

**Kitsilano Parent Advisory Council**

c/o Kitsilano Secondary School  
2550 West Tenth Avenue  
Vancouver, B.C.  
Canada V6K 2J6

**Chair:**

James Burton

**Vice Chairs:**

Mary Chipmann  
Lisa Herrera

**Secretary:**

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**Treasurer:**

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**DPAC Representative:**

Anne deWolfe

**Kitsilano School Planning Team**

**PAC Representatives: James Burton, Jean Gordon**

**Comments on the the start-up material supplied by the consultant CitySpaces**

See the attached agenda that was used in the meeting last Thursday, the first of monthly meetings to be held until May. Jean and I attended; other attendees included two teachers (Karen and librarian Ms. Bombazino (I think that's her last name), two students (new faces), a partner of the architectural firm DA Architects and the project architect, Chris Atkinson, and three members of CitySpaces: Elizabeth FitzZaland, Andy Hiscox, and partner Gwyn Symmons, and Craig Sidjak.

CitySpaces is responsible for the minutes. When we receive them, we shall forward them to the Executive. Once they are approved by the KSPT, we can post them on the web. I imagine minutes of previous meeting will be on the agenda of each meeting (but this was not specifically discussed).

It's our concern that we keep the Executive as fully informed about the proceedings of these KSPT meetings as possible, so that at any time the Executive can make their positions known to the KSPT and any other players, and inform the PAC generally via the web or at meetings.

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PAC representative's comments to the Team on the October 29, 2009 meeting:

1.  
General expression of eagerness to be on to the next step in renewing Kitsilano High School.
2.  
Proposed revision to the key objective statement, both to make sense of the sentence and to more accurately reflect the sentiments expressed by the consultants at the meeting: striking the word "potential" from the sentence: "The renewal will likely include a mix of demolition, new construction and potential renovation/seismic upgrade of some parts of the buildings." If the position of the VSB is that renovation/seismic upgrade of some parts of the buildings are not likely, then this should be openly stated.
3.  
Elizabeth F presented a brief concise report on the Visioning event held last February, and made note of the support of the Premier for the PAC's Vision document.
4.  
Funding for the project was discussed in very general terms: the project has been given funding as per all the schools currently in the process: the area standards formula plus 15%, in recognition of its NCLD (Neighbourhood Centre of Learning something-or-other) status.
5.  
Meaningful integration of Community Centre facilities and programming requires the consultants to quickly engage the Community Centre Board and Staff in helping identify common goals for a renewed Kits High School. Consultants will get onto that.

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6.

The architectural consultants spoke of producing options for discussion. PAC representatives stated that they believe that developing options might be going over old and contentious territory, and that it would be far more helpful to have the consultants produce a series of tutorials on the major variables that will factor into developing a conceptual plan for the school, variables such as:

- phasing strategies: what constraints and opportunities does the existing building and site present?
- structural strategies for 1920s school structures:
- construction costing: how will the VSB approach re-use of buildings in their costing? Lessons from UBC Renew? Use of the Athena program (used by UBC)?
- Concrete implications of the 21st Century learning environment policy being developed by the VSB District Management Team (including Alex Grant)
- sustainability goals, and their impact on conceptual planning
- potential programmatic sharing with Community Centre
- potential facility/physical plant sharing with Community Centre
- site analysis, leaving aside the jurisdictional issues of land ownership
- jurisdictional issues (City, VSB, Board of Parks and Recreation)
- NCLD implications: what can Kits offer as a unique centre of learning?  
[Suggestion: Centre of Sustainability Studies]

The general message from us was: we believe the conceptual planning should as a start engage in the issues noted above, so that the members of the team can offer useful input. Sustainability needs to be taken seriously, and coordination with the Community Centre.

End of notes.

**From:** James Burton <jburton@bwarc.ca>  
**Subject:** **Re: PAC Response**  
**Date:** November 4, 2009 10:34:24 AM PST (CA)  
**To:** Gwyn Symmons <gsymmons@cityspaces.ca>  
**Cc:** Jean Gordon <helenjean.gordon@gmail.com>, Elizabeth FitzZaland <efitzzaland@cityspaces.ca>, Andy Hiscox <ahiscox@cityspaces.ca>

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We appreciate you getting back to us on the points raised, Gwyn.

Sorry for us repeating ourselves about inviting the other stakeholders. At the beginning of the meeting we did accept the timing, but the proceedings at the meetings made it seem as though early input might be important, which is why we brought it up again. If you're satisfied that bringing them in later is not going to be too late, we'll accept that.

Your responses below make it clearer what exactly we'll be doing at the Workshop #1. Our list of "variables" was really a list of what we felt we needed in the way of information in order to assist the consultants to our fullest ability. We're looking forward to the workshop, which as you say covers many of the topics.

Regarding the vision of the school being a centre for environmental studies/sustainability, we'll put together a fuller explanation for consideration by the KSPT.

See you on the 9th.

James and Jean.

cc PAC Executive

On 3-Nov-09, at 3:24 PM, Gwyn Symmons wrote:

Dear James/Jean.

Attached please find our comments with regard to your requests. We will take your email and our comments to the next meeting of the Kitsilano School Planning Team KSPT for their review and advice to the VSB Steering Committee. At the last meeting it was our understanding that the KSPT accepted the both the Charter and the Schedule as a basis for moving forward. The only revision to the Charter requested was by you for the deletion of the word "potential." At the first KSPT meeting a number of the items you refer to were touched on and we indicated would be covered in the proposed process – for example sustainability. They will be integral parts of the workshops and planning. However a number of the changes and initiatives proposed by you would have an impact on both the Charter and Schedule for this project. In particular you are proposing nine mini tutorials. As you will see below, most of these topics are proposed to be covered as an integrated part of the planning process we have laid out. We believe they will be more meaningfully and functionally covered by the Team when dealing specifically with the planning for Kits in the workshops. Additionally the preparation time and need for team attendance for these mini tutorials will certainly extend the overall schedule. For example your proposed "*Structural upgrade strategies appropriate for 1920s Vancouver schools: what are the potential interventions?*"

Regards Gwyn

Hi Elizabeth,

Because we are aware of the short turn-around time between our first meeting and the next, Jean and I have been in contact with the PAC Executive with our own mini-report on the first meeting, in order to obtain their guidance on giving the KSPT feedback.

We've put together here the PAC Executive's response, to be aired at the next PAC meeting for ratification:

1.  
Change of the draft key objective statement, both to make sense of the statement and to more accurately reflect the sentiments expressed by the architectural consultants and CitySpaces at the first meeting: strike the word "potential" from the sentence "The renewal will likely include a mix of demolition, new construction and ~~potential~~ renovation/seismic upgrade of some parts of the buildings." If it is felt the language should stand as originally drafted, clarification of the meaning of the sentence is required.  
**Response:** We will refer this change to the VSB Steering Committee but we do not see an issue with this.

2.  
For a meaningful integration of Community Centre facilities and programming with the school renewal, the Community Centre Board and Staff will need to be engaged immediately in order to help identify common programming goals and practical possibilities for facility sharing. The PAC suggests that now is the time to be bringing a representative to sit on the KSPT.  
**Response:** At the KSPT meeting, the Project Managers (PM) stated they had met and explained the planning process to the Park Board reps and supplied notes of their meeting to the KSPT. It was confirmed that the relationship of Klts school was significant and with the Community Centre would have an important role. Involving a rep from the Centre was considered to be advantageous, although they may not necessarily need, or be able to be full time sitting members. The Center supervisor Doug Taylor was considered a candidate for attending the Workshop #1 and he has been invited and will attend. It was also agreed at the meeting that the Project Managers will write to the Centre Board indicating the need to engage and consider the opportunities with the Kits school renewal

3.  
In order to develop one or more conceptual design solutions to the educational program brief, it would be most helpful to present mini-tutorials on variables that will influence the conceptual design(s):st.  
- 21st Century educational space programming: what concrete spatial implications come out of this thinking?  
**Response:** This will be an integral part of Workshop #1 and of future Committee and Workshop meetings as a concept for Kits is evolved. Examples of material on this subject were displayed at the meeting and can be viewed on the VSB web site.

- Structural upgrade strategies appropriate for 1920s Vancouver schools: what are the potential interventions?

**Response:** As above, this will occur as part of the work of the KSPT as it relates to Kitsilano school.

- Life-cycle costing: will the Athena costing program – the industry standard for weighing the costs of renewal vs. new – be used?

**Response:** Full Life cycle costing will take place on the preferred option. Life cycle costing will be just one of the cost considerations that will need to be considered in planning the renewal of the school.

- Sustainability goals for the project, and potential impacts on the conceptual planning.

**Response:** As mentioned at the KSPT meeting this is a specific part of the next KSPT workshop workshop and will be an important and integral part of the plan that evolves for Kits school.

- Program/facility/physical plant sharing with the Community Centre.

**Response:** This was referred to at the KSPT meeting and will be an integral part of the planning.

– City of Vancouver Zoning opportunities and constraints.

**Response:** The PM has had an initial meeting with the City of Vancouver and the notes of the meeting were circulated to KSPT members. The schedule shows consultation with the City as the plan evolves.

– Urban design considerations of the site (including Larch and Community Centre)

**Response:** This will be an integral part of the planning process. It will be discussed in the first workshop and subsequently.

– Site opportunities and constraints, including the school site proper, Community Centre site proper, and potential use of Larch Street.

**Response:** As indicated at the KSPT meeting and noted above this will be part of workshop #1 and in the subsequent planning meetings.

– Phasing opportunities.

**Response:** As indicated at the KSPT meeting and noted above this will be part of workshop #1 and in the subsequent planning meetings.

It's the PAC's hope that the outcome of the conceptual design phase is not the polarized presentation of new vs. old. Discussion of the variables is a way of making more considered and nuanced decisions around all the issues that factor into the conceptual thinking.

**Response:** We believe the process designed will an appropriate examination of all the options for Kits renewal. The architectural consultants has been selected in part because of their heritage experience and current relevant projects.

4.

In order to quickly receive City of Vancouver feedback on variables that involve the City, the PAC suggests that this is a good time to involve a City representative on the KSPT. David Autiero would be a good representative, being already the City's point person on the schools file.

**Response.** We responded to this request at the KSPT meeting and understood you accepted this. You did not indicate to the contrary. We have met with David and the City does not wish to allocate resources at this time to the KSPT. Our process provides for regular communication and with City. The initial focus in this process is on a 21 st Century Learning centre, when the planning for the site takes some appreciable form, the City will be of course consulted.

5.

In order to have the community aware of the urban design issues, the PAC suggests that it is a good time to involve community representatives on the KSPT.

**Response.** As with the City rep we responded to this request at the KSPT meeting and understood you accepted this. We noted that it was important to establish some of the key elements for the school initially but the process certainly includes consultation with the community. Note there has of course been also been significant initial input which was reviewed that KSPT meeting .

6.

The PAC, in its Visioning process, could see developing Kits as a centre for environmental studies/sustainability. As this conceptual planning exercise gets underway, the PAC would like the KSPT and Consultants to consider the renewed school as a centre for environmental studies/sustainability.

**Response.** To advance this idea you may wish to explain it more fully and provide the concept to the KSPT who can then provide advice on the matter to the VSB.

Call me, should you need any clarification. Please feel free to distribute this email to the KSPT participants and the Consultants and Steering Committee. We will refer your email and our response to the KSPT which is the forum for this dialogue. The KSPT can then make recommendations to the VSB Steering Committee on any changes it may wish to make to the proposed process.

James Burton  
Jean Gordon

cc: PAC Executive

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**Gwyn Symmons MCIP**  
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