



M i n u t e s

Kitsilano School Planning Team (KSPT) Meeting 2: Issues and Opportunities Workshop
Monday, November 9, 2009

Kitsilano Secondary School (Kits) Staff Dining Room

Attendees

KSPT Members:

Chris Atkinson, Principal

Giovanna Bombino, Teaching Staff

James Burton, PAC

Karen Coflin, Teaching Staff

Jean Gordon, PAC

Montana Sharpe-Blum, Student

Chris Sidjak, VSB

Mischa Smolkin, Student

Doug Taylor, Kits Community Centre

Facilitator: Andy Hiscox

CitySpaces Consulting Ltd.(CSC): Gwyn Symmons, Elizabeth FitzZaland

DA Architects and Planners (DA): Mark Ehman, Michael Canak

At the beginning of the meeting, AH introduced Doug Taylor as the Team representative from Kitsilano Community Centre. DT will participate throughout the planning process and regularly attend KSPT meetings.

1. Items Arising from Meeting 1 – Correspondence from PAC

The KSPT briefing discussed recent correspondence between PAC and the Consultant Team. JB confirmed that items raised by PAC had been addressed through the correspondence. All KSPT members received copies of the correspondence via email.

2. Workshop Overview and Objectives

AH and GS provided an overview of the agenda and discussed the intent and objectives of the workshop activities. GS explained that this work would form the basis for option development by the Consultant Team and confirmed that the option work would also draw on the previous visioning session in February 2009.

3. Issues and Opportunities Presentation and Activity

ME provided a brief summary of the existing building conditions and answered questions

regarding seismic safety and hazardous materials. ME also gave a short presentation on heritage, including an overview of the Statement of Significance and character defining elements.

Following ME's presentation, EF introduced the main workshop activities. Members were given pads of sticky notes and asked to write down issues and opportunities related to the existing site, buildings and conditions; heritage; school renewal for the 21st Century; NCLD opportunities and relating to the community; and phasing / temporary accommodations. Members presented their comments and ideas to rest of the group and affixed their notes to a large plan of the school site. This input was later recorded by the Consultant Team and is included as an attachment to these minutes.

4. Planning Principles

GS and EF provided an overview of the purpose and typical structure of Planning Principles and asked for members input for creating Planning Principles to guide the design process for Kits. The input received from the KSPT was further refined by the Consultant Team into a draft list of principles that are included as an attachment to these minutes.

5. Educational and Facility Program

ME distributed handouts and gave a short presentation on the Ministry of Education's Area Standards for school facilities. ME and CS answered questions regarding the standards and the additional space allotments for NCLD.

JB explained that the PAC has placed a high value on the width of the existing school corridors. CA noted that the size of the corridors is terms of width and usability.

KSPT members discussed the need to acquire more detailed information regarding 21st Century school design. CS and CA explained that Alex Grant (AG) will be making presentations on this subject to the PAC, teachers and students in the coming weeks.

ACTION: CS and CA to confirm meeting dates with AG. JB to confirm PAC availability to meet with AG at their next meeting.

6. Renewal Directions

GS asked KSPT members if they had any additional thoughts for the overall direction of the renewal of the school. GS used creating a strong connection with the Community Centre and looking for ways to reuse heritage buildings as examples of directions that have already been discussed.

JB indicated that the facades, windows and natural light are the most valued features of the 1927 block. JB expressed his opinion that the building shell and floor plates were the most important features to retain, and that new spaces could be created within the shell.

KSPT members requested that the meeting minutes and summary material from the

workshop (issues and opportunities, and planning principles) be distributed as soon as possible. EF indicated that the minutes will be emailed out by the end of the week, and the other materials will be sent out at the same time or soon thereafter.

ACTION: EF to prepare and distribute meeting minutes and workshop materials within discussed timeframe.



Kitsilano Secondary School RENEWAL PLAN

Issues and Opportunities Comments

Kitsilano School Planning Team (KSPT) Meeting 2
Monday, November 9, 2009

To assist in the development of concept options, the KSPT undertook an issues and opportunities analysis of Kits School. During the workshop, team members were given pads of sticky notes and asked to write down issues and opportunities related to the existing site, buildings and conditions; heritage; school renewal for the 21st Century; NCLD opportunities and relating to the community; and phasing/temporary accommodations, as well as any other topic. Members presented their comments and ideas to rest of the group and affixed their notes to a large plan of the school site.

For this process the PAC representatives drew on the main points of their summation from the earlier community and PAC visioning work.

The Consultant Team recorded all comments and assigned them to broad categories for convenience.

Comment Categories:

Construction and Temporary Accommodation – Construction times, phasing relocation issues (including portable classrooms)

Learning and Teaching Environment – Design of classrooms and interior school design

Site Design – Design of the school site and identification of underlying problems

Sustainability – Environmental issues and suggestions for creating a greener school

Heritage – Heritage elements and suggestions for addressing them in a renewed school

Comments:

- The air quality is horrific everywhere in the building **S L**
- The ‘intense’ lighting on the north side is not that intense **S L H**
 - Windows are semi opaque
 - Sun in southern sky
 - What light is there is not enjoyed by any classes
- Re-use of 1927 block modified internal space for 21st Century learning is desirable **S H**
- There is currently no space for all staff to come together for professional conversations. There is a need for a space suitable for 125 adults that allows for flexible grouping **L**
 - Not a cafeteria
 - Not a gym
 - Not a multi purpose room
- There are many small offices around the building that should be centralized **S L**
- The ‘front’ entrance is not easily recognized as the main entrance **H S**
 - It has inadequate displays for memorabilia
 - The office is too far away and not obvious

- Any multipurpose spaces that can hold up to 20+ people that can be community accessible (are positive) L
- Keep Gym space L S
- Gym space L S
 - Expand capacity to accommodate school PE and athletics to free up community center gymnasium
 - Also expand to provide for evenings of community access
 - Isolated security from community access
 - Suggested a track around the gym
- Diverse student social spaces integrated throughout school L
- Better lit, nicer cafeteria serving better food with outdoor seating L
- Framed and unframed spaces H S
- Keep the façade for the H S L
 - Big Windows
 - Architecture (duplicate where possible)
 - But rebuild it and face it south
 - Expand the main entrance
 - Connect windows to classrooms
 - Keep north views but from classes not hallways
- Buildings on north side/ playing in the sun on the south side S
- Street facades important to community H
- School Renewal for the 21st Century: More colours H S L
 - Don't get rid of the auditorium
 - Keep the gym space
- Improve the internal circulation/accessibility to school facilities and enhance community access S L
- The gym needs one large weights room and one more large gym L
- Renewal gym space to allow adequately for current programming (more space?) L S
- Weights room suggested by athletics department L S
 - Community access can help fund community centre facility fitness centre
- Planning allows for as short as possible construction time C
- Sustainable energy, for solar energy keep spine of building east/west S
- The sense of community needs to be protected – phasing should not break up the student population, it is here now and hard to get back if lost C
- Explore heat exchange with the ice rink
- Division of grades would be fine if it speeds up rebuilding process. Division of student population not okay C
- Phase construction, students should not be split up! C
- When you're in portables for over a year it sucks! C
- Covered connection between community centre and school S L
- Non motor friendly design to parking area S S
 - Increase parking capacity through making bike and walking more inviting
 - Make possible the connection between community centre and school
- Main door moved to centre of campus? Better community centre/school liaison S H
- Bike park shortage S
- City right of way and utilities on Larch street may be an issue S
- City Bikeway – City does not want to compromise this S S
- Catchments schools are all north of the site L S
- The washrooms are: L S
 - not private, sight lines up and down
 - well maintained
 - not welcoming or comfortable

- not enough of them
- Skate Park/ Basketball courts desirable **L**
- Long straight hallways offer good sight lines for security but limit the flexibility of classroom arrangement **L S**
- Elevator access to all floors **L S**
 - One Shaft
 - Minimum number of solid levels
- Drop off and congestion an issue **S**
- Can a design incorporate heritage and 21st century learning environments **S H S**
- Underground parking? **S**
- Staff have concerns regarding working and learning conditions in construction phase **C L**
- Library learning centre **L S**
 - Retain floor space and two teaching areas because Kits is a bilingual school
 - Wireless computer access
 - Wiring to accommodate 21st Century learning (features such as ceiling mounted projectors)
 - More natural light for reading areas
 - Heating and ventilation appropriate for storage of print resources especially in archives
 - Library facility with a flexible lab nearby
- Heritage **H**
 - Retention of wood panels with awards
 - WW1 memorial plaques
 - Shadbott (?) mural in courtyard
 - We can preserve our school history in a new school
 - Adjournment to the library - a room space for archival documents
- School Community centre **L S**
 - Gyms
 - Music room
 - Some classroom spaces
 - Generic spaces for 30+ people
- Outdoor space for student activity **S L**
- Conference and meeting rooms near to office and library space **S L**
- Computer Labs near the library resource centre, but not part of the library space. Classrooms should be wired to accommodate student laptops **S L**
- Display walls in classrooms or in main foyer to celebrate student work and projects **L**
- Multipurpose rooms addressing the needs of 21st Century teaching and learning **L**
- Night and Saturday school **L**
- Tennis Courts **S L**
 - Ability to make this 12 months a year physical space (multi purpose + tennis)
 - This could be done by covering the courts or using space for additional physical space
- Maintain as much square footage as possible **S**
 - more rather than less
 - storage areas for departments is vital
- Lockers full size functional and colourful **S**
- Multi purpose area **S L**
 - a 'learning commons'

- A facility where students can study, hang out, read, use tech devices (with wireless access)
- Also be used for student performances (art/music/drama)
- Near a staff student cafeteria
- Volleyball courts unused
- Outside seating area L S
- If there is anyway to keep the tech wing that would be nice! H L S
- Smaller footprint, green roof, grey water = sustainable S
- Sustainable? Energy efficient lighting and a sustainable action club S
- Eco Garden for classroom use. For example ecology class grows produce which can be used in other classrooms e.g. home ec S L
- Interconnected indoor/outdoor spaces S L
- Too much pavement now and more green space is needed S S
- Reduce the school footprint to create more outdoor activity/learning spaces for students S S L
- Emphasize relationship/connection of the school with the community S L
- Disruption will happen no matter what so redevelopment of the school becomes a case of minimizing this disruption to staff and students C
- Community garden, community orchard S
- Construct zone safety. Issues of students and construction workers occupying the same sight C
- Range of creative options for relocating students on and off site – Connaught park? C
- Farmers market S L
- Alternatives to portable classrooms? Sprung structures? C
- Kits as VSB’s centre for sustainable studies S L
- Post disaster functionality accommodated in new practice of building S
- Sustainable initiative part of educational mission (re-use a sustainable practice) S L
- View space between community centre and school as potential building site (may help with phasing) C S
- Move recreational spaces closer to community centre S L
- Have ability to isolate shared spaces with community use– with separate looking from community space L S
- Address the physical relationship to Kits community centre S
- Close physical communication with community centre S
- Making a community+educational+recreational campus L
- Build higher in tech wing location – natural lighting in tech space S
- Music room is: S L
 - Too small and needs more space
 - Needs individual/small group practice areas
 - Needs instrument storage
 - Needs to adapt to choir, band
 - Flexible, movable environment
- The courtyard is never used it is: S
 - an echo chamber
 - well decorated
 - always locked by a gate
 - a graffiti zone
- Cafeteria has low ceilings no natural light and suffers from spillover noise from the gym S
 - Used by only 2–300 of the students
 - We need one with variable seating options
 - Natural light

- Close to student needs: counselors, career into
- Auditorium for contemporary needs , perhaps located for good community use S



DRAFT Planning Principles

Following are a set of draft Planning Principles intended to provide broad direction to the design of a renewed Kits School. The draft principles were developed with input from the Kits School Planning Team (KSPT), and will be refined with further feedback from both the KSPT and the VSB Steering Committee.

- 1. Create a Model 21st Century School**
...that exemplifies best practices in student-focused, adaptable learning environments
- 2. Protect and Enhance the School Spirit and Sense of Place**
...during construction and within the renewed school
- 3. Plan for Sustainability**
...by identifying opportunities for reuse and introducing new technologies, approaches and “green” practices
- 4. Ensure a Safe and Secure School Facility**
...that is welcoming and inclusive, while being efficient to supervise and structurally resilient
- 5. Improve the Health and Wellbeing of the Entire School Community**
...by creating a healthy school facility, and providing space for mental reprieve and physical fitness
- 6. Create Stronger Connections with the Kitsilano Community Centre**
...through the site design and provision of shared program space
- 7. Plan the School as a Neighbourhood Centre for Learning and Development**
...by maximizing opportunities for community use and partnerships without compromising the learning environment or safety of the school
- 8. Respect the 1911/1927 Heritage Block**
...and seek to retain the iconic and valued elements of this building in the renewed school
- 9. Provide Great Outdoor Space**
...for year-round use by students and the whole community
- 10. Plan for Implementation and Fiscal Viability**
...within the known budgets and timeframes