

Welcome to Kitsilano Secondary Community Open House



The West Kits Residents Association was recently presented with the various concept plans for a renewed school as developed by the planning team. One of these concept plans was designated the 'preferred' concept plan. This Open House is your opportunity to designate your own 'preferred' concept plan.

In reviewing these concept plans, we considered the important issues raised in the Visioning Session of February 2009, the only other session which included the larger community:

- Ensuring the best possible educational facilities
- Meeting the space needs of Kits in light of its role as a community facility
- The need to recognize and preserve Kits heritage and its sense of Place
- Sustainability as a prime motivator of any design
- The promotion of innovative ideas in the design
- Attempt to minimize disruption during construction

After viewing the proposed concepts, we have some questions:

- Why has a complete and comprehensive structural analysis of the existing building not yet been carried out? How can we determine the best option without knowing how the original building can be retained and renewed?
- Should we be deciding on the best design based more upon what produces the best school for the next hundred years or what is the most convenient for the construction phase?
- How can the chosen design maximize meaningful heritage retention, minimize landfill waste, minimize carbon footprint of construction, and give students a good example of reuse and recycle, while still ensuring student safety?
- How can we maximize the relationship between school and community centre/arena and create good connections for shared use of parking, gymnasiums, and theatre/music/library?
- Would it be a better use of money and space to create a full-size all weather field east of the community centre rather than a smaller, less useful field on the school grounds?
- Are there other ways of phasing construction for some plans, other than the phasing presented, which would make the construction process less disruptive?
- Which concept is best for retaining the much used tennis courts and outdoor spaces to the southwest with their superior solar orientation?
- How do you best support the Commons area with high traffic levels to make it a rich and meaningful place?

- continued over -

Also, some points to consider:

- A renovation and seismic upgrade to the existing 1927 block would create new spaces and new spatial relationships within the old but seismically safe skin, and would not be the 'same old same old'.
- A Commons surrounded by a theatre and library, facing south to an open green space, with lots of traffic from nearby classrooms, would create a lively 'public plaza'. When that open space is sheltered from the eastern winds which bring our rain, it's even better!
- A gym with close proximity to the Community Centre establishes easy physical links, and leaves the southwest corner open spaces for sports in the afternoon sun!
- A plan which leaves the south west corner open allows the sun to penetrate the Commons more easily.
- A plan which builds meaningful spaces around a Heritage Entry makes that entry useful and valuable.
- A plan that allows an academic block to be an academic block, not a big box dressed up to look like an academic block, and creates 21st century learning spaces within that academic block, is a good plan.

If you see a pattern in the above, you would be correct. We think that Concept A satisfies more of the requirements for a great school than any others. But that's our opinion. We hope that you voice yours by letting the Vancouver School Board know what you think of these concepts.

Thanks for coming.

West Kits Residents Association

From: David Fine <mail@snowdenfine.com>
Subject: **Kits Secondary Renewal**
Date: March 3, 2010 11:53:19 PM PST (CA)
To: <efitzzaland@cityspaces.ca>

Dear Ms. FitzZaland

I wanted to write to tell you how important I feel the Kitsilano High tennis courts are to our community. I realise that the small all weather field could be useful to students, but a number of students and staff also feel that the tennis courts would be a great loss. It is by no means the view of everyone at the school that the tennis courts should be removed.

The most extraordinary aspect of this issue is the fact that Connaught Park is right next door and yet there seems to be an issue with regard to a school field. Why on earth can the VSB and the Parks Board not sort this out so that the school has more specific and effective use of that field? The fact is, during school hours especially, barely anyone touches that park whereas the tennis courts are used by so many at all times.

People I spoke to at the open house seemed resigned to the idea that using the park was just not feasible, but I just don't understand this view. It may take some special efforts to resolve, but I think this is imperative.

I feel that as the stated mandate is to provide for the community, then the tennis courts should remain. The loss would be just too great, but not only to the community, but to the many students who use it not just for tennis, but for many hard court uses. At the open house, there were certainly many people there with strong views about keeping the tennis courts, both from the community and the school.

LEIGH MERCHANT
DESIGN AND CONTRACTING
2526 WEST 12th. AVENUE
VANCOUVER, B.C. V6K 2P3

TELEPHONE (604) 732-1814
FACSIMILE (604) 730-1870
CELL PHONE (604) 833-5707
E-MAIL renovate@uniserve.com

Attn: KSS Renewal Project Team

March 11, 2010

The recent informational open house at Kitsilano Secondary was very informative. I have read much of the literature available provided by the VSB, Ministry of Education and Cityspaces. I have read the "mission statement," which encourages more community use of outdoor spaces. I understand where most of the input for the various proposals has come from.

What I find disturbing is that the largest part of the community has had no input whatsoever. I conducted a poll on the 2500 block of W12th. and W13th. Avenues and found that of the 11 households in 10 homes, two had students at the school and were therefore aware of the proposal some time ago. Nine households are not members of PAC or other community organisations and were not aware of the proposal until they received the mailout last week. Assuming the rest of the Kitsilano community has the same composition, and I think it quite likely, **82%** of the community was **not** a part of this process, which seems to completely negate your research and the idea of community involvement unless there was some process that involved this majority that I am unaware of.

I was encouraged however by the compiled results of community comments which show participants stated a desire for the retention of the tennis courts, with something like 80% describing their retention as "important", however quite surprised and disappointed that this option has been excluded from the proposed and preferred option D2 by CitySpaces. It seems completely against their mandate to make a decision like this. It does make it appear that public opinion – even the public that was consulted earlier in the process – has no official status or impact. To reiterate, this flies in the face of the outlined goals of the entire process and the CIP Statement of Values.

Another example of this is surface parking. Public input stated a strong preference for underground parking and that has been deleted in all the Plans. Just because it has not been done on any older schools (in B.C.) does not mean it should be rejected, especially give the "green" mandate outlined in your literature. No apartment buildings used to have underground parking either but it is now the norm. Yes, it does cost more, but over time, the lack of green spaces costs even more. It seems wise to think ahead, and forward thinking (50yrs into the future) was, in fact, the mandate for the KSS Visioning Workshop.

An argument against an all weather short field and an argument in favour of tennis courts:

The stated mandate is to encourage public use of the outdoor facilities. The tennis courts and basketball hoops are used by the public. This is the extent and the entirety of public outdoor use, so to eliminate it is completely ignoring your mandate and the public. How is this possible?

Some of the physical education teachers and the principal are adamant that this small outdoor field will be "used every day and all day. If we had this field, we would have the kids out there all the time doing pushups and ball games. We could have 60 kids out there all the time." This is close to the comments received, although obviously not verbatim. However, this is ingenuous at best as there are seldom any kids outside playing in the rain, except for running around the park and the tennis court is not utilized for any of the outdoor sports that can be played in the winter on solid surfaces. It is wishful thinking on the part of the phys.ed. teachers that sees kids out in all weather using a small field. It will never happen.

There are already outdoor fields in the adjacent park and the Vancouver Parks Department is willing and able and engaged in providing all weather fields. I have heard the argument that there is too much competition for these fields from other expanding schools in the area. First of all, since when should a public school give up public space to private schools? Also, from my careful observations, these fields are underutilized, even given the sad condition of part of the area. To use the excuse that there is too much competition for these fields and the excuse that Parks Board funding is on a different timetable from that of the VSB is self serving and not respectful of the taxpaying public, nor the vast bulk—between 90 and 100% by my estimate—of the community that feels the tennis courts are an important part of the community.

As a footnote to that, teachers, often being transient and often not living in the community in which they teach, (therefore having no interest in the community after school hours) and teaching methods that have proven changeable over time, it seems a bit indulgent to allow the current phys. ed. staff the decision making power that will adversely affect thousands of local residents over the next 50 plus years who have absolutely no use for a small field and do use the tennis courts regularly.

On the tennis courts I see dads teaching kids to ride bicycles, little kids batting rubber balls around, people learning how to rollerblade, all ages playing tennis from as early as 4:30 in the mornings in the summer, lots of parents of younger kids teaching them tennis, retired people sitting and watching, lots and lots and lots of tennis being played, basketball, badminton, tennis lessons taught, you name it, these courts get used a lot and are a huge and inclusive part of this community. It is how the community uses the area. The loss of them would be a sad commentary to public input and poor vision and planning by those charged with this process.

Even though the VSB has the final say, we the public are paying the bills and do need and request a voice that will be listened to and that has some meaningful impact in this process and decision making power in this process

The school has a huge impact on local residents. We see it every day, we live with it every day and whatever will be built will be seen, used, and commented on for generations. It needs to be a place the community can be proud of, one that serves the needs of the community, the students and the educators, and not, I might add just the current administration, but those yet to come. Open outdoor spaces, tennis courts in particular, will become more of a commodity in the future and, as we are building for the future, an extremely important item.

Sincerely,
Leigh Merchant

Kitsilano Secondary Renewal Plan

I am a community member and must voice my disappointment that sustainability and heritage retention seem not to be of utmost importance in this and other proposed school upgrading/renewal plans.

To retain the façade of the school which then opens to a view of the new, modern gym is visually jarring. Care must be taken when marrying old and new to make the combination meaningful; just as with any new architecture, there must be a harmonious relationship between the elements [that makes sense]. This is no small task and Preferred Plan D does not succeed in blending the old and the new. Design, whether architecture or graphic design is seen as the answer to a question or the solution to a problem presented. Good design does not cause us to question...but poor design invariably does.

We do need to upgrade the school structurally certainly but that does not mean we need to reconfigure the whole property. Why put parking stalls along the southern end of the west side of the property ...leave the parking on the shady side of the property and keep outdoor space on the sunnier side. In the Preferred concept plan the courtyard and garden will be shaded by the building.

The construction of a very expensive (small size) “all-weather” field should be seriously reconsidered. Why go to such an expense when the field at Connaught Park is in need of renovation once again; why not have this endeavour funded jointly by the City of Vancouver and the Vancouver School Board?

The argument that private schools in the area need to make use of the public park is a weak one. If VSB and community centres (CofV) already share facilities, then it is only natural to build upon this relationship. Do the private schools share facilities or simply make use of public parks? This of course raises questions about public funding of private schools and why public schools should have to share space on public parks with private schools.

The questions presented on the comment form are very vague and of course seem not to take into account the various plans but seek comment only on this preferred plan (is it not still up for discussion?). If it is not still up for discussion why even hold the Open House? Without a structural analysis of the existing building why as a Preferred concept Plan been adopted?

After studying the presentation boards of the various concepts I would have to echo the questions and concerns raised by the West Kits Residents' Association (see below, Excerpt A). If I were instead asked which of all the possible plans put forth best meets my criteria for preferred plank I would have to say Plan A.

Now, if least amount of time to completion of project was foremost in importance, I might choose otherwise. There seems to be a huge concern over the use of portables (that they are inadequate spaces in which to learn; that the students suffer disruption).

What if a little disruption results in a great school that meets all the needs of the students (safety state-of-the-art facilities spaces with as much natural light as possible for both academics as well as the arts and trades) and that shows a respect for, and an appreciation of history? Why not demonstrate that we sometimes have to wait, that we should not rush to destroy what we have in the name of convenience?

Heritage value (architectural grandeur, aesthetics, sentiment, sense of history) of our lovely old brick schools has been underplayed and some have already been demolished. We must stop being wasteful. If many of the existing VSB schools have been standing for close to a hundred years, then surely we should expect any restored or newly built school to last as long.

Meaningful retention of our heritage buildings, greater concern for sustainability and more open community discussion is necessary for the Seismic Upgrading of all schools with citywide standards and procedures in place.

Excerpt A

After viewing the proposed concepts, we have some questions:

- Why has a complete and comprehensive structural analysis of the existing building not yet been carried out? How can we determine the best option without knowing how the original building can be retained and renewed?
- Should we be deciding on the best design based more upon what produces the best school for the next hundred years or what is the most convenient for the construction phase?
- How can the chosen design maximize meaningful heritage retention, minimize landfill waste, minimize carbon footprint of construction, and give students a good example of reuse and recycle, while still ensuring student safety?
- How can we maximize the relationship between school and community centre/arena and create good connections for shared use of parking, gymnasiums, and theatre/music/library?
- Would it be a better use of money and space to create a full-size all weather field east of the community centre rather than a smaller, less useful field on the school grounds?
- Are there other ways of phasing construction for some plans, other than the phasing presented, which would make the construction process less disruptive?

- Which concept is best for retaining the much used tennis courts and outdoor spaces to the southwest with their superior solar orientation?
- How do you best support the Commons area with high traffic levels to make it a rich and meaningful place?

Also, some points to consider:

- A renovation and seismic upgrade to the existing 1927 block would create new spaces and new spatial relationships within the old but seismically safe skin, and would not be the 'same old same old'.
- A Commons surrounded by a theatre and library, facing south to an open green space, with lots of traffic from nearby classrooms, would create a lively 'public plaza'. When that open space is sheltered from the eastern winds, which bring our rain, it's even better!
- A gym with close proximity to the Community Centre establishes easy physical links, and leaves the southwest corner open spaces for sports in the afternoon sun!
- A plan, which leaves the southwest corner open, allows the sun to penetrate the Commons more easily.
- A plan, which builds meaningful spaces around a Heritage Entry, makes that entry useful and valuable.
- A plan that allows an academic block to be an academic block, not a big box dressed up to look like an academic block, and creates 21st century learning spaces within that academic block, is a good plan.

We think that Concept A satisfies more of the requirements for a great school than any others.

(end Excerpt A)

Alison Bealy
3738 West 3rd Avenue
Vancouver, BC V6R 1M3

604-732-4943
e-mail: aliBstudio@shaw.ca

From: THOMAS WINKLER <tbwin@shaw.ca>

Date: March 5, 2010 1:10:05 PM PST (CA)

To: efitzzaland@cityspaces.ca

Subject: Kitsilano Secondary School

In the great Canadian tradition the school design is compromise driven by process (Having the existing school functional during construction), short term interests (as few portables as possible) and the heritage lobby to retain the stucco box rather than fulfilling a vision providing the students with the best facility.

When I asked Gordon Campbell during the PAC meeting if he would provide funds to develop a vision for the school I guess I was naive. Most people think about themselves first rather than the students such as: oh I my father went to school here therefore we should retain it; I like to play tennis and tennis court need to be provided in the new school.

Serous alternative were never considered such as building a new school east of the community center (the most economical solution and on that starts with a vision) Basically swapping land with the parks board or incorporating the community library, having the community functions really integrated with the community center.

The heritage people that live in fake craftsman style buildings with granite counters and 42" flat screen TV, high jacked the agenda. The Visioning document resulting form the workshop is an expressed by many PAC members not a true representation what was discussed.

Few of the crater ides presented by the school board are incorporated into the schematic design.

To leave a stucco facade standing and building a gym behind is as fake it can get. To state that the existing single glass wood windows facing north with an r rating of about 1 are the best for energy consumption is green washing.

The existing school is situated on top of the slope symmetrical around a north south axis with the "important" rooms (administration, offices principal) to the north of the corridor expresses the castle like, imposing structure as the school did represent. The schematic design butchered every aspect of it: East is a gym, the main entrance is no longer a main entrance, not a back entrance, it became a real unhappening place. The fake facade hides the gym to the east and the theatre to the west. A facade used to represent what was behind but not in this case.

My recommendation is to start over with a new school that is built for he students.

Thank you

At the next open house I recommend that you provide some tables where people can put there paper down to write on.



MERALOMA ATHLETIC CLUB
sponsors of Amateur Sports since 1923

2390 West 10th Avenue
Vancouver, BC V6K 2J3
Tel: 604-733-4366
Website: meraloma.com

March 9, 2010

Via email: gsymmons@cityspaces.ca

CitySpaces Consulting Ltd.
5th Floor, 844 Courtney Street
Victoria, BC V8W 1C4

Attention: Mr. Gwyn Symmons

Dear Mr. Symmons:

Re: Kitsilano Secondary School Renewal Plan

On behalf of the Meraloma Club, I wish to provide our input in support of building a full-sized all weather field at Kitsilano Secondary School.

The Meraloma Club located at Connaught Park beside the Kitsilano Secondary School (Kits) and has been an active member of this community for 85 years. I am writing on behalf of our Club's approximately 700 athletes in six amateur athletic sports including men's and women's programs in the five field sports of rugby, field hockey, soccer cricket and softball. Many of our Club's athletes and long-term members come from the historically and continuing excellent athletic program at Kits. Our community of athletes is a very diverse group of individuals comprising of female and male athletes ranging in age from five to seventy-five. We have developed athletes to the highest level of competition in that we currently have male and female athletes representing Canada in four of our field sports with others recognised at the BC Sports Hall of Fame and internationally for their contributions to their sports.

Our Executive has had an opportunity to review the plans for the redevelopment of Kitsilano High School and we are extremely encouraged to see the inclusion of an all weather turf field in the plans. However, we see that the field size contemplated is not a full size field. Having reviewed the plans with teachers and other community members, we feel that with the footprint of the property, it is possible and indeed most desirable to include a full size field into the school property.

This is a perfect and probably the only opportunity to have an excellent school and community resource developed. At present, Kits physical education outdoor classes and after school field sports are conducted at Connaught Park. Connaught Park is one of the most used field facilities in Vancouver and is used all year round without break. This usage puts tremendous pressure on maintaining the field to acceptable standards, let alone getting the fields to optimal playing conditions.

The addition of a full sized field would be a tremendous resource to the School as well as the Community in the further development of our communities' amateur athletes. A premier field facility available to the school and the community at large would be extremely well received. Given the current usage of Connaught Park, we can only project that if Kits puts in a full size field, the usage to this facility would be equally great and, therefore, significantly beneficial to the School and the Community.

There are continuing discussions surrounding adding all-weather fields to Vancouver and there are fewer and fewer feasible options to where to put these facilities. In this age of encouraging children and adults to be involved in physical activity year round, we believe it would be shortsighted and regrettable not to find the space on the footprint not to include a full sized field.

On behalf of our community of 700 amateur athletes, we urge you to reconsider the plans as they currently are and make a provision for the inclusion of a full-sized all weather field. We believe that this would be the best decision for Kitsilano High School and the surrounding Community as a whole.

I appreciate your time in this matter and am available for further discussions. My email address is drewsagar@gmail.com or I may be reached at 604-764-1491.

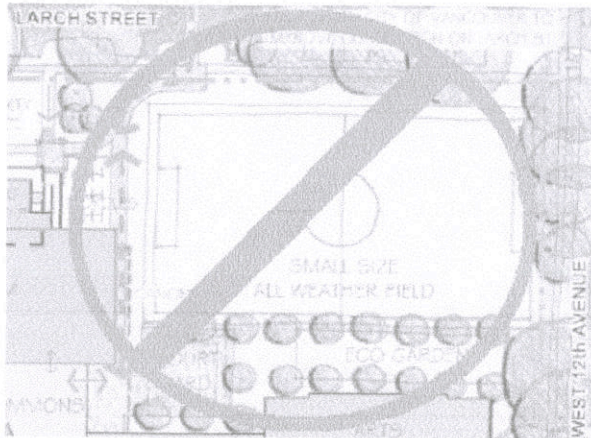
Yours truly,

Drew Sagar

Drew Sagar
President
Meraloma Club

Save the Kitsilano School Tennis Courts!

Kitsilano Secondary School is undergoing school renewal as part of the seismic upgrading program. The current "proposed preferred concept site plan" replaces the tennis courts, backboard area, basketball hoops and beach volleyball courts with a small size all weather field. If you value the existing sports courts and open access that the community presently enjoys after school hours please sign this petition.



Please also express your concerns at the open house at the Kits small gym on Wednesday March 3rd, 2010. Drop in between 3pm and 9pm.

1) Philip Edgcumbe edgcumbe@interchange.ubc.ca 604-767-4337

3004 W13th AVE P-Edgcumbe P-Edgcumbe

2) Elise Buckley elise-buckley@hotmail.com 604-733-0196

3109 Truffer St. Elise Buckley

3) Sacha Jankowski sacha404@gmail.com

1122 Gilford Sacha Jankowski

4) Alym Moosa Alym_m@hotmail.com

1590 W 1st AVE Alym Moosa

5) Jordan McPhee canadian-bacon21@hotmail.com

3705 Puget Drive Jordan McPhee

- 6) Chris Vytasek c_vytasek@hotmail.com
3458 West. 22nd ave C. Vytasek
- 7) Sam Davies daviesd@interchange.ubc.ca
2970 West 20th AVE → T. Davies
- 8) J. Aabel Ceady balaciava@Telus.net
~~ceadya~~
3115 W 15th Ave, Vanc. V6K 3A7
- 9) Jim MacLean Jimbohway1990@hotmail.com
3115 W 15th ave Jim MacLean
- 10) Dorothy Simons
3004 W. 14th Vanc. V6K 2X8
- 11) Emi Ito
3028 W 14th AVE Van. V6K 2X8
- 12) Cygo Reeves WAYNE REEVES
2850 W 13th AVE VAN V6K 2T7
- 13) MARGARET ZADRA
2911-WEST-13 AVE M. Zadra
- 13) Behinda Faulkner
3102 Balclava H. Vc V6K 4E9
- 14) DAN FAULKNER 3102 BALACLAVA S
VANCOUVER, B.C. V6K 4E9

15) Melissa Faulkner
#310 - 1790 W. 10th Avenue mama565@hotmail.com

16) Marita Birken marita.birken@yahoo.com
3518 W 31st Ave

17) Maximilian Birken
3518 W 31st Ave V6S 1X9 Vancouver

18) GAIL DAVIDSON
3220 West 13th Ave. VAN V6K 2V5

19) SHARON HANNA
2986 West 13th Ave Van. V6K-2T9

20) _____

21) _____

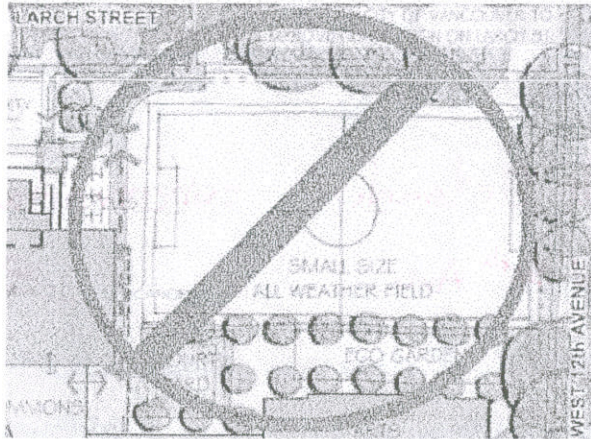
22) _____

23) _____

24) _____

Save the Kitsilano School Tennis Courts!

Kitsilano Secondary School is undergoing school renewal as part of the seismic upgrading program. The current "proposed preferred concept site plan" replaces the tennis courts, backboard area, basketball hoops and beach volleyball courts with a small size all weather field. If you value the existing sports courts and open access that the community presently enjoys after school hours please sign this petition.



Please also express your concerns at the open house at the Kits small gym on Wednesday March 3rd, 2010. Drop in between 3pm and 9pm.

) Philip Edgcumbe edgcumbe@interchange.ubc.ca 604-767-4337

3004 W13th AVE

P-Edgcumbe

20) Courtney Hill
KITS

604-738-7502

Hill

21) Ian Moulr
4063 w. 19th Ave

604-224-3949

Ian Moulr

22) Ben MacLeod

3844 w 11th ave
Van B.C.

604 828 2793

Martin Pajchel

martin.pajchel@hotmail.com

2627 Fairview
crescent
Van B.C.

23) Day Came

8740 Selkirk St

chrieleam@hotmail.com

798-240

24) MORGAN HIBBERT

3185 West 13th Ave

mhibbert@vts.com

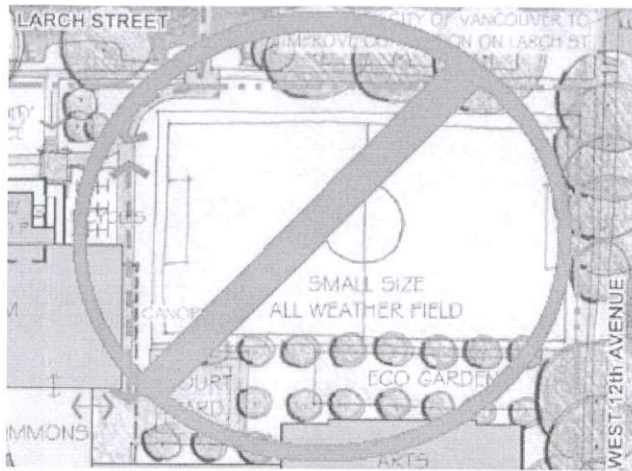
604.732-8190

[Handwritten signature in pink ink]

- 25) Jon Natcane judcane@physics.ubc.ca 604-822-2110
225-3755 West 6th Ave JN
- 26) Nicholas Bilinski Sir_Flobe@hotmail.com 604-736-0981
7126 3156 W 11th Ave NBilinski
- 27) Bob Orlando robertvorlando@gmail.com 778-895-8998
3118 W 35th Ave [Signature]
- 28) CONNERY NOBLE connery@quest.ca 604-833-8413
3030 W 26th Ave. [Signature]
- 29) Myles Shepherd myshep@interchange.ubc.ca 604-778-6335
6335 Thunderbird Crescent Myles Shepherd
- 30) Anne Harris a-harris@telus.net
3012 W. 13th Ave. A. Harris
-) Claire Edgcumbe C Edgcumbe
3004 W 13th Ave c.edgcumbe@gmail.com
-) _____
-) _____
-) _____

Save the Kitsilano School Tennis Courts!

Kitsilano Secondary School is undergoing school renewal as part of the seismic upgrading program. The current "proposed preferred concept site plan" replaces the tennis courts, backboard area, basketball hoops and beach volleyball courts with a small size all weather field. If you value the existing sports courts and open access that the community presently enjoys after school hours please sign this petition.



Please also express your concerns at the open house at the Kits small gym on Wednesday March 3rd, 2010. Drop in between 3pm and 9pm.

) Philip Edgcumbe edgcumbe@interchange.ubc.ca 604-767-4337

3004 W13th AVE

P-Edgcumbe

31) Veronica Strong-Boag veronica.strong-boag@ubc.ca

2610 Mackenzie St, VAN V6K 4A7

32) Dominic Ross domross@gmail.com

2610 Mackenzie St, VAN V6K 4A7

33) GABRIEL ROSS rgabriel@interchange.ubc.ca

2610 Mackenzie St, VAN V6K 4A7

) _____
