

# Redevelopment of PRC Pre-Design Phase - Design Brief

City of Kelowna

Updated: March 31, 2023

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# 1.0 Introduction

## Background

In early summer 2022, hcma was asked to provide Architectural Services for the Pre-Design Phase of the Kelowna Community Campus and assist the City create greater clarity and definition of the replacement Parkinson Recreation Centre and the use and layout of the surrounding Park including site entries, parking distribution and access, field and court use and retention of other existing structures.

In early 2023, hcma was asked to update the report to reflect priorities that emerged from staff and Council tours in both 2022 and 2023 of precedent facilities in both the Lower Mainland and Calgary.

This requires a greater definition of the programmatic needs of the site and the new community centre, testing the new program needs on the site, and generating sufficient detail and layouts to allow for a Class D Estimate for the entire project.

This report combines the final recommendations into a Design Brief outlining the Building Siting Considerations, Facility Program requirements and Organizational Preferences. This document is intended to be used by the appointed Design Teams to develop the next stage of the Facility Design and provide clarity to the City's preferences.

A description of milestones and deliverables for this phase of work is summarized as follows:

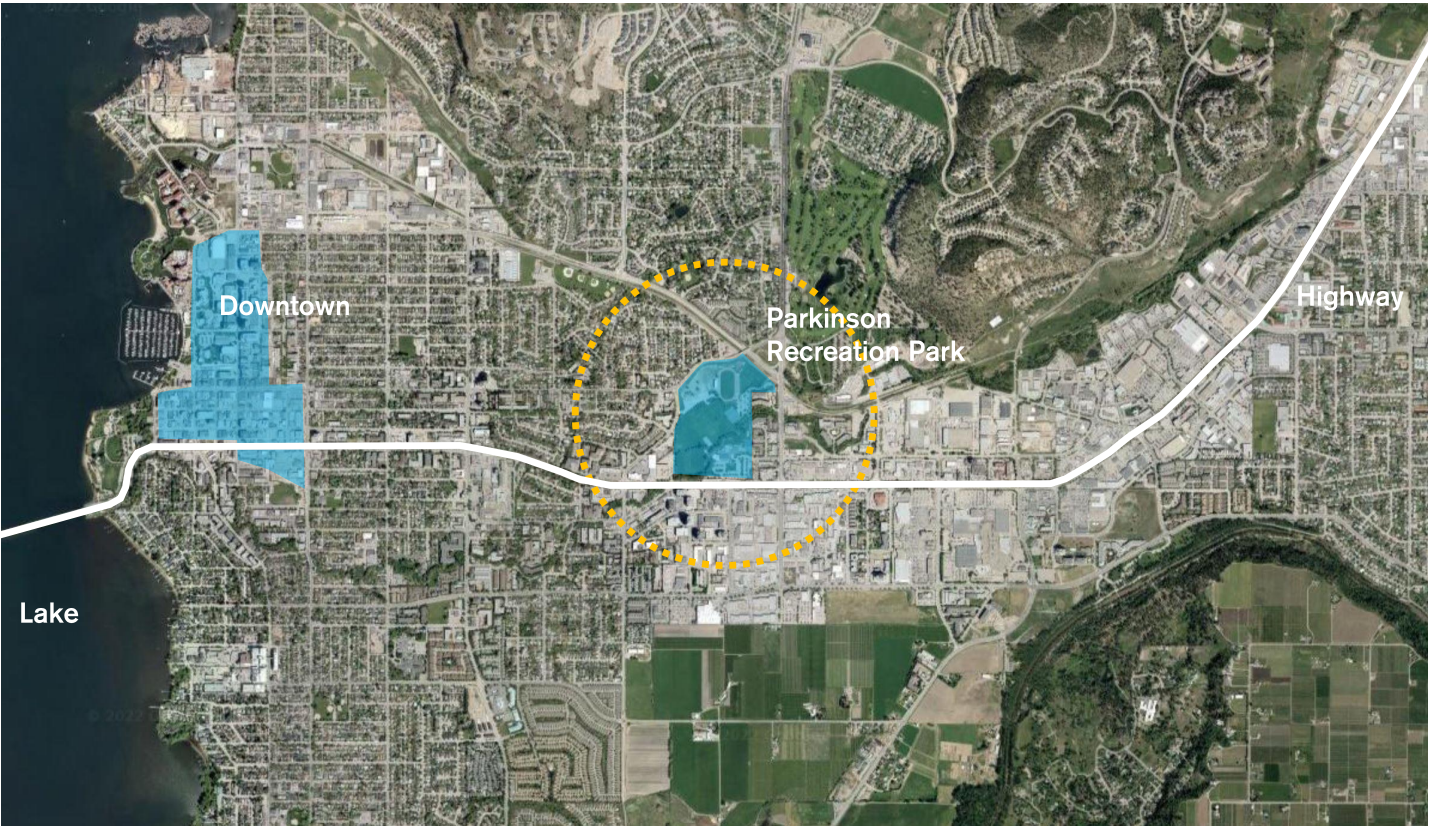
### Redevelopment of PRC “Getting it Right” Program Workshop

After the initial public engagement process coordinated by the city, hcma facilitated a workshop to confirm the Guiding Principles endorsed by City Council and confirmed the broad project goals in setting the recreational needs of the community. The workshop also confirmed the approach to the Site Master Plan, the Guiding Principles, and constraints for the use of the park and the relationship to the School Site. This included a review of trends and best practices established to date, and intended to capture the City's objectives at a more detailed level.

### Program Validation Meeting

The Program Validation Meeting aimed to define the needs of the site of the facility and confirm all the spaces required and the reasonable gross-up factors that would determine the overall program area. This was discussed in the context of the previous programming work done and modified it to reflect current thinking and right-sized the facility. This was done in consultation with JF Group and RC Strategies to generate a draft program.

Throughout the process, hcma met with LTA and conducted a review of the estimate.



City Scale Context of Parkinson Recreation Park and the Site of the Kelowna Community Campus

# Vision + Guiding Principles

The Guiding Principles as approved by Council on January 2022:

## 1. People Focused Amenities

- Create a centre of excellence for health, sport, and sport tourism across all generations
- Create a pedestrian campus feel, with safety and security in mind

## 2. Good Stewards of Public Resources

- Demonstrate leadership in responsibly building a thriving community with healthy, engaging citizens of a global society
- Minimize interrupted operation of PRC and PRP sports field and amenities
- Optimizing amenities and programming while balancing cost containment
- Maintain the integrity and contiguous nature of the play fields

## 3. Innovative Leadership

- Continuously seek opportunities to improve through economies of scale and scope in the procurement, design, construction, and operations of the facility

## 4. Cultivating Partnerships

- Optimize opportunities for partnerships with SD23 on the adjacent property
- Facilitate collaboration with other partners who share values and objectives
- Engage with Indigenous community for collaboration opportunities

## 5. 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, and addressing “walk-ability” when locating parking

The results of the program validation phase is a revised building program which is aligned with the guiding principles and which support the visions for the Kelowna Community Campus. Within the guiding principles, public and staff input demonstrated an emerging focus within the principles of: **health and wellness, training for sport, and fostering social connections.**



# 2.0 Building Siting Constraints

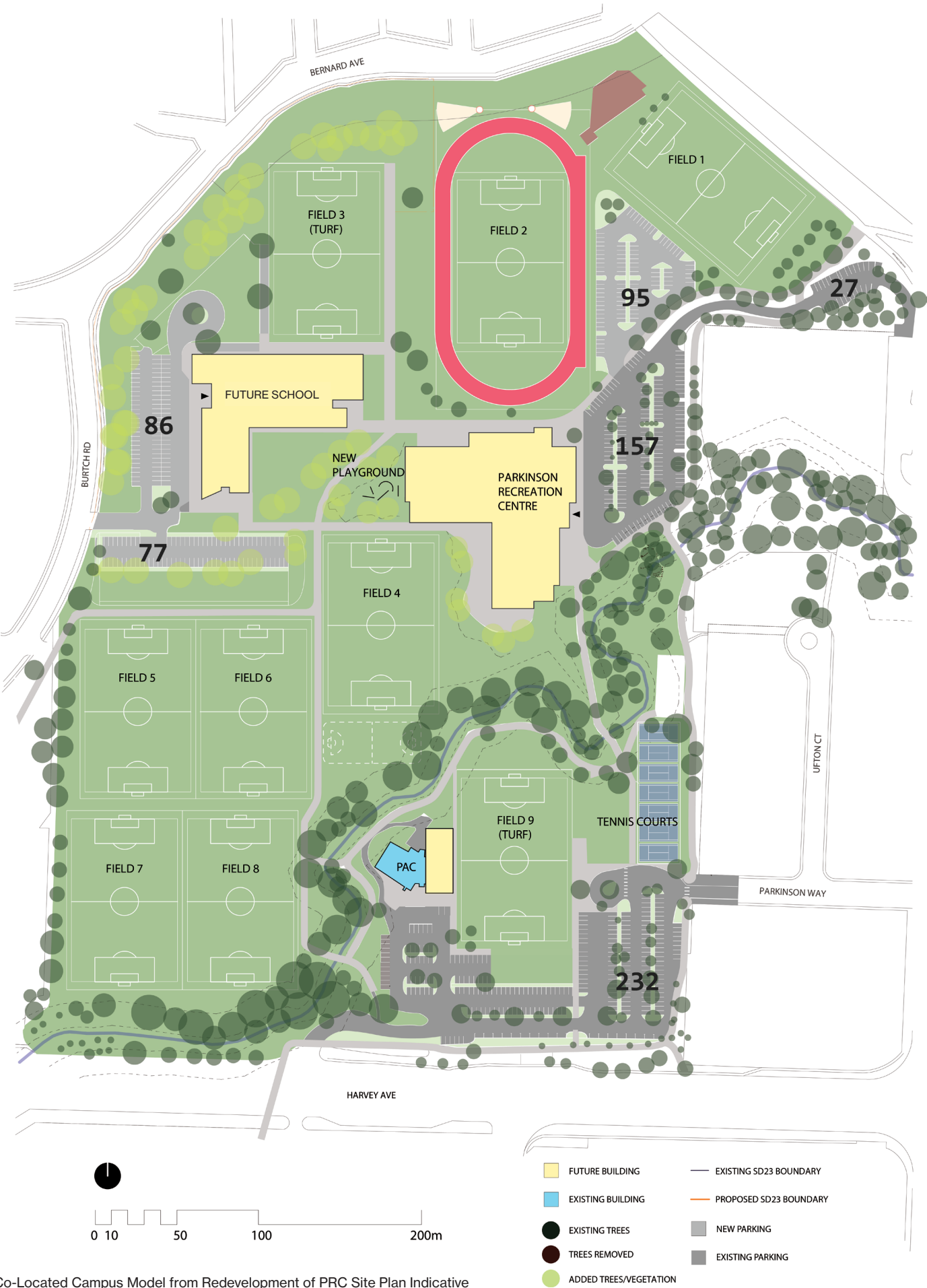
With the Co-Located Campus Model being the preferred site plan layout and endorsed by City Council in March of 2022, the site of the Kelowna Community Centre (formerly Parkinson Recreation Centre) will be located south of the Apple Bowl at the location of the existing tennis courts. This position within the site will allow it to be the heart of the Park. While there are various features within the larger site of Parkinson Recreation Park which will influence the facility, only the site elements which have direct adjacencies will be discussed within this section. For a more in-depth discussion of the Site Constraints and Opportunities of the overall site as well as the discussion of the Co-Located Campus model recommendation, please refer to the Kelowna Community Campus: Site Plan Indicative Design Report.

## Apple Bowl Stadium

The Apple Bowl is a multi-purpose stadium and is considered Kelowna’s track and field centre as well as being the home of the Okanagan Sun Football Club and Okanagan FC. The facility hosts local and regional track and field competitions and has a well-lit premier field surrounded by a rubberized 400m running track as well as fully enclosed amenities that are accessed via a gated entry. Spectators view events from the 1,054 seat grandstand or the additional 1,200 seat aluminum bleachers. A strong visual and physical connection between the future Redevelopment of PRC and the Apple Bowl is desired to reinforce the excitement brought by the stadium events as well as to provide easy access between the facilities for athletes and coaches for training purposes. In terms of the Redevelopment of PRC site constraints, the Apple Bowl is the northern boarder for the facility site but should act as a porous boundary for the landscape design.



Apple Bowl Stadium



Co-Located Campus Model from Redevelopment of PRC Site Plan Indicative



Future School

The North-west corner of the Parkinson Recreation Park (PRP) site is owned by School District 23 (SD23) and was previously the site of a middle school but is currently used as a gravel surfaced parking area. SD23 has long-term plans for the site to developed as an 800-student middle school or 1200-student high school but it is not anticipated that a new school would move forward until after the completion of the Recreation Centre.

The school site is the western boundary of the Redevelopment of PRC site and represents opportunities for operational and community benefits. A strong pedestrian connection to the school site should be in place on the west side of the Redevelopment of PRC facility which would act as one of the main entrances to the building. A plaza connecting the two buildings would act as a place of gathering for outdoor events and passive play between the two facilities as well as a pedestrian circulation between the north and south fields of the park.

Mill Creek

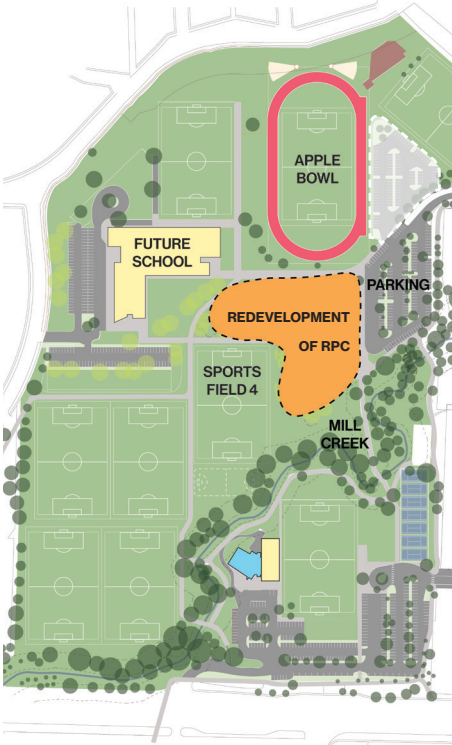
Mill Creek represents the primary natural physical feature of the site and meanders diagonally from north-east to south-west along the south of where the building would be situated. The creek has a riparian management area of 15m which further defines the southern boundary of area for built form.

Many mature trees boarder the banks of the creek and there are several pathways which cross over the creek via pedestrian bridges. With the Redevelopment of PRC being at the heart of the PRP, it will be important that the site design along the southern edge ties into the creek pathways to establish a strong pedestrian connection through the site. There is also a desire for a strong visual and physical connection between Mill Creek and the wellness programming of the Redevelopment of PRC due to its natural, peaceful presence on the site.

Parking Lot

To the east of the site is an existing parking lot with 157 stalls accessed off Spall Road. This lot will function as a primary vehicular and loading access point to the Redevelopment of PRC facility. In its current state, this lot contributes to congestion on Spall Road and Harvey Avenue. Refer to Urban Systems report for the full traffic study for the Co-Located Campus Model.

North of the existing parking lot and east of the Apple Bowl is a zone where an additional 95 stalls could possibly be located if required (refer to Redevelopment of PRC General Site diagram above). This is in acknowledgement that additional sports field amenities have recently been constructed in this highlighted zone and would need to be replaced if this zone were to be part of the parking strategy.



Redevelopment of PRC General Site



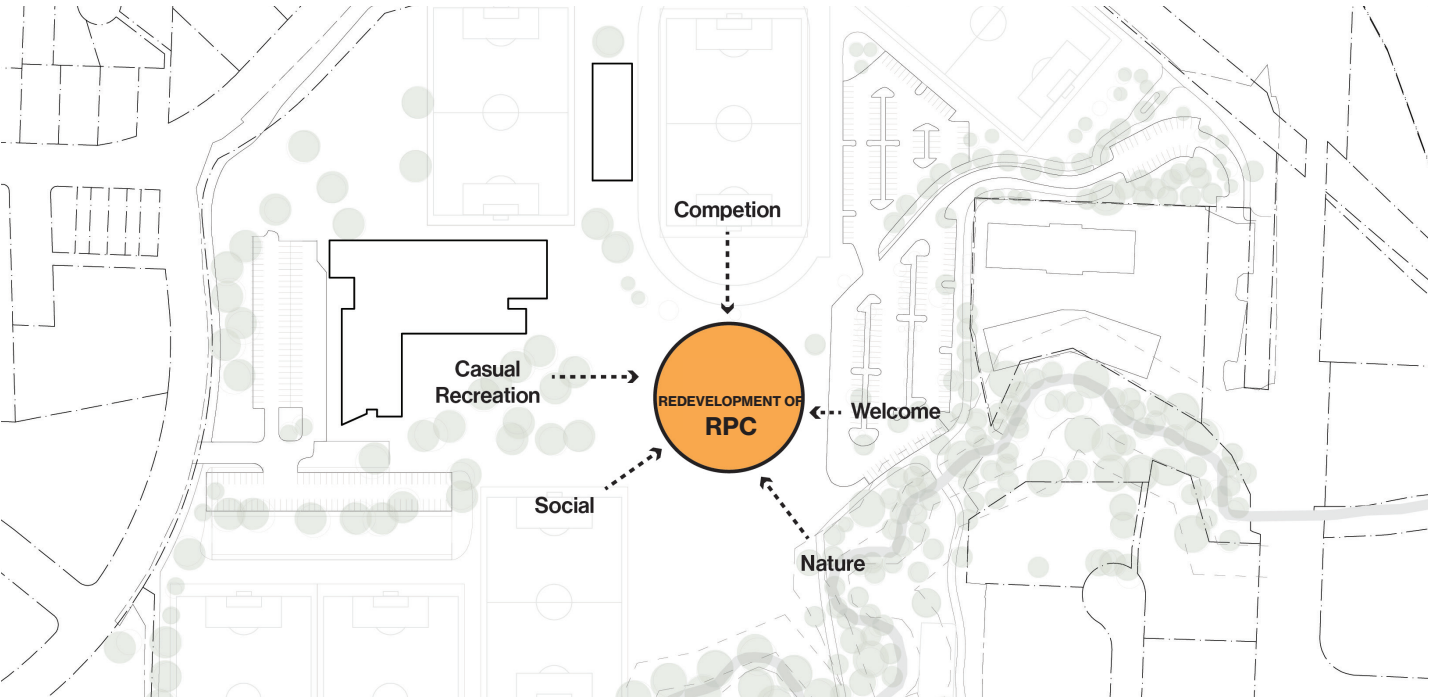
Mill Creek

Sports Fields

As part of the larger Park site programming and satisfy the ambitions of the PRP as a sports tournament destination, there is a desire for 9 sports fields to be located within the park including the Apple Bowl. To fit these fields within the existing and future context of the park, the placement and orientation of the fields has been well considered. Field 4, as represented in the concept plan of the Co-Located Campus model, is located north of the existing Parkinson Activity Centre (PAC) and to the south-west of the Redevelopment of PRC site. This field further defines the boundaries of the building site as an L-shaped site and is the closest field for direct sport viewing in addition to the Apple Bowl. Refer to the Kelowna Community Campus: Site Plan Indicative Design Report for further explanation of the field organization and placement.

Building Location

Following the Co-Located Campus Model of the site results in an L-shape building site for the Redevelopment of PRC because of the existing and future site elements described above. Considering these site boundaries, several building program test-fits were completed as part of the pre-design work which resulted in an understanding of how the building program would likely need to be arranged to fit within the site constraints. The two primary functional elements of the Redevelopment of PRC facility are the athletics and aquatics programming and both of which require a large presence on the site due to the arrangements of the gymnasium and natatorium spaces. Through the test-fits it was found that the layout of the Redevelopment of PRC building would likely require these two large program areas to split the building into two wings to fit around the L-shape site created by Field 4. These constraints provide an opportunity for circulation pathways and passive gathering and play spaces which function as the connective tissue between the primary program elements of the facility.



Contraints and Influences on the Redevelopment of PRC Site



# 3.0 Facility Program Requirements

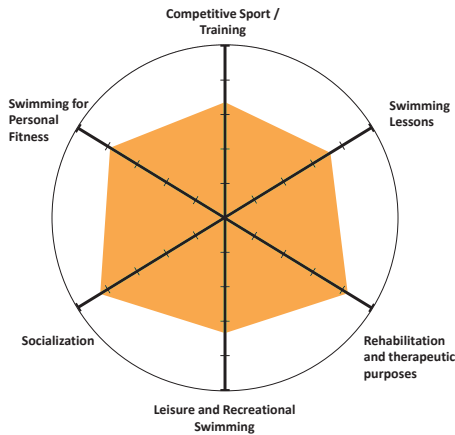
## Community Consultation

Once engaged for the Pre-Design scope of work, hcma aided the City with the Community Consultation process by contributing to the creation of survey questions and defining the type of feedback desired from the public.

One of the key results found from the survey was around prioritizing the project’s guiding principles. When asked to rank the guiding principles, respondents ranked “People-focused amenities” as the highest priority followed by “Sustainability”, and “Good stewards of public resources” in second and third place respectively. “Innovative leadership” and “Cultivating partnerships” were tied for fourth position in the ranking. These results set the tone for the rest of the program development work done as part of this phase of design. For the full survey results, refer to Appendix A of this report.

## Program Workshop

On June 29, 2022, hcma hosted a Redevelopment of PRC “Getting it Right” Program Workshop in which the public survey results were reviewed and current trends and best practices related to aquatics and recreation projects were presented. The key discussions and desires from this workshop have been summarized below.



## Aquatics

Aquatic trends and demands are evolving in communities and should be considered. A set of Aquatic priorities were defined based on a full range of potential water use and activities. Each attendee was asked to rank the aquatic priorities which was then averaged into a group spider diagram to suggest shared priorities of the group. Priorities listed below in order of highest priority ranking by the group. Image of diagram below.

- Social Role and Therapy / Rehabilitation (Priorities tied for highest priority) 4.1/5.0
- Fitness Activities 3.9/5.0
- Lessons 3.6/5.0
- Leisure Activities 3.4/5.0
- Sport / Training 3.3/5.0

Considerations discussed included:

- Recognition for building complementary aquatic features to the existing H2O Centre and Kelowna Family YMCA.
- Opinions relating to a competition vs. community focused aquatic component expressed
- Desire for increased wellness offerings
- All amenities in the wellness are such as the hot pool, cold plunge, sauna and steam room should allow for barrier-free access

Public Survey Results:

- The highest percent of respondents (29%) said Recreation / Exercise spaces in the aquatics component were most important and 16% said Pool space designed for competition.



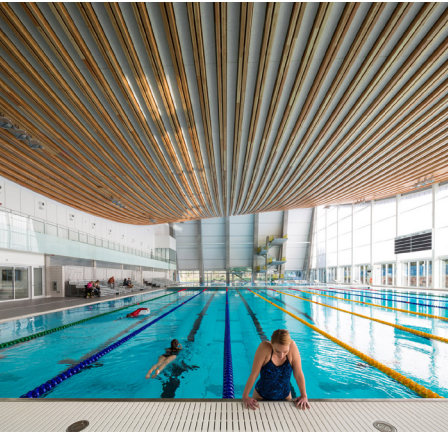
Minoru Centre for Active Living



Minoru Centre for Active Living



Grandview Heights Aquatic Centre

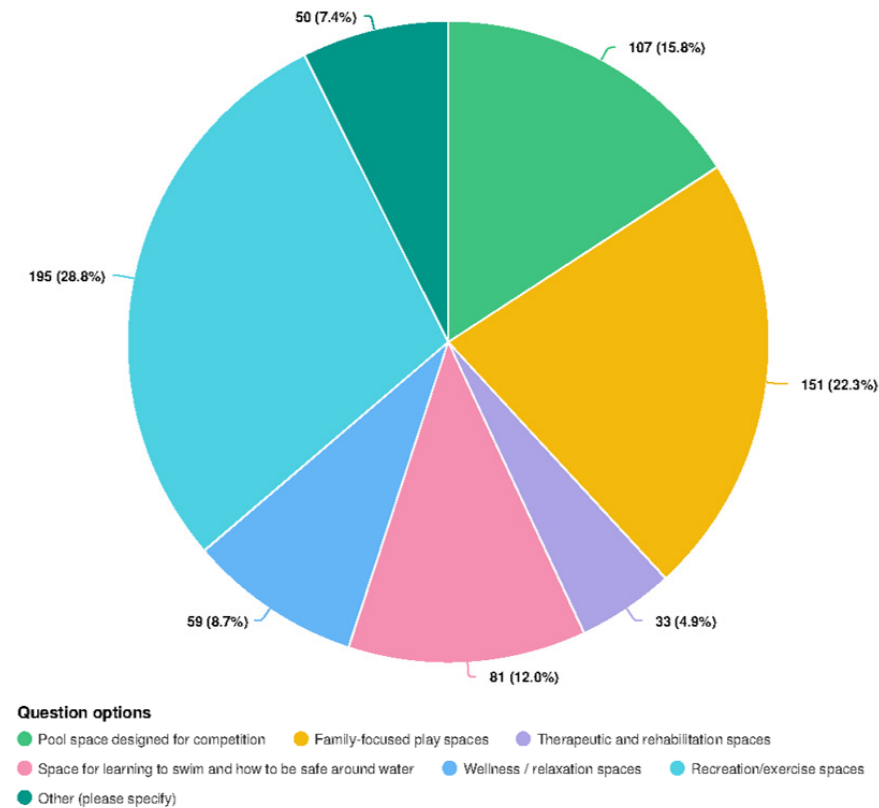


Grandview Heights Aquatic Centre



Hillcrest Centre - Change Rooms

Q10 In the examples provided, which Aquatic Space feature or function is most important and should be considered in the new Kelowna Community Campus? Click images to enlarge





Gymnasium

Community gymnasium trends are often shifting from formal to informal activities. Examples were shown and discussed as a group.

- Considerations discussed included:
- Strong desire for 3 gymnasiums for program rental opportunities and occasional tournament events.
  - Event overlay needs to be considered to appropriately balance day to day facility use with functional needs of hosting an event.
  - Casual drop-in use was recognized as desirable but downsizing a gymnasium or converting a gym into a casual recreation zone was not favourable. The suggestion was made for this use to be incorporated into the multi-purpose space component
  - The gymnasium should consider non-sport event uses such as conferences, receptions, or seasonal community events in addition to sports competition use

- Public Survey Results:
- The highest percent of respondents (36%) said places to socialize and play sports casually was most important and 30% said competitive sports and tournament spaces



Gymnasium with Retractable Seating



Gymnasium Connected to Skate Park

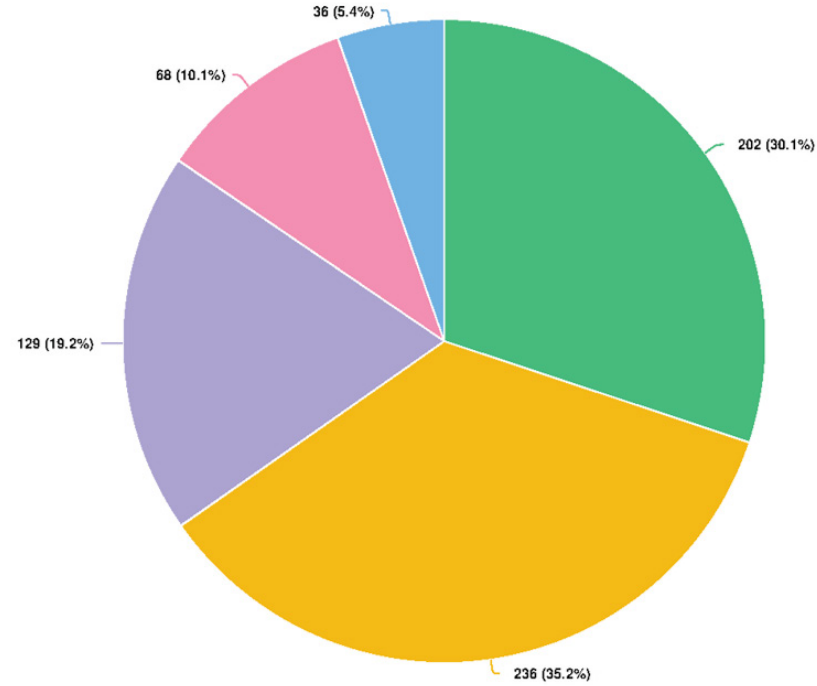


Coronation Park Recreation Centre



Hillcrest Centre Gymnasium

Q12 In the examples provided, which Gymnasium Space feature or function is most important and should be considered in the new Kelowna Community Campus?Click images to enlarge



- Question options
- Competitive sports and tournament spaces
  - Places to socialize and play sports casually
  - Low-impact activity spaces, e.g. indoor walking
  - Indoor event spaces, e.g. Farmer's Markets or Craft Fairs
  - Other (please specify)

Fitness

Community fitness trends have seen increased demand for outdoor fitness opportunities (due to COVID) as well a preference for more privacy. Group fitness classes continue to be in demand.

- Considerations discussed included:
- Increased space / person
  - Outdoor areas for fitness use
  - Dispersed exercising opportunities through-out the facility
  - Look for opportunities to turn a spectator into an active participant with fitness options in spectator areas.

- Public Survey Results:
- The highest percent of respondents (41%) said organized fitness class / activity training spaces were most important and 34% said personal fitness spaces



Grandview Heights Fitness Space



Kelowna YMCA

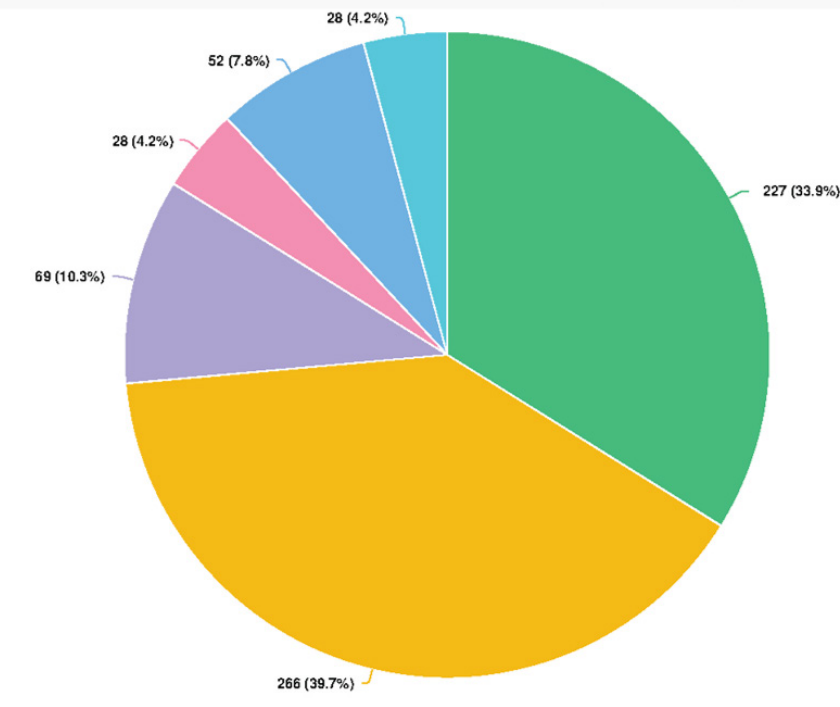


Grandview Heights Fitness Space



Grandview Heights Fitness Space

Q13 In the examples provided, which Fitness Space feature or function is most important and should be considered in the new Kelowna Community Campus?Click images to enlarge



- Question options
- Personal fitness spaces
  - Organized fitness class / activity training spaces
  - Wellness education and personal training spaces
  - Physical rehabilitation spaces
  - Mental focus or relaxation spaces
  - Other (please specify)



Multi-Purpose

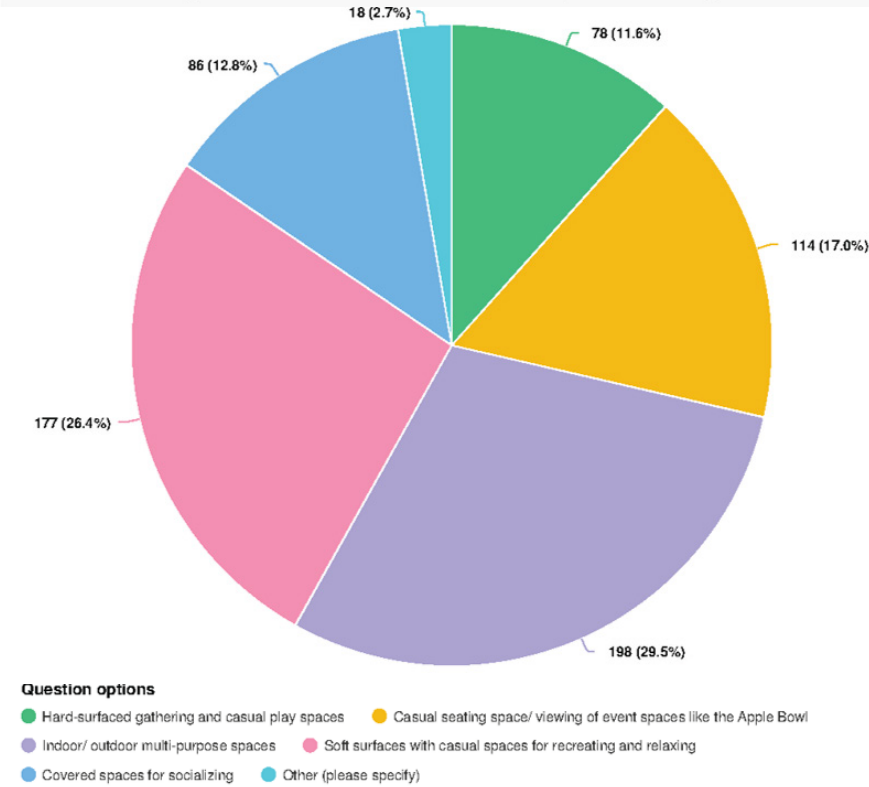
Community multi-purpose rooms are heavily used in diverse ways including revenue generating opportunities. Examples were shown and discussed. Considerations discussed included:

- Key differentiators in Multi-purpose rooms is the floor surface, size and storage space.
- Oversize one of the multi-purpose spaces to accommodate desire for casual drop in uses typically done in a gymnasium?

Public Survey Results:

- The highest percent of respondents (29%) said they want to see outdoor spaces close to the building be used as indoor/outdoor multi-purpose spaces and 26% said soft surfaces with casual spaces for recreating and relaxing.

Q15 The outdoor spaces close to the building will be used for additional outdoor programming with indoor /outdoor connections and closer ties to the immediate park setting and creek. These spaces are buffer zones between formal sport field activity and...



West Vancouver Community Centre



Minoru Centre for Active Living

Spaces Between

The spaces in-between the programmatic elements of a facility are increasingly playing an important role. Examples were shown and discussed.

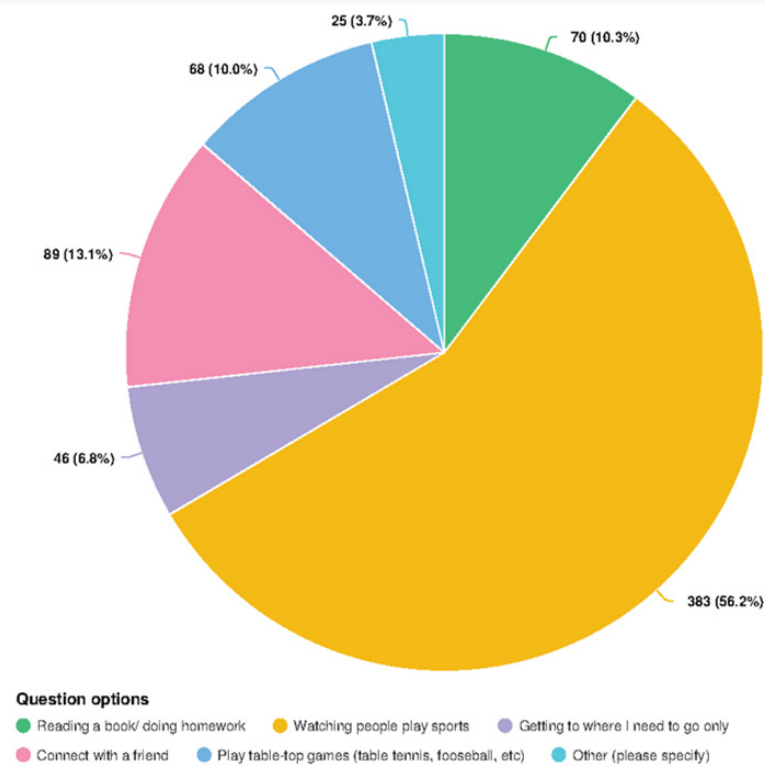
Considerations discussed included:

- In-between spaces should be provided in a variety of types of shapes and sizes. Spaces should range from larger scale active gathering spaces to smaller, individual spaces
- Varying acoustics and activity should be considered as well as naming. Ex. “the retreat” sensory friendly space. “the bay” quiet reading window seats. “the rec room” table tennis zone. “the perch” slides and climbing features

Public Survey Results:

- The highest percent of respondents (56%) said watching people play sports was how they picture using the lobby and hallways in the new Kelowna Community Campus facility being used?Click images to enlarge

Q14 The “in between spaces” in the building can be used to go from place to place, for hanging out, or for activities.How do you picture the lobby and hallways in the new Kelowna Community Campus facility being used?Click images to enlarge



West Vancouver Community Centre



Harry Jerome Passive Play Spaces

Outdoor

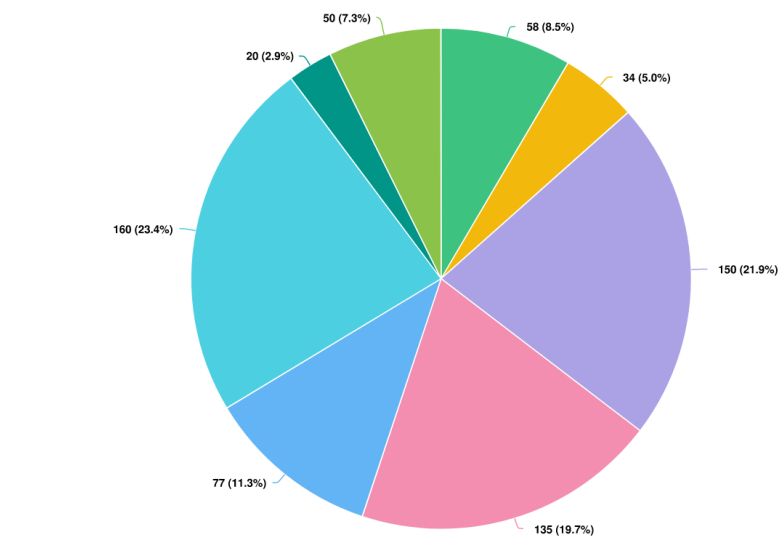
Outdoor programming is a large component of the project including sports fields to soft and hard landscaping gathering spaces. Examples were shown and discussed Considerations discussed included:

- Indoor/outdoor connection is an important element to get right in the project
- Amenities such as changerooms, washrooms, meeting rooms should be able to serve both outside and inside activities
- Maximizing number of fields is important

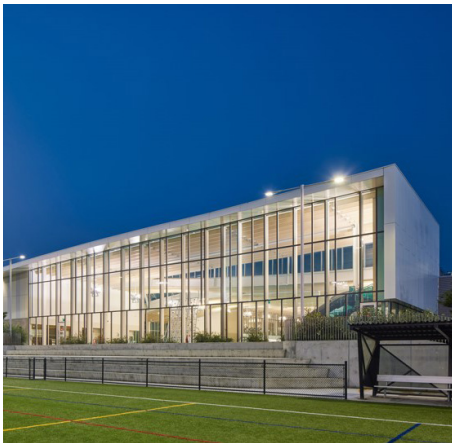
Public Survey Results:

- For Question 11, for which the results can be seen below, the highest percent of respondents (24%) said walking and cycling paths providing connection to other areas in the City was most important and 22% said competition space for outdoor field sports
- For Question 15, which was also related to the outdoor component. The highest percent of respondents (29%) of respondents said they want to see outdoor spaces close to the building be used as indoor/outdoor multi-purpose spaces and 27% said soft surfaces with casual spaces for recreating and relaxing. Results for this poll are displayed on the previous spread within the Multi-Purpose section.

Q11 In the examples provided, which Outdoor Space feature/function is most important and should be considered in the new Kelowna Community Campus?Click images to enlarge



- Question options
- Plaza spaces that support gathering and outdoor events/entertainment
  - Competition space for outdoor field sports
  - Child-oriented play spaces and structures
  - Structures and spaces for personal fitness
  - Greenspace for relaxation/hanging out
  - Competition space for outdoor court sports
  - Walking and cycling paths providing connection to other areas in the City
  - Other (please specify)



Minoru Centre for Active Living



West Vancouver Community Centre Plaza

Washrooms / Change Rooms

Washrooms and Changerooms are important amenities for both outdoor and indoor components of the project. These spaces are increasingly following a non-gender, universal approach where possible. Examples were shown and discussed.

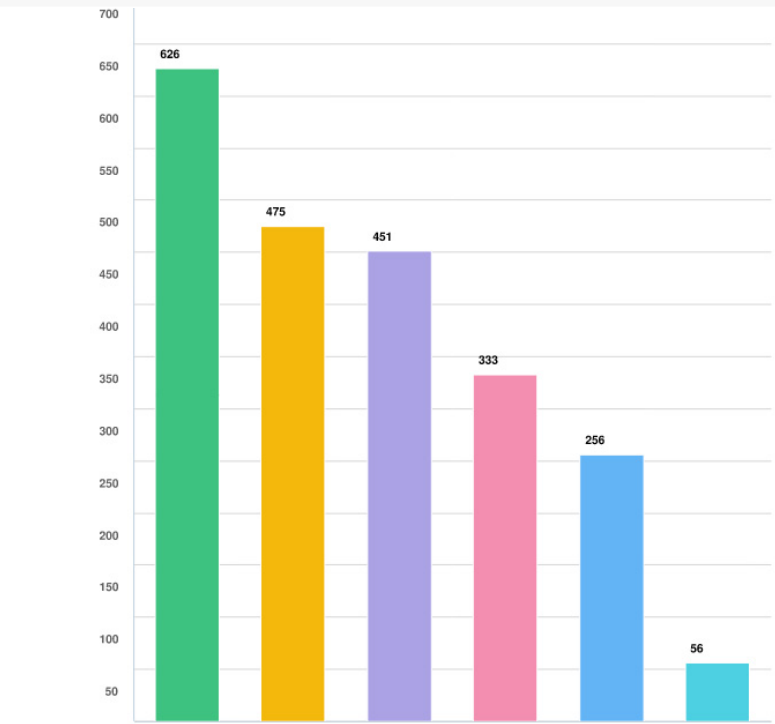
Considerations discussed included:

- Public washrooms in community facilities are often fully universal while aquatic changerooms still maintain a small, gendered component. Approximately 20% change area gendered and 80% universal
- Team rooms and washrooms positioned for outdoor connection important

Public Survey Results:

- When asked how respondents see the building supporting outdoor space users, the highest selected option was washrooms/change rooms that are also accessible from outside.

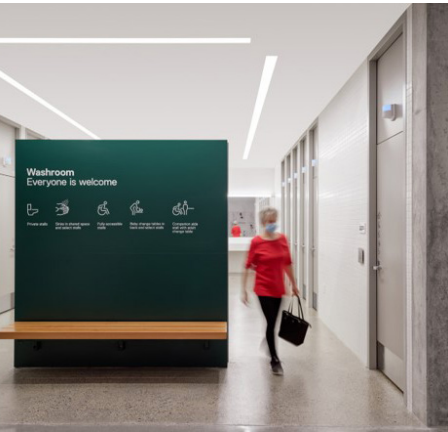
Q4 The Kelowna Community Campus will have an opportunity to service the sports fields and courts, the multi-purpose stadium, and other site amenities. How do you see the building supporting outdoor space users? (Select all that apply)



- Question options
- Washrooms / change rooms that are also accessible from outside
  - Competition / event staging
  - Event support space (concession / food preparation space)
  - Warm-up spaces
  - Physio/ rehabilitation spaces
  - Other (please specify)



Grandview Heights Aquatic Centre



Clayton Community Centre Universal Washrooms

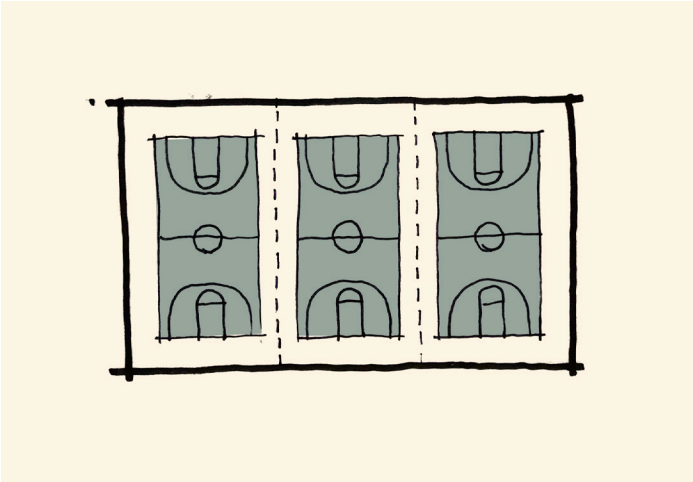


# Program Validation

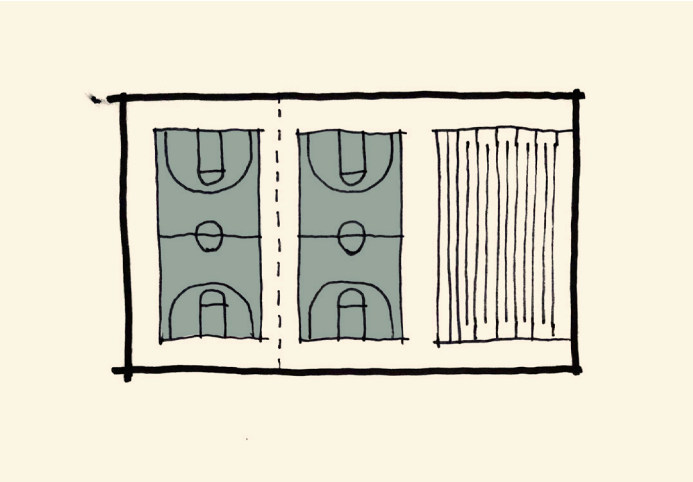
As a result of the Program Validation workshop on August 9th, and the prior work completed as part of the Pre-Design phase, key decisions were made regarding additions, eliminations and shifts of program elements in order to successfully achieve the vision laid out by the project Guiding principles. Decisions made in the workshop are summarized below and represented in the updated functional program table included in the next section of this report.

## Gymnasium

- Retractable bleacher seating (~850 seats) is preferred to tip & roll bleachers (~150 seats)
- Preferred gym layout was a triple gym configuration with retractable bleacher seating to extend overtop of one side court. Like UBCO gymnasium. Test fits to explore opportunities to divide gymnasium for events and recreation to occur simultaneously
- Increased transition areas on recreation courts for social gathering to occur
- Division of change room areas within facility will be optimized. Anticipate having a single changeroom component with both wet and dry changing areas to serve the changeroom needs for all area as well as potential for future flexibility to have separate smaller dry changeroom associated with dry land activities
- Double the number of team rooms is desired to support tournaments



Gymnasium three court set up



Gymnasium competition court set up with retractable bleacher seating



Gymnasium with movable bleacher seating



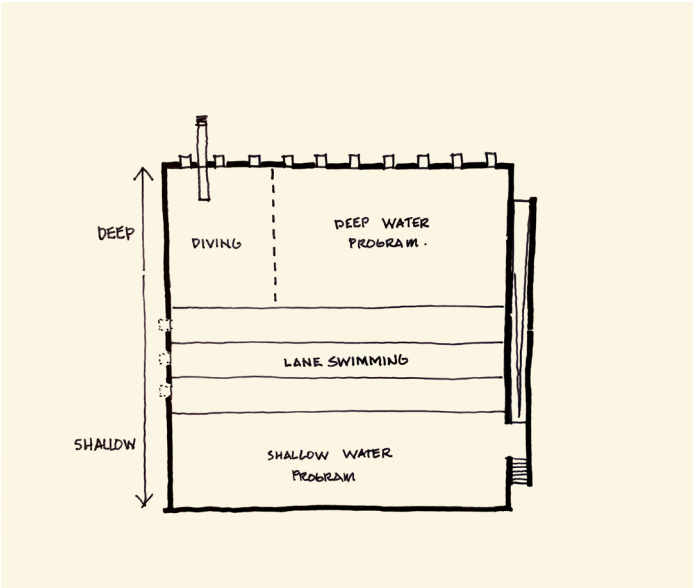
UBC Okanagan Gymnasium

## Fitness

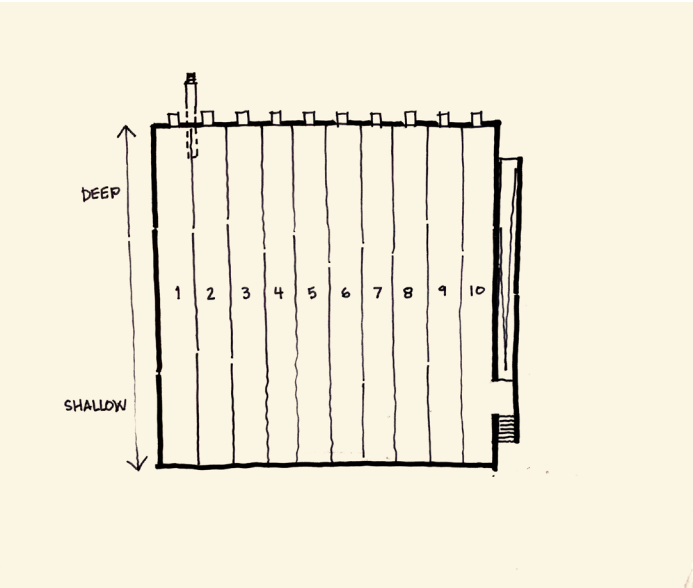
- Additional open fitness area should be added to achieve a total net area of ~10,000 ft<sup>2</sup>
- The option to remove one of the group fitness studios is to be explored
- Walking / running track is a key component of the program – ideally 200m length for training purposes
- Climbing wall is optional and can be removed
- Laundry facilities can be removed

## Aquatics

- An additional 2 lanes (total of 10 lanes) are to be added to increase flexibility of the lane pool
- A ramp is to be added to the lane pool to increase accessibility
- An adult hot pool, steam room, and sauna are to be added to supplement the “wellness” component of the facility



10 Lane Pool - Day-to-day Program Layout



10 Lane Pool - Swim Meet Layout

To better understand the level of swimming competition that is currently possible in Kelowna, hcma conducted a Competition Standard Feasibility Study for the H2O Adventure and Fitness Centre based on the Facility Rules & Guidelines of Swimming Canada document. The is feasibility study outlined the minimum facility standards for the hosting of international, national, provincial and club invitational/developmental level competitions in existing facilities across Canada. Through this analysis, it was found that the H2O Centre has varying levels of criteria met for hosting sanctioned competitions. Lack of a warm-up/warm-down pool is the key metric which does not allow the facility to be internationally, nationally, or provincially compliant. With the 2.38m lane width, national compliancy is met but not international which requires 2.5m lanes. All other requirements of international competition are met apart from the lane rope colours which have specific colours requirements per lane. Refer to Appendix D of this report for the full memo on the H2O Centre's possible levels of competition.

Multi-purpose

- Multi-purpose rooms are more likely to remain within the project if they facilitate specific programming. The instructional spaces are to be identified as community kitchen, dirty arts, clean arts, and tournament room.

In-Between

- The value of informal social gathering spaces is significant and thus should be identified by a specific line item
- Retail component can be removed from program

Outdoor

- A public plaza with connection to the school is a high priority
- There is a desired for a wellness trail with a connection to the creek

Admin / Operations

- No Change to this part of the program

Partnerships

- A dedicated partnership space will be required. While the full area requirements will need to be confirmed once the partner tenant is confirmed, space for a reception, waiting area, and 2 offices has been allowed for in the functional program
- There will be an additional child care aspect of the program in the form of out of school care for school age children. Licensed out of school care for 30 children in grades 2-5 will double as a preschool space in the morning and afternoons while another out of school care space for 24 children in kindergarten to grade 1 will double as an additional multipurpose space during the day.

Children and Youth Space

- Child care space required for 37 children. This includes 12 spaces for ages 0 to 3 years and 25 spaces for ages 3 to 5 years. Spatial requirements included within the functional program are based upon the minimum requirements from the provincial Child Care Licensing Regulation and may require increases in the next phase of the project.
- Multipurpose room designed as a gathering space and for youth functions
- Several informal gathering spaces to be programmed for youth throughout facility. These spaces are to serve as general “hangout” space but will also include equipment such as foosball and pingpong tables



Informal recreation and social gathering area



Competitive sports uses and informal recreation areas

Functional Program

A validated functional program was created based on the combined outcomes of the community consultation and programmatic workshops. The functional program was structured to outline both a base level program, as well as track a separate list of additional priority areas shown in the highlighted lines of the program. These areas have been identified as being highly beneficial to the project and while, expanding the overall program area, are required to meet more of the critical needs of the population.

The full program area was analyzed through test-fit design options on the site in order to get an understanding of how the updated program would fit in relation to eachother and within the constraints of the site. The test fit design drawings are included in the appendices.

Please refer to the table to the right for updates to the Redevelopment of PRC program.

	Functional Group	Functional Sub-group	Total Gross	
			Total GSM	Total GSF
Athletic Program	Gymnasium	3 gyms		
	Open Fitness			
	Group Fitness			
	Walking/Running Track			
	Athletic Administration			
Total Athletic Space			5,521	59,430
Aquatic Program	Lap Pool	10 lane		
	Leisure Zone	Leisure		
	Wellness Zone			
	Natatorium Pool Deck	Lap & Leisure Deck		
	Administration			
	Pool Support			
Total Pool Space			3,512	37,802
Athletic/Aquatic Support	Fitness Change Rooms			
	Aquatics Change Rooms			
	Officials Rooms			
	Pool Storage			
	Exterior Washrooms and showers			
Total Athletic/Aquatic Support Space			1,017	10,950
General Program	Multi-Purpose Rooms	Youth space		
	Instructional Rooms			
	Community Kitchen			
	Partnership Support Space	Partnership Space		
	Childcare			
	Program Storage			
Total General Program Space			1,935	20,831
Customer Service	Reception	Control and Service		
	Lobby			
	Informal Gathering Areas	Including youth oriented space		
	First Aid Room			
	Bike Storage	Bicycle Parking - Long Term		
	Admin Workspace			
Total Customer Service Space			1,638	17,630
Building Operations	Supervisor Office	Office		
	Shipping Receiving			
	Garbage Recycling			
	Maintenance Shop			
Total Operations			189	2,030
Total Program			13,812	148,673
Outdoor Program	1 - Social Plaza		1,208	13,000
	2 - Indoor / Outdoor Landscaping		655	7,050
	3 - Childcare Outdoor Play Area		110	1,180
	4 - Turf Field w/ Lighting		-	-
	5 - Site Pedestrian Circulation Network Landscaping		-	-
	6 - New Grass Fields X 5		-	-
	7 - Tennis Courts X 6		-	-
	8 - Lacross Field X 1		-	-
	9 - Playground		-	-
Total Outdoor Program				21,230



We are **hcma**. We believe human connections  
are the best path to solving the fundamental  
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