

Phasing Construction

One of the major challenges of renewing Kits is phasing construction while enabling the school to continue operating safely on the site. The proposed concept plan envisages the following phasing approach:

1. A new three-storey academic space is constructed on the existing tennis courts while the school continues operating in the existing buildings.
2. The school moves into the new academic building, as well as into reconfigured shops and/or portables. The heritage building is renewed and the 1958 wing is demolished.
3. The school moves back into the renewed heritage building. The shops, the gym and the balance of the former school are demolished. New recreation and open spaces are completed.



(above) Massing rendering of the proposed concept plan, looking southwest from the corner of West 12th Avenue and Larch Street – DA Architects.



(below) Aerial photo of existing Kits school site – Bing images.

Next Steps & Community Consultation

Meetings will be held with teaching staff, the Kits PAC and local neighbourhood associations through the middle of February 2010. The proposed concept plan will be showcased and made available for comment at the Community Open House scheduled for March 2010. Further refinements will be made to the concept following this input.

How Do I Get More Information?

www.cityspaces.ca/kits

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Kitsilano Secondary School

RENEWAL PLAN

PROJECT UPDATE | February 2010

Proposed Preferred Concept Plan

Building on the Kitsilano Secondary School (Kits) Vision created in early 2009, formal planning for the renewal of the school has been underway since September 2009. The planning process is led by the Project Team, with guidance from the Vancouver School Board (VSB) Steering Committee and the Kitsilano School Planning Team (KSPT).

Planning Principles have been developed to help guide the site planning and concept development process. A number of concepts have been explored and reviewed by the VSB Steering Committee, KSPT, school staff, PAC and students*. Based on the input received from stakeholder groups, the Project Team has developed a preferred concept plan for renewing and seismically upgrading the school. The proposed concept plan strives to provide a state-of-the-art learning environment and maintain Kits' unique identity. Work on the proposed concept plan has aimed to meet all the Planning Principles, with a focus on a school layout, phasing construction and the site plan.

Additional work is underway to develop approaches for the electrical, mechanical and structural systems that will ensure the building is sustainable and eligible for LEED® Gold certification.

Key features of the proposed concept plan:

- Provides new academic learning spaces.
- Includes a new central "legacy hall" that celebrates the school's identity and spirit; providing a student commons area with easy access to adjacent food services, theatre, gymnasiums and library.
- Maintains the valued 1927 heritage exterior and renews green space around the western heritage wing.
- Enhances school and community recreational facilities, and linkages with the adjacent Kitsilano Community Centre. The concept incorporates three gyms, an expanded weight room, exercise studio space and multi-purpose rooms in the east wing. These Neighbourhood Learning Centre (NLC) recreational facilities, along with the theatre, will be shared with the public after school hours.
- Improves on-site open spaces, landscaping and parking areas.
- Ensures a safe and operational school during demolition and construction.

* The VSB Steering Committee includes the school's principal and representatives from VSB staff and the Ministry of Education. The KSPT includes the school's principal and representatives from the teaching and support staff, student body, Parents Advisory Council (PAC) and the Kitsilano Community Centre.



Massing rendering of concept plan, looking northeast from the corner of West 10th Avenue and Trafalgar Street – DA Architects.

PLANNING PRINCIPLES

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 Well Being 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 Learning Centre**
...by maximizing opportunities for community use and partnerships without compromising the learning environment or safety of the school.
8. **Respect the 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 time frames.
11. **Plan to Minimize Phasing and Construction Time**
...to reduce disruption to the school community as much as possible.

PROPOSED PREFERRED CONCEPT SITE PLAN

