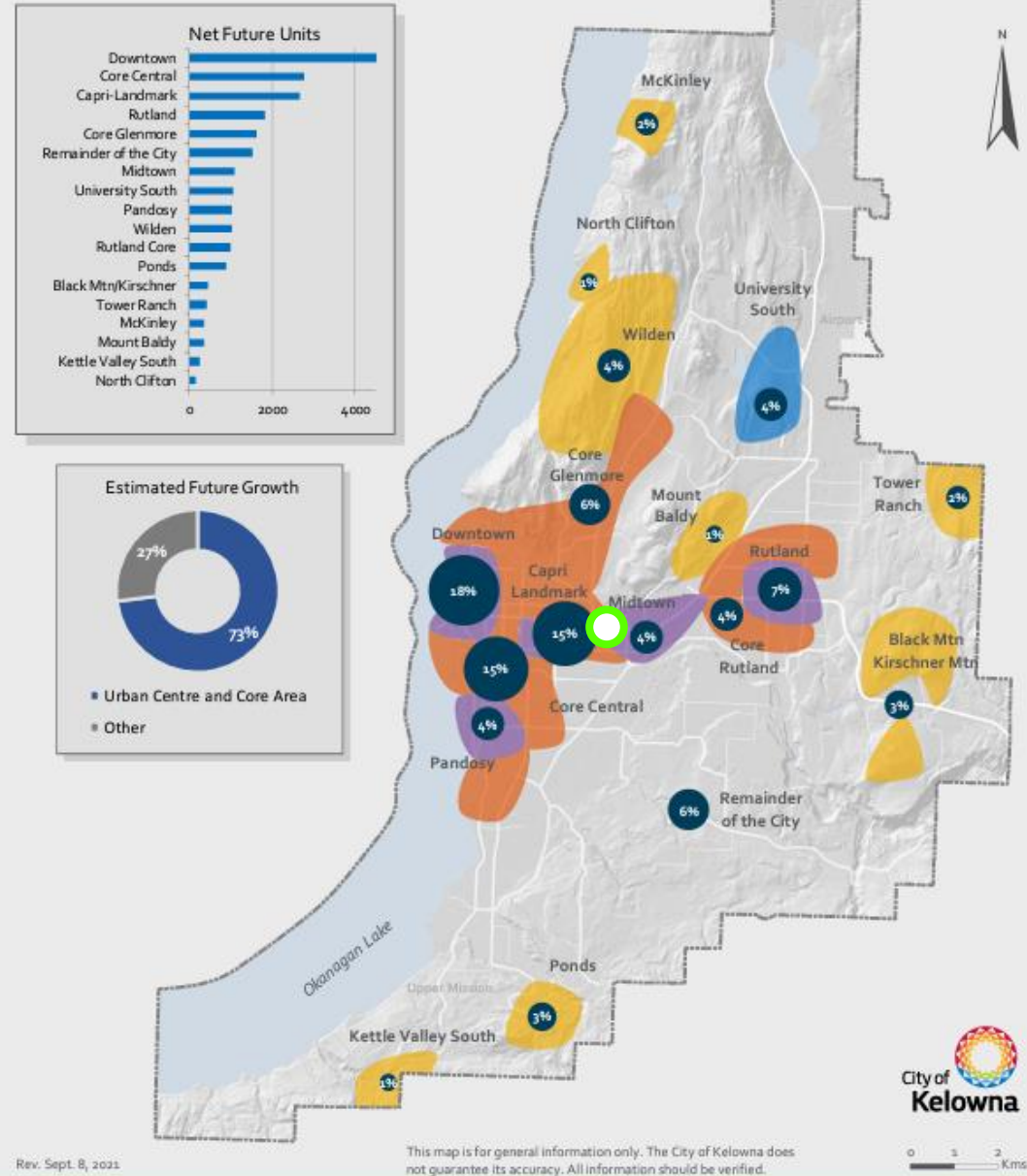


## Letters of Intent



# 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.

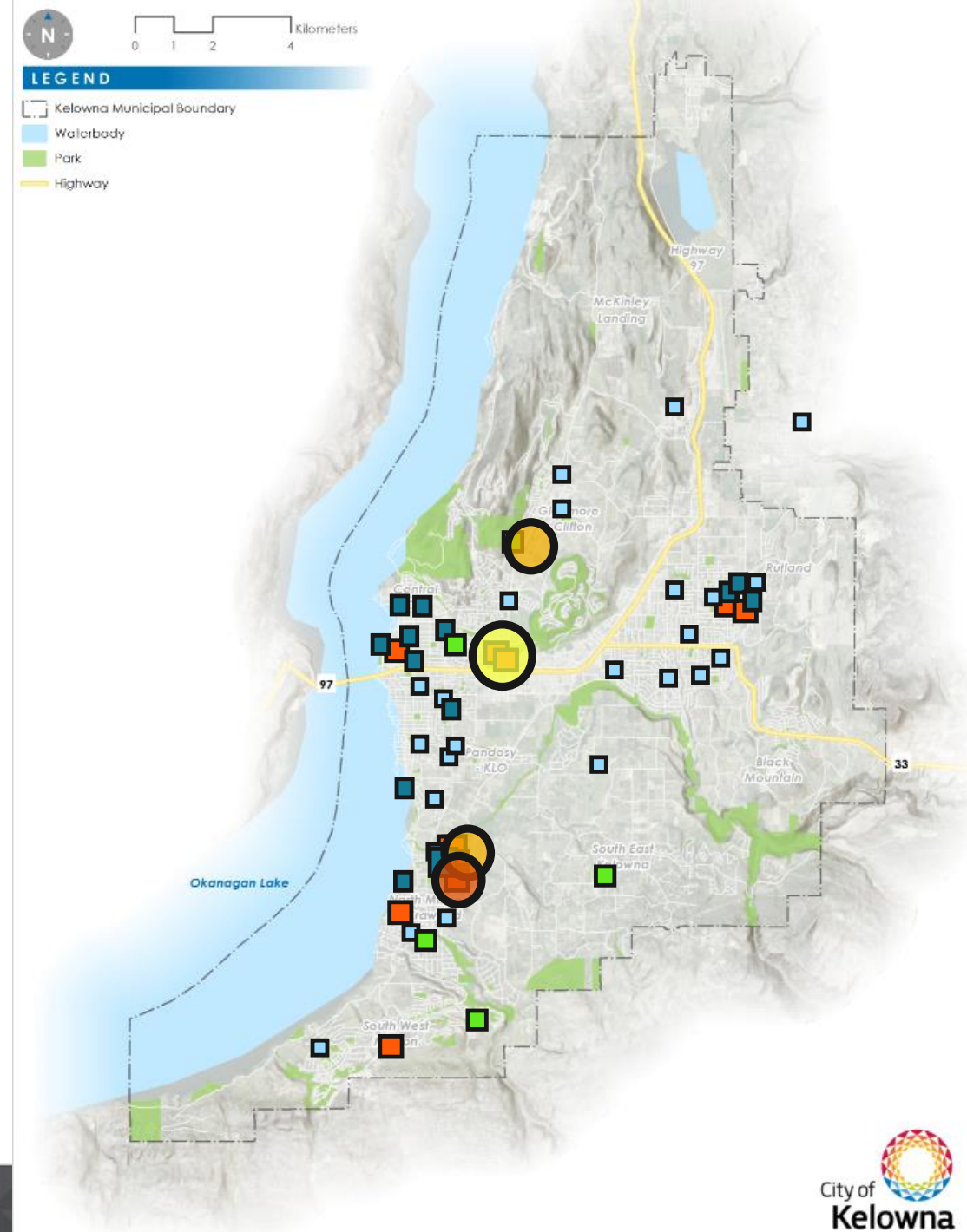


## CITY CONTEXT

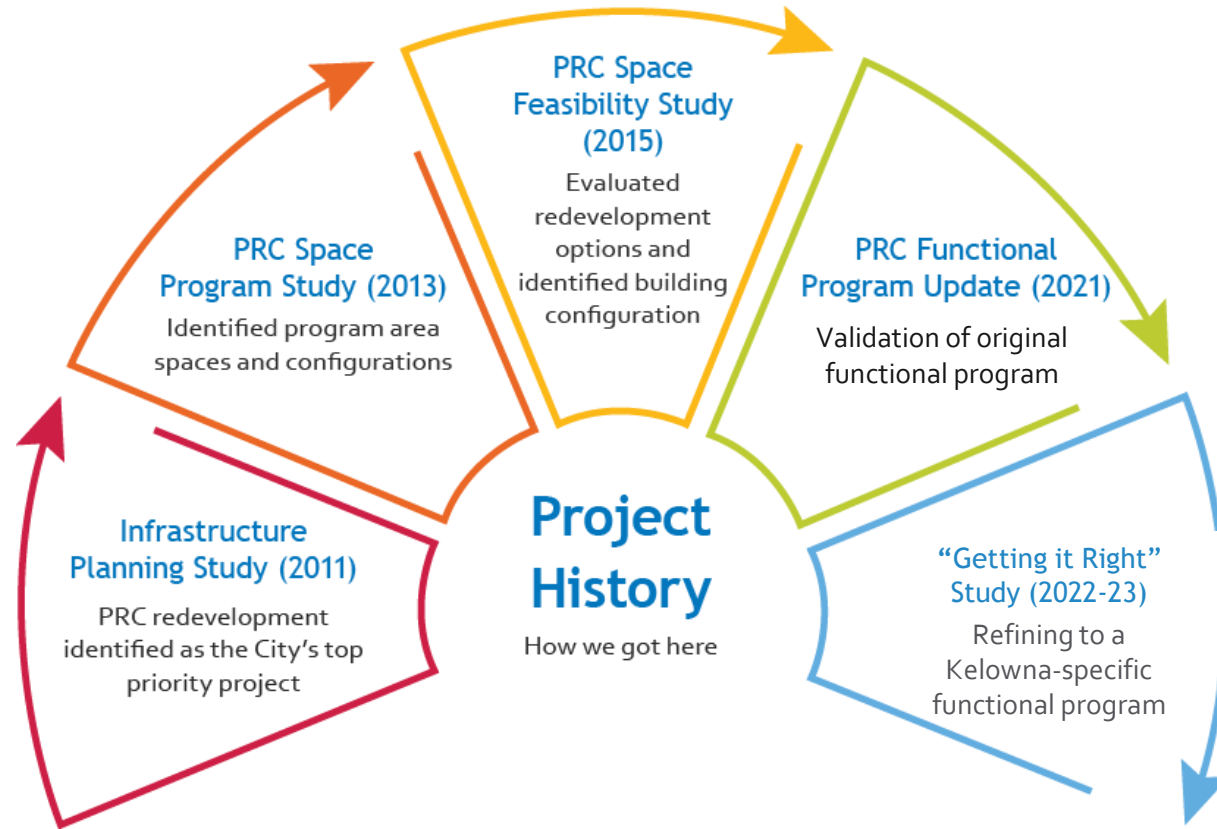
- City-owned, City-operated
- City-owned, Third party operated
- SD23 joint use agreement
- Partnerships and facility bookings

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, gymnasias/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

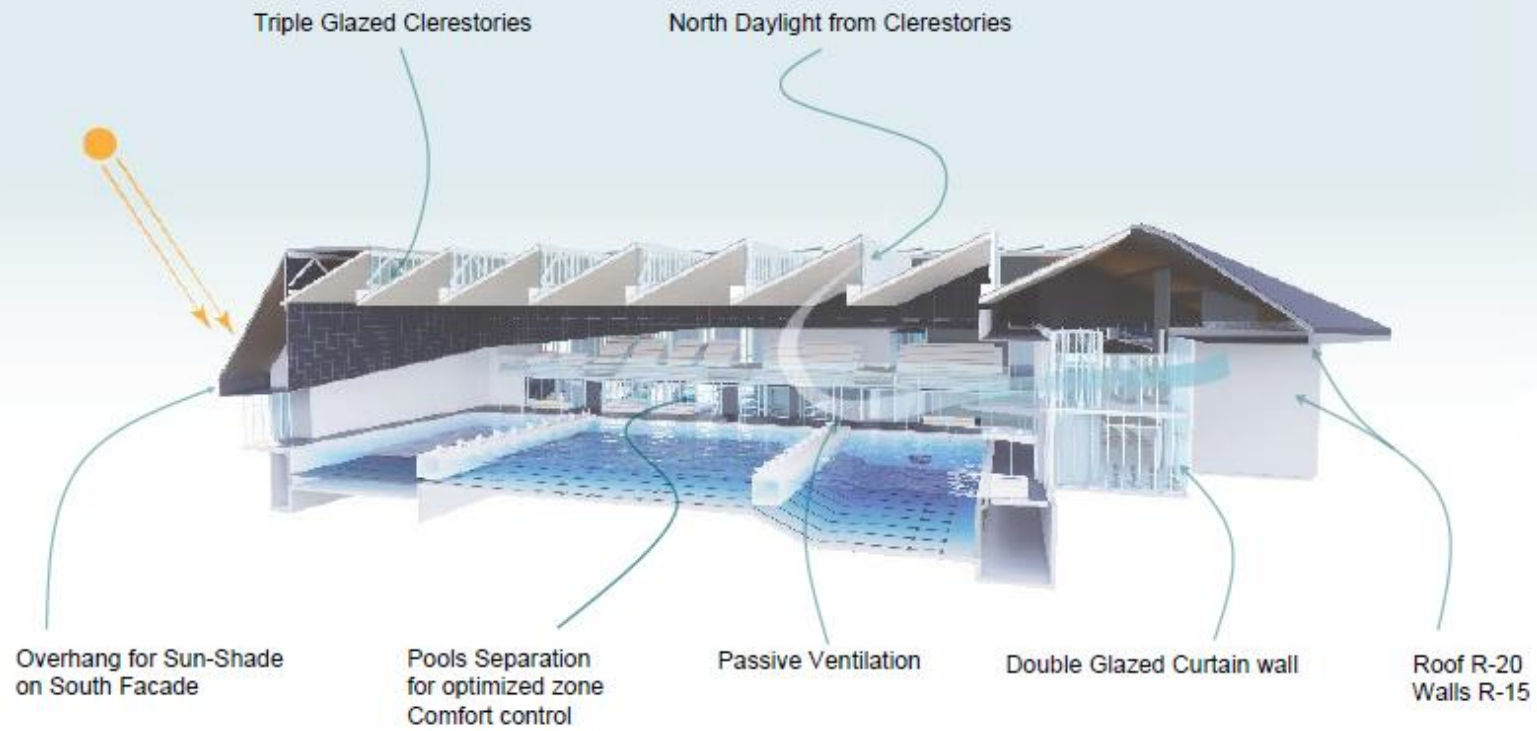


## ■ Youth and childcare space



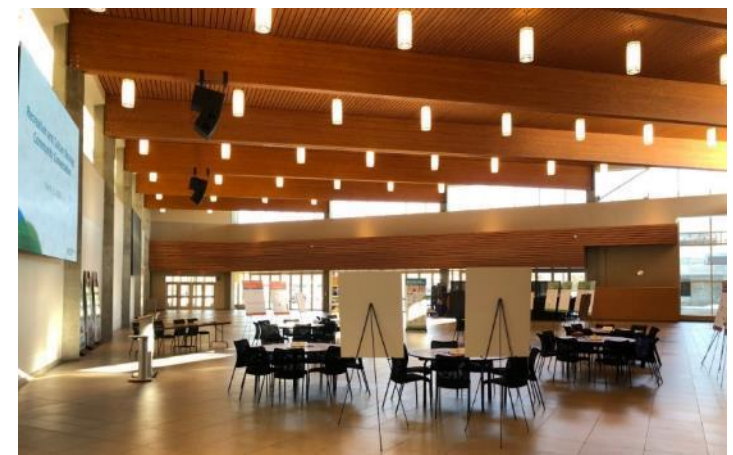
# Leading-edge green building

## Passive strategies summary



## Functional Program

Creating a true Community Hub



## Functional Program

### Athletic components

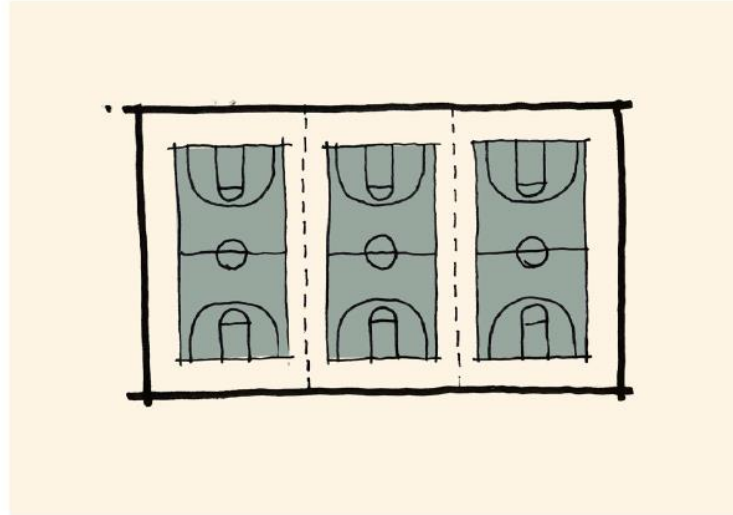
- Triple gym complex
  - One competition gym
  - Two recreation gyms
- Fitness centre
- Walking/ running track



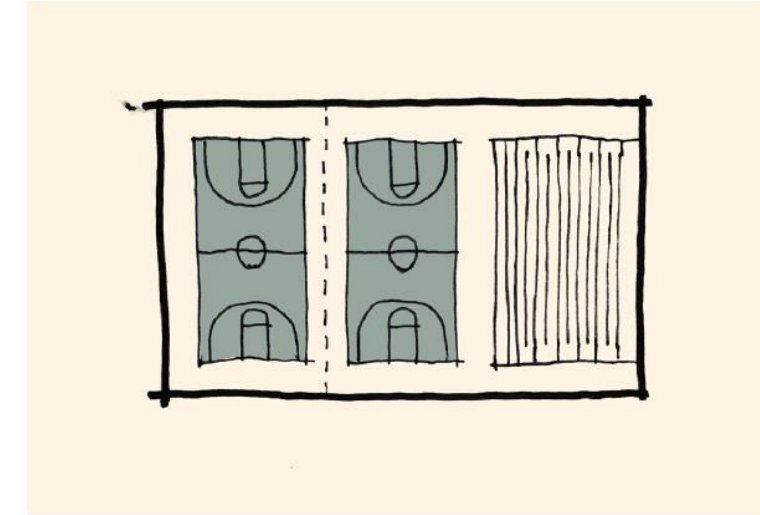
## Functional Program

### Athletic components

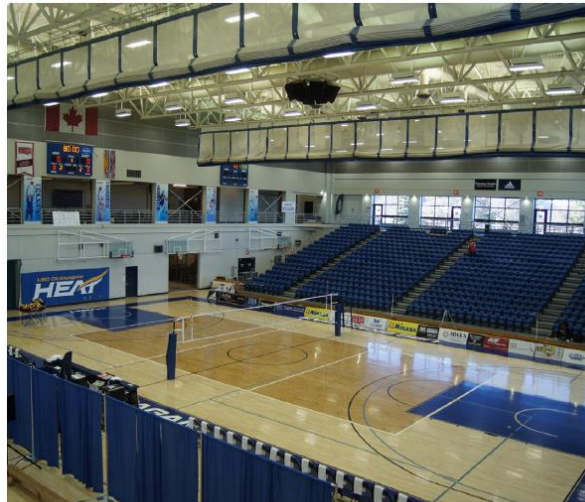
- Triple gym complex
  - One competition gym
  - Two recreation gyms
- Fitness centre
- Walking/ running track



Gymnasium three court set up



Gymnasium competition court set up with retractable bleacher seating



UBC Okanagan Gymnasium

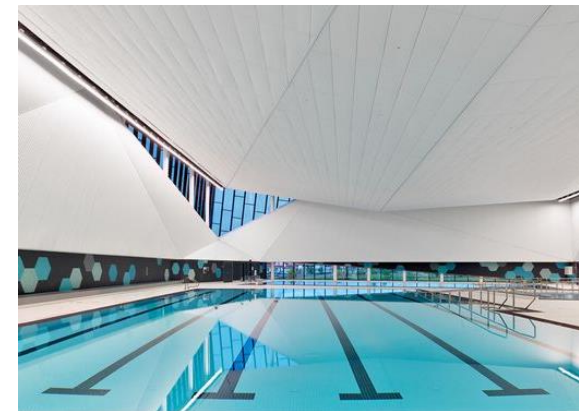
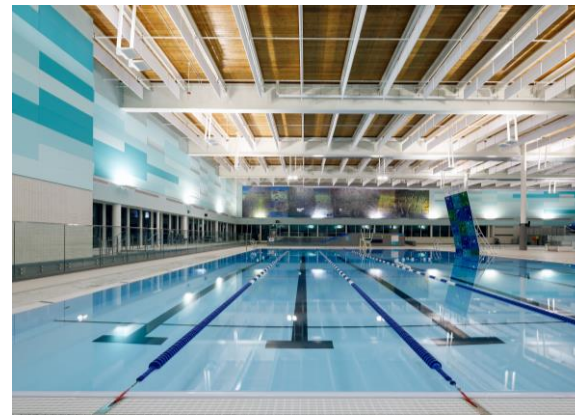




# Functional Program

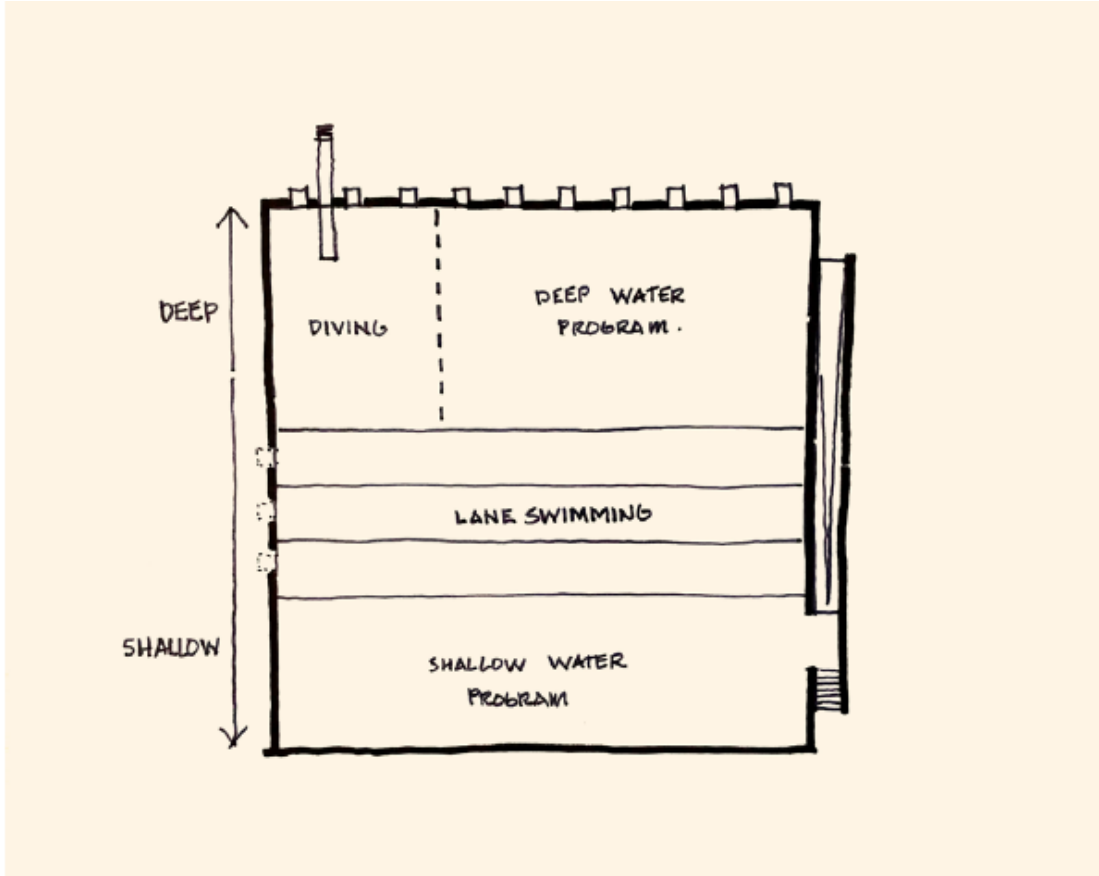
## Aquatic centre

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

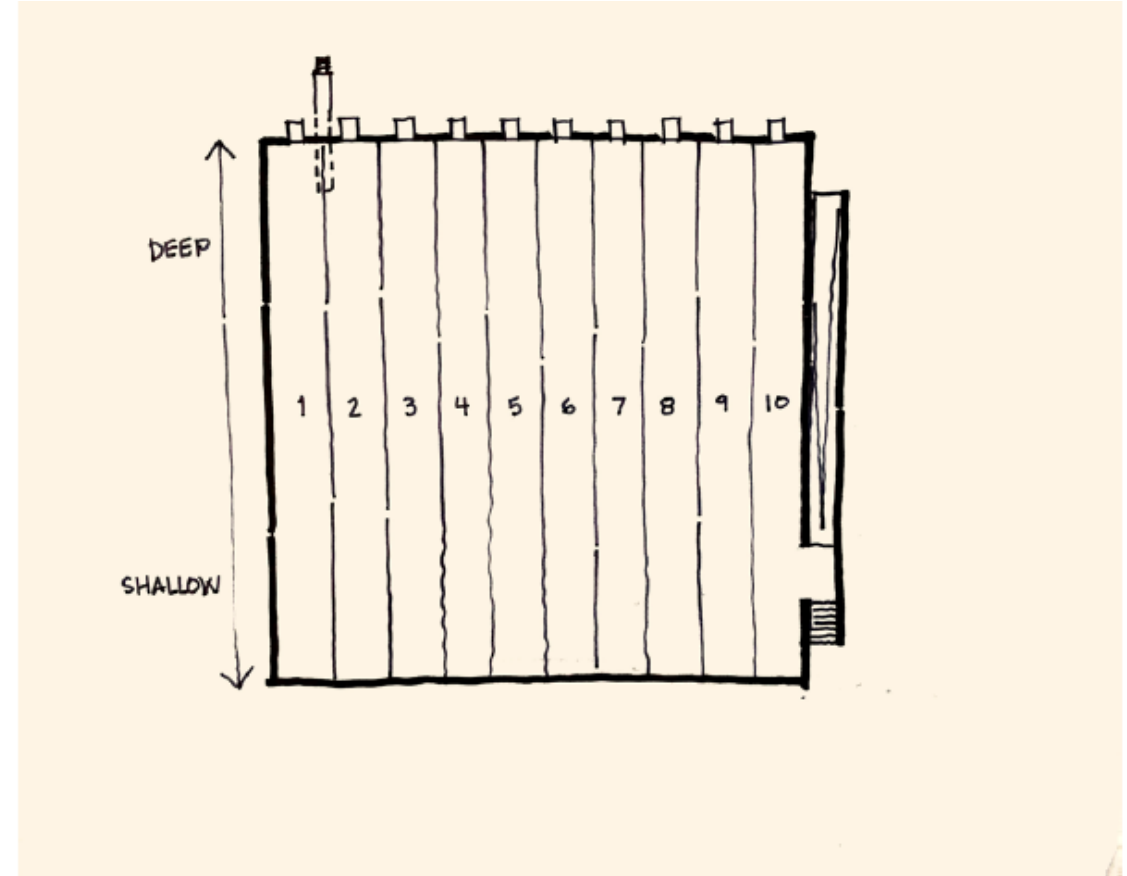


# Functional Program

## Aquatic centre



10 Lane Pool - Day-to-day Program Layout

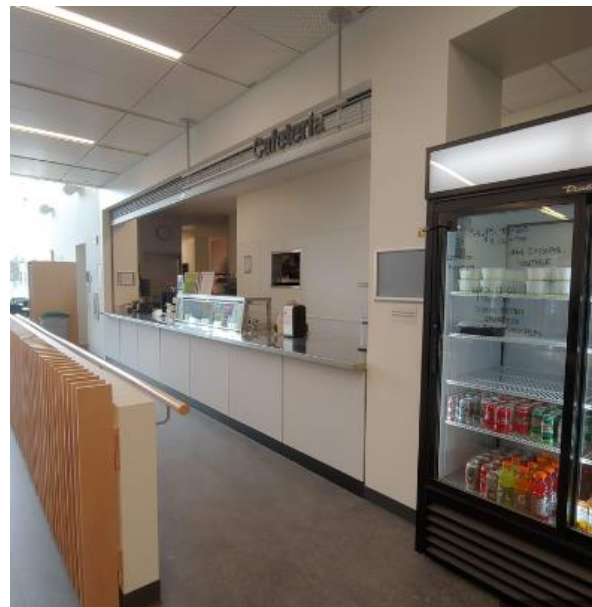


10 Lane Pool - Swim Meet Layout

## 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



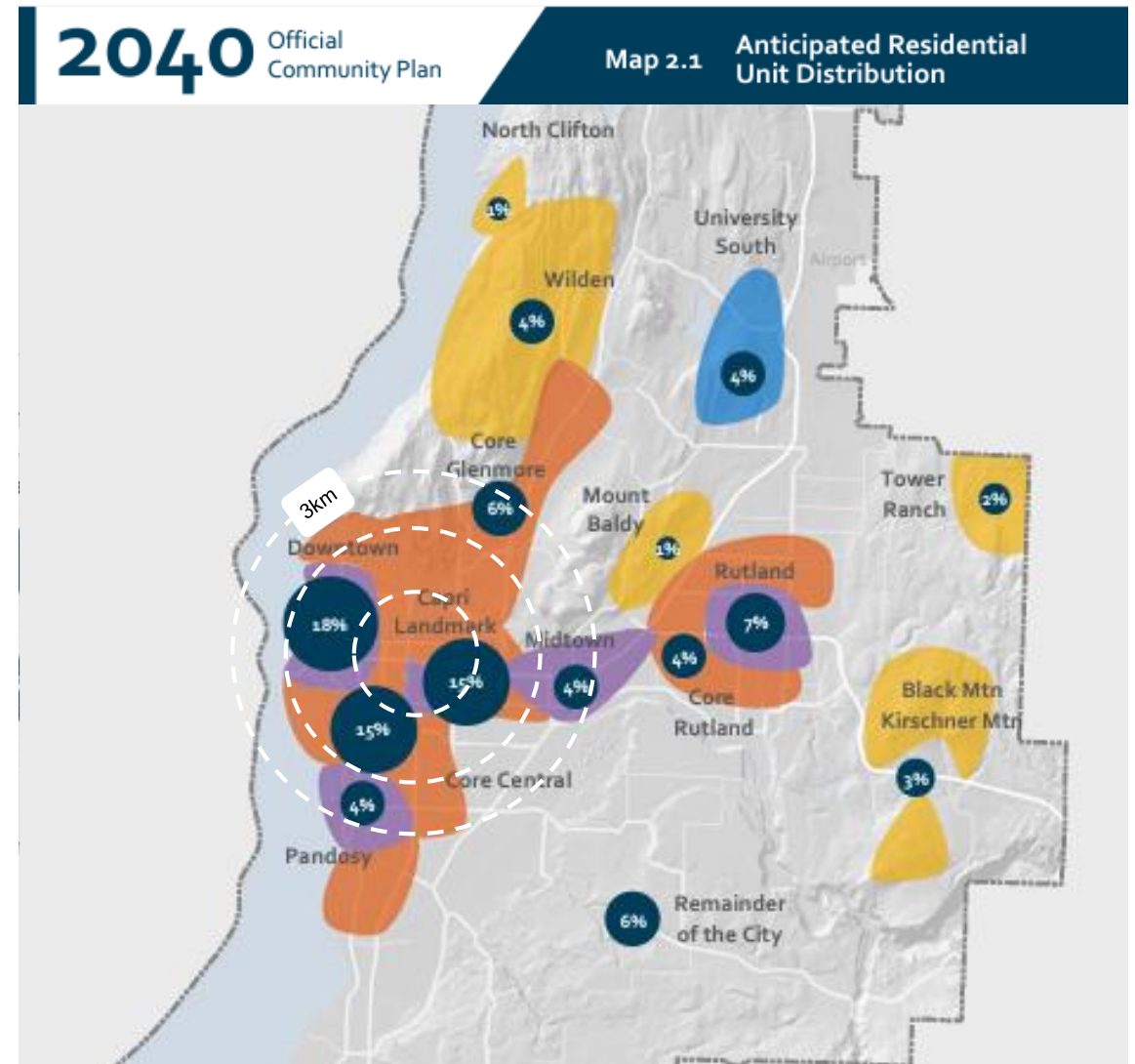
## ■ Functional Program

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

## 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.**



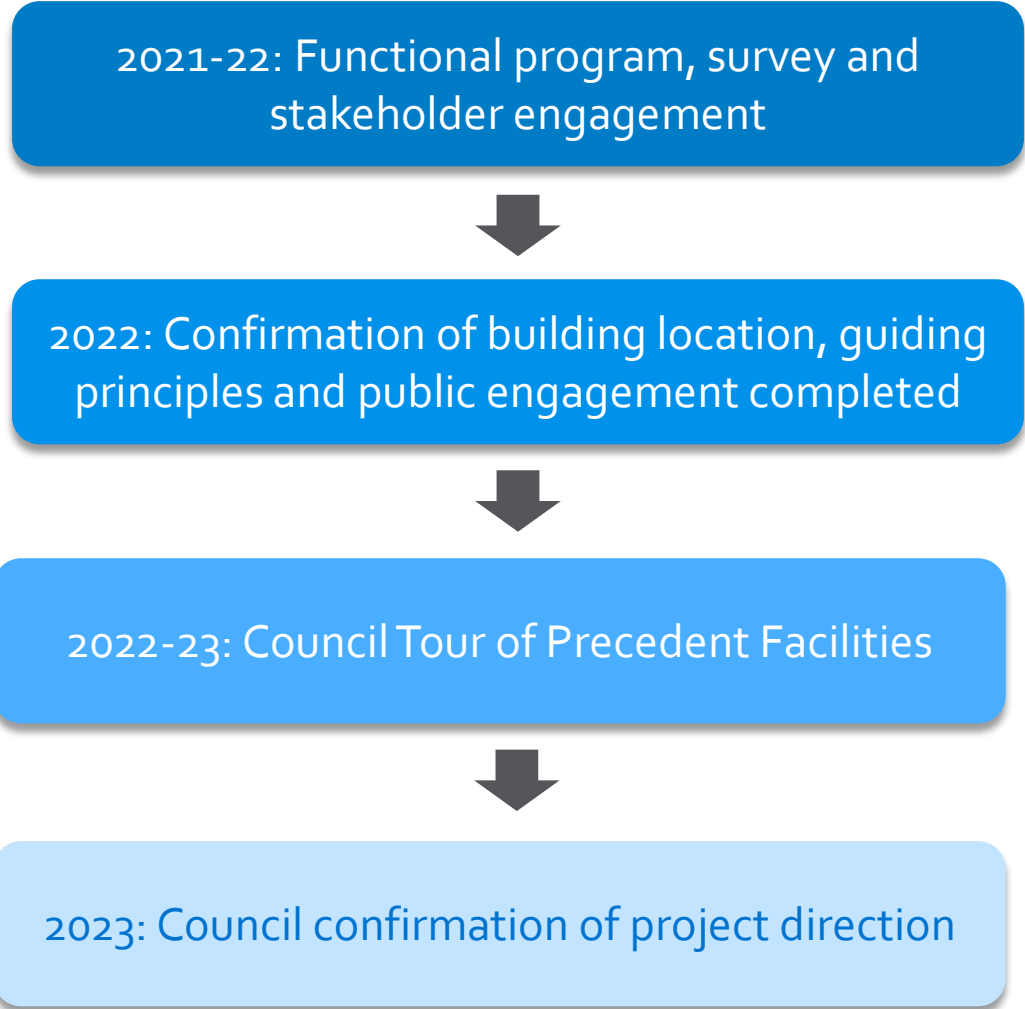
### Transportation Next Steps

- 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**

