

PROJECT: **Strathcona Elementary–PDR** PROJECT NO: 1032

MEETING LOCATION: Strathcona Elementary School DATE: 12 Apr 11
SSAC Meeting #3 TIME: 9:00 -10:45 am

ATTENDANCE: M Jorgensen, C Lay, J Quon, K A Bishop; Strathcona PAGE 1 OF: 4
A Ellis, T Wilcox; PAC
W Uyeyama; Parks Board/Community Centre (VP&RB)
A Lee, C Sidjak; VSB
A Grant, R Moore; VSB
M Long; M PushkaPWL Partnership
Robert Lemon; Robert Lemon Architect
A Hepburn, R Newell, H Fitzpatrick; CAGP

The following is a summary of subjects discussed and decisions reached at the above meeting. Please advise our office of any errors or omissions.

- | Item: | Action By: |
|---|--------------------|
| 1. General | |
| 1.1 The purpose of this meeting was to present updated information from consultants to the Strathcona School Advisory Committee from the 2 nd SSAC meeting on March 15, 2011. | |
| 2. Items arising from previous meeting | |
| 2.1 Meetings with district and school staff on learning spaces and organization of instructional areas are scheduled for Thursday, April 14 (am), and Wednesday, April 20, 2011 (after school). | VSB/Strathcona |
| 2.2 Information is still in preparation for cost consultant. | |
| 3. Update on recent study team activities (traffic study, childcare) | |
| 3.1 Materials testing took place during the second week of spring break to provide additional information for the PDR report. | |
| 3.2 MMM Group has been appointed to complete a traffic survey. Beginning Wednesday, April 13, they will have personnel stationed at street corners adjacent to the school site to conduct traffic counts; counters will have large orange vests and will be easily recognizable. A staff and student survey on travel modes will be forwarded to the school for completion early next week. | MMM/
Strathcona |
| 3.3 A preliminary meeting about childcare took place between Community Centre and VSB representatives to discuss current service, needs and potential future directions for onsite childcare. | |
| 3.4 A 3D model of the Strathcona complex of buildings is being completed as information arrives from the 3D survey completed a few weeks ago. | CAG |
| 3.5 A newspaper article announced the new VPL library branch incorporates social housing begins design this April, and the new branch and housing will open late 2014 (and relocate from Strathcona site). | |
| 4. Landscape and outdoor playspaces - Margot Long (PWL Partnership) | |
| 4.1 PWL has visited often, and will visit during school playtimes to see which playspaces are the best used. The layout of the school complex is good for adventure play, but poor for supervision. The surrounding fence is for security and safety, but makes the complex feel like a prison. The locations and design changes provide opportunities for new greening of spaces, | |

Item:**Action By:**

and programs such as gardening. The removed addition could be space for a lawn or garden, or if the addition remains it could be used for a green roof. Play is generally better to the south side of buildings, where it's sunnier.

- 4.2 The centre courtyard would benefit by eliminating vehicle access and garbage servicing from the centre and moving it to the exterior space, on the North side of Bldg B. Opportunities exist within the courtyard to provide for covered play instead of covered walkways, but must be balanced with allowing natural light into the space. Currently the courtyard doesn't drain properly; this could be dealt with through permeable pavers and some re-grading of the site.
- 4.3 PWL is trying to create new opportunities for accessible and integrated indoor and outdoor spaces. In a new school it could be more seamless; however, keeping the heritage aspect of the buildings is very important and sustainable. Possible to provide rain water collection and use as teaching tools.
- 4.4 Kindergarten children initially play in the enclosed playground Sept– December, and then moves to courtyard in January. Junior students can play in courtyard play area up to the field, senior students can play anywhere and are mostly in perimeter areas and field. The field will remain gravel; grass playfields become mud, and filled with dog debris, needles, etc. The courtyard is the only safe space because it's secure; needles and other items are left on the perimeter, and often people try to sleep in all the exterior stair areas and use as washrooms.
- 4.5 Safety can be addressed a number of ways. Through design: play on the south side where more visibility, better light; addressing code issues and removing unnecessary stairs (eg. fire escape from Jr bldg); adding internal fencing that makes it more difficult to get over, creating play zones in different areas of the site, etc. Through community involvement: involving children, parents and the community to take ownership of the space and make it safer for the children. By creating imagery to remind people that the space is for children. Increased legibility of sightlines through way-finding and establishing a central entry with access to the administration area.
- 4.6 PWL willing to get students involved in generating design ideas for playgrounds. Their suggestions such as Ferris wheels and waterslides can become ideas of providing higher ground. Current school supervision includes: 2 people within the courtyard, 1 on the playground, 1 on the field, and 1 walks perimeter of the school during lunch and recess. Before and after school supervision consists of 2 teachers in the courtyard. If teachers are interested contact Anne Lee to coordinate PWL design charettes with Strathcona classes.
- 4.7 Play spaces needed within the school: additional basketball areas, running spaces, hockey, soccer, etc. Hockey can be dangerous especially because of the sticks. Children, especially senior students bring their own equipment. Hopscotch and four-square are well used, painted onto courtyard with VSB templates.

Strathcona/
VSB

5. Heritage assessment and issues – Robert Lemon (Robert Lemon Architect)

- 5.1 Robert Lemon is also involved in Queen Mary and General Gordon projects, and has been involved in many VSB and other heritage projects. Important factors in working with heritage projects are: the age of the building, its configuration, construction type, archival information, and building condition (i.e. windows, transoms, etc.). His primary role is commentary on the extent of heritage changes based on all options proposed. If items are removed (in the interior as well as exterior), it could diminish the value of the building itself. Intervention can also be opportunities to improve and enhance the heritage aspects.
- 5.2 Robert Lemon provided copies of the Statement of Significance (SOS) of Strathcona, which the VSB and City of Vancouver (COV) partnered to create. SOS describes the history of the place, and the qualities that speak to its heritage values (architecturally and to the community). Strathcona was built in stages: Junior Building (C) 1897, Senior Building (A) 1914, Primary Building (D), 1920, Auditorium (B) 1930. The four brick buildings are

Item:**Action By:**

designated as heritage by the COV, while only the Junior building is considered designated by VSB. Any major changes to designated buildings (such as demolishing the primary building) would have to go through City Council.

- 5.3 The existing 1-storey protrusion on Building A is odd by the standards of the time, even though it was built at the same time as the rest of the building, so its demolition could be justified. However, it houses the noisier programs in the school, keeping them separate from everywhere else.
- 5.4 Major challenge is reconciling new school room patterns (team teaching, clustered classrooms) and teaching styles within an existing historical layout (individual classrooms, cloakrooms, etc.)

6. Summary of upgrade options for PDR study

- 6.1 For the PDR submission to the Ministry, due diligence is required, therefore need to consider a variety of schemes: Renewal scheme (previously presented, includes Learning Communities), Conventional scheme, and Replacement scheme.
- 6.2 For seismic, the conventional scheme would be built to the bridging guidelines, which includes restraining masonry, separating walkway roofs from buildings, removing interior masonry walls, etc. The renewal scheme would be up to VBBL standards, which varies by degrees from bridging guidelines.
- 6.3 Architecturally, conventional classrooms remain as classrooms where currently located, however a renewal might break spaces into learning communities. This is a similar amount of work, and has to do more with the school philosophy.
- 6.4 Code upgrades would take place for both conventional and renewal options regardless; life safety upgrades, stairs, elevators, etc.
- 6.5 Conventional upgrade still consists of 75% of finishes being redone, whereas renewal also depends on the type of structural upgrades.
- 6.6 Whether the boiler is replaced or Strathcona taps into the district heating system is to be determined for both conventional and renewal options.
- 6.7 A replacement option is politically contentious but necessary for ministry funding purposes. All costs have to be added into the replacement option (demolition, hazardous material removal, keeping the junior building, landscaping, etc.). It sets up a baseline option to compare with the conventional and renewal options. The conventional and renewal options are not set in scope, the final design could be a mix of both. The replacement option will likely not be presented at the Open House.

CAG**7. Public Open House; timing, roles, format, content**

- 7.1 Prior to having the Public Open House, SSAC members will meet with the PAC and with the Community Centre and COV .
- 7.2 Public Open House is tentatively scheduled for Thursday June 9th, 2011, 3-7pm as open house will be joint VSB/COV the date to be confirmed with City.

VSB/SSAC**8. Other Business**

- 8.1 The next SSAC meeting is scheduled for 31 May 2011 (9am – 11am) at the School. Open House material will be previewed.
- 8.2 PAC meets the first Friday of the month, SSAC PAC reps provide SSAC updates to them and a preview of the open house materials can be presented.

PAC

Item:

Action By:

Prepared by: H Fitzpatrick, The Colborne Architectural Group Pacific Inc.

Distribution: All present; P Badir, SCCA; Consultants

Attachments:

- Presentation material from the meeting
- Invitation to the next meeting