

# Memo



**Date:** December 1, 2010  
**File:** 1360-10  
**To:** City Manager  
**From:** T. Barton, Parks & Public Places Manager, Infrastructure Planning  
**Subject:** Water Street Senior's Centre Relocation to Parkinson Recreation Centre  
**Prepared By:** Kristine Bouw, Architecture Planner, Infrastructure Planning

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**Recommendation:**

THAT Council receives the report from the Parks & Public Places Manager dated December 1, 2010 regarding the relocation of the Water Street Senior Centre Society to new City facility adjacent to the Parkinson Recreation Centre.

**Purpose:**

To update Council on the project planning for the Water Street Senior Centre Society (WSSCS) relocation to a new City facility adjacent to the Parkinson Recreation Centre (PRC).

**Background:**

Over the past year, City staff has been working on relocation plans for the WSSCS to City facility space at the PRC site as a part of a City agreement with the Kelowna Yacht Club (KYC). Under the agreement, KYC will be acquiring a portion of the land presently occupied by the WSSCS along the downtown waterfront, and beginning construction of a new building in 2012. Ultimately the existing KYC building will be demolished for the future development of Stuart Park Phase 2. Council previously approved the relocation of the WSSCS to City facility at the PRC site on 14 December 2009.

The existing facility for the WSSCS is operating out of a single story building of 984m<sup>2</sup> (10,600 sf.). The functional program for the new facility space replicates the existing functions:

- Office for administrative staff
- Computer Room
- Billiards room
- Mechanical / electrical / janitorial rooms, and
- The following for joint use by the WSSCS as well as City programs and rentals:
  - Reception area and lobby
  - Main hall program space
  - Food preparation area
  - Meeting rooms
  - Storage space for programming needs

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The new facility has been considered over the past 12 months from two fundamentally different design programs; initially as a component of Kelowna's 2015 Canada Winter Games bid and then, as a stand-alone project after it was learned that the City's bid was unsuccessful (17 September 2010). There are key differences in the design approaches:

- CWG bid: In this situation, the new facility space had to provide functions for the CWG which were best met if the new WSSCS space was attached and accessible from the PRC. It was proposed to add a 3000 sf. addition to the existing 3900 sf. fitness centre that also would be renovated for the WSSCS (and used as a health centre during the CWG). To replace the lost fitness centre and provide a games legacy, a contemporary fitness centre addition was planned to be built closer to the main lobby of the PRC. Following the games, the existing 5600 sf. PRC gym was to be shared with the WSSCS, which although not ideal, allowed the capital contribution from the games to be used to construct a new collegiate-sized gym with spectator area on the front of the PRC as another legacy of the Games. A key challenge of the bid was the need to upgrade significant components of the PRC to meet the current Building Code. This was required due of the scale of the anticipated renovations.
- After the CWG bid: The loss of the CWG bid meant that the \$6M in capital funding was no longer available for the construction of new WSSCS facility or for PRC retrofits and additions. The new cost model required a rethinking of the design approach. Building the new facility as a separate building adjacent to the PRC would save the cost of upgrading the PRC to meet Building Code, but also meant that a main hall program space would need to be included in the new facility. This arrangement serves the needs of both the WSSCS and the current users of the PRC without the compromise inherent in the "shared gym" scheme proposed with the CWG bid.

The site for the new building has been identified adjacent to the western wall of the PRC along the existing pool area (see Attachment 1). A separate access for this facility would be created from the existing parking lot area. This location is recommended by Staff and is supported by the WSSCS.

#### Schematic Design Program

City staff has been working with the WSSCS relocation committee and the staff from Recreation & Culture in the design of a facility that best suits the needs of their membership. The design of the facility also takes into consideration the City's plan to provide multi-age recreation programming and public rental space in this building.

The conceptual design is underway to explore the basic site design for optimum building orientation (utilizing the sites own microclimatic conditions to allow for natural ventilation, passive solar and shading for adjacent tree cover) and a building envelope design that minimizes the need for costly mechanical and electrical systems. Most recently a design charrette was held on 30 November 2010 with the WSSCS relocation committee to explore facility layout options. The relocation committee was supportive of the City's approach and of exploring sustainable design options for the building.

*"We feel that the new activity centre could be a model for other city buildings, in using sustainable technologies. After all, this building which is being constructed for the age 50 plus adults of today will be used by future generations who would expect nothing less than the most "earth-friendly" techniques."*

-Chris Bischoff (on behalf of the WSSCS building relocation committee) C. Bischoff, T. Lee, C. Bridges

The construction of this new facility is an opportunity for the City to demonstrate leadership in green building design to minimize life cycle costing and reduce greenhouse gas emissions. Staff will continue to explore high performance building opportunities through the Conceptual Design Phase based on practical life-cycle cost benefit analyses. Some of the concepts to be investigated will include the following;

- Natural daylighting of interior spaces
- Passive ventilation systems to reduce mechanical loads
- Thermal mass for heating and cooling
- Reduction in water consumption
- Recycling rain water and grey water for watering landscape and flushing toilets
- Green roof and / or green wall to reduce heat island effect
- Harvesting heat from adjacent parking lot areas and PRC swimming pool, and
- Geothermal energy

The available site area for the building is minimized by the Mill Creek Riparian Area Setback that extends along the western and southern boundary of the proposed site area. Consequently, the building will be a two-storey structure. A fully accessible two-story building also provides the opportunity for efficient design of many of the building systems e.g. mechanical, electrical, roofing, etc.

#### Project Schedule

The schedule for the project is directly connected to the relocation of the Yacht Club anticipated in 2012 and includes the following key milestones;

- First Quarter 2011 Schematic Design complete, Detailed Design initiated
- Second Quarter 2011 Detailed Design and Construction Drawings complete
- Third Quarter 2011 Construction Tendering, Construction commences
- Second Quarter 2012 Senior's Centre Construction - Substantial Completion

#### **Existing Policy:**

##### Sustainable Infrastructure

In keeping with Kelowna's Sustainable Municipal Infrastructure Policy 352, the City is required to build infrastructure that achieves targeted results across environmental, economic, financial, social and cultural indicators to achieve a sustainable city. In conjunction with Policy 352, staff committed to an MBL analysis of major projects to help refine its application. Staff will report back with a policy analysis of the WSSCS at the end of schematic design.

In addition, on 28 June 2010 the City adopted Bill 9, the Wood First Policy, and is committed to considering the use of wood to support the provincial forest industry, the contribution of wood to climate change mitigation (low embodied energy or GHG emissions in manufacture, carbon storage while in use, reduced GHG emissions when sourced locally), and to recognize the economic impact of using wood as a local building material. The BC Wood Council has been engaged in discussions regarding financial support for wood innovations in this building.

**Community & Media Relations Comments:**

Staff have been working with the WSSCS relocation committee throughout the design process. An open house with the Society and a public information session is planned for early 2011 following Schematic Design to update the public on the concept planning for the building.

**Financial/Budgetary Considerations:**

Staff have included a submission for building construction in the 2011 Capital Budget. The budget is based on preliminary estimates and may not fully address site servicing and parking which are currently under study. Staff will also be exploring grant opportunities with the Province and the Federal Government to help offset some of the project costs.

**Internal Circulation:**

J. Gabriel, Director, Recreation & Cultural Services  
L. Roberts-Taylor, Community & Neighbourhood Programs, Recreation & Cultural Services  
D. Gilchrist, Director, Real Estate & Building Services  
D. Edstrom, Strategic Land Development Manager, Real Estate & Building Services  
M. Johansen, Manager, Building Services, Real Estate & Building Services  
J. Shaw, Manager, Utility & Buildings Project Management, Design & Construction Services  
B. Berry, Director, Design & Construction Services  
R. Cleveland, Director, Infrastructure Planning

**Considerations not applicable to this report:**

Legal/Statutory Authority:

Legal/statutory Procedural Requirements:

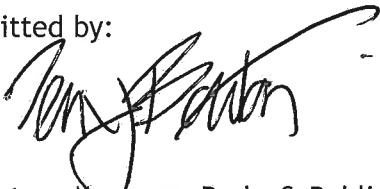
Personnel Implications:

Technical Requirements:

External Agency/Public Comments:

Alternate Recommendation:

Submitted by:



T. Barton, Manager, Parks & Public Places

Approved for inclusion:



R. Cleveland, Director, Infrastructure Planning

Attachment: Site Plan

cc: K. Grayston, Director, Financial Services, Corporate Sustainability  
J. Paterson, General Manager, Community Sustainability  
J. Vos, General Manager, Community Services  
B. Berry, Director, Design & Construction Services





# Attachment 1 WSSCS Facility Relocation to PRC Site Plan

PREPARED FOR PLANNING PURPOSES ONLY

