



CITY LAND STRATEGIES

Kyle Centre Site Community Ideas Fair Summary Report

August 2016





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APPENDIX A: Ideas Fair Display Boards

APPENDIX B: Workbook Survey



Executive Summary

This document consolidates results of the *Community Ideas Fair* that sought input from Port Moody residents about the future of the Kyle Centre and the surrounding City-owned lands. The event was held on Saturday, June 25, 2016 between 1 and 5 pm at current Kyle Centre site.

As the Kyle Centre building reaches the end of its useful life, it presents an exciting opportunity to explore the community's future needs for this facility while also investigating how surrounding City-owned lands can provide additional community benefits. In total, the Kyle Centre site and the surrounding City-owned lands are approximately 3.57 acres (14,460 m²).

Council initiated a *Community Ideas Fair* to consult with the public on options for the future of the Kyle Centre and the surrounding lands and how this project could be funded as part of a Community Investment Plan. This process follows an earlier Fair which the City initiated for the Fire Hall and Maintenance Yard sites. That Fair identified how various community amenities including a renewed Kyle Centre could be funded.

The engagement process for the Kyle Centre included the mailing of an informative brochure to every household in the City, and culminated in a *Community Ideas Fair*. Approximately 100 participants learned about the Kyle Centre and the surrounding lands, and had the opportunity to share their ideas for redevelopment.

Individuals and residents were also to share their thoughts and ideas via a project page on the City's website. This page contained adapted versions of all materials developed for the *Community Ideas Fair*.

Community Ideas Fair

The *Community Ideas Fair* provided individuals and residents the opportunity to explore the Centre, view a number of informative display boards, and engage with a variety of interactive learning stations. Once participants had the opportunity to view the presentation boards and engage with the interactive stations, they were able to share their ideas for the future of the Centre and the surrounding City-owned lands.

Consultation Snapshot

1

Project page created on the City's website

2

Ads printed in the Tri-City News



12,015
"Investing in our community"
brochures mailed

785
Brochures distributed at City facilities



Poster delivered to every household



- 4,000+ City-wide email release
- Email to community associations and key stakeholders
- Posters delivered to every household [insert poster]
- Facebook event created



72

Hard copy and online
Workbooks received



Community Ideas Fair

Approximately 100 people attended the Kyle Centre *Community Ideas Fair* and provided input via:

- 72 hard copy and online Workbook Surveys submitted
- 78 Visual Explorer™ post-it notes reflecting attendees preferred internal spaces and programming
- 123 “Dotmocracy” votes identifying preferred outdoor spaces
- 5 Video Chat thoughts

CONCLUSION HIGHLIGHTS

- Large support for expanding the space and programming capacity at the Kyle Centre.
- Strong support for enhancing pedestrian connections, creating new formal and informal public gathering spaces, and protecting existing park spaces, trails, hillsides and other natural features.
- Moderate support for infill housing opportunities (townhouses), especially if there is an affordable and/or senior’s housing component. Less support for an apartment building.
- Slight preference for Concepts 1 and 3.
- Programming opportunities with the most support:
 - Multi-purpose studios for classes or larger events
 - Meeting rooms for community groups/clubs and smaller social events
 - Community gathering space or lounge



Introduction + Context

Purpose

This report summarizes the results of the City of Port Moody's *Community Ideas Fair* held on June 25, 2016, undertaken regarding the potential redevelopment of the Kyle Centre and the surrounding City-owned lands.

This initial consultation was designed to seek input and ideas from the community on the redevelopment of the Kyle Centre, which includes interior spaces and programming, and the redevelopment opportunities for the surrounding City-owned lands. Further input was sought on the additional community benefits that could result from the redevelopment, which may include improved recreational opportunities, cultural and heritage protection, improved public connections and enhanced open spaces.

Context

In the *2015-2018 Council Strategic Plan*, a number of facilities and community amenities have been identified as requiring funding for redevelopment or expansion, including:

- New Inlet Park Sports Field
- Replacement Library
- New/expanded Kyle Centre
- New Works Yard
- New park space and facilities
- Seniors facilities and space

Council has also identified debt repayment as requiring a future allocation of funds.

It has been estimated that the cost for these facility improvement initiatives and community amenity needs is \$40 million. It is estimated that a new or expanded Kyle Centre would cost approximately \$8 million. These costs are in order of magnitude and are subject to program development and timing. Depending on the redevelopment scenario for the Kyle Centre, the redevelopment of adjacent City-owned lands could offset some of these costs.

The Kyle Centre Community Fair was the second Community Fair hosted by the City of Port Moody in June 2016. The first Fair was

held regarding the future use and disposition of sites comprising the Old Fire Hall and Maintenance Yard. That event identified the opportunity for the sale or lease of these land and the revenue generated providing an opportunity to meet the costs of facilities and amenities that were identified in its Strategic Plan. The first Fair also identified other options for meeting these costs. The other methods include capital debt financing and property tax increases, or city-wide development contributions.

To help the community envision what a re-imagined Kyle Centre and surrounding City-owned lands could look like, three conceptual options were prepared for the public to discuss.

Re-imagining the Kyle Centre could include:

1. Renovation: Undergoing significant renewal within the same building footprint.
2. Expansion: Increasing the current program space and building footprint. This could potentially be in combination with a renovation approach.
3. Replacement: Creating a new Kyle Centre, possibly with an expansion of its program space, with the new building on or near its current location.



Redevelopment Concept Options Context – Issues and Opportunities

As a context for the open house and plan options the consultant's prepared an Issues and Opportunities plan for the area around the Kyle Centre (see Appendix A). Some key issues and opportunities were identified as follows:

- The Kyle Centre is adjacent to the Moody Centre Heritage Conservation area and the old City Hall now the Art Gallery. Renewal of the Kyle Centre can reinforce this conservation area by careful building design and site improvements. The latter building and the low-rise environments has created a strong sense of place and identity.
- There is vacant land owned by the municipality to the east of the Kyle Centre that is partially used for parking and for informal recreation.
- There is a creek flowing north adjacent to the park which is open until St Georges Street where it is then culverted immediately east of the Kyle Centre across the site under St Andrews Street and then beyond north. This offers the opportunity for partial “daylighting” to create a site feature.
- There are municipal services also traversing the vacant land and to the east of the culverted creek.
- There is vacant municipally owned land immediately to the west of the Kyle Centre. This is wooded and has a very steep gradient down from St Georges Street to St Andrews Street. There is a public trail/stair case through the site.
- There is a second municipally owned and vacant site to the east of Kyle Centre.
- There is a road easement forming part of Queen Street on its east side – however it also has a grade. There is a Park at the southern terminus of Kyle Street which includes a steep slope.
- The streets and parking lots are used for parking at peak use for the Kyle Centre and Art gallery



Planning Redevelopment Concepts

To assist the public in considering the future of the Kyle Centre Three concepts were generated by the consultants. No cost estimates were generated at this stage for these concepts. Common to all plans were:

- A location for a new Kyle Centre.
- Traffic calming and landscaping along St Andrews Street, Queen Street and Kyle Street to make the streets attractive for pedestrians and create new on and off street parking.
- Townhouses facing Kyle on the vacant lot between St Andrews Street and St Georges Street. This could be an opportunity for affordable family housing.
- An improved relationship between the vacant lands and the existing arts centre.
- Upgraded Kyle Park.
- Daylighting of creek between St Andrews Street and St Georges Street.
- Some underground parking may be possible for all three concepts but will need geotechnical and costing analysis.



Concept 1

Kyle Centre - Existing Site

- A 1 or 2-storey renovation and/or expansion of the Centre on current site.
- Option for an adjacent 4-storey apartment building located just west of Kyle.
- New public park/plaza across from Art Centre.
- Possible new parking area located off St. Andrews Street on existing parking area.
- Concept although possible, would require a great deal of difficult and costly grading for the four storey apartment and the south and west lower levels would be facing significant retaining walls.
- Kyle centre would need to cease operations during expansion and renewal.
- Generates some revenue from land sale or lease for apartment site although this would be offset by site development costs.

Concept 2

Kyle Centre - West Location

- New replacement 1 or 2-storey Kyle Centre located on new area to the west side of the current site.
- Option for 4-storey apartment building located on existing Kyle Centre location.
- New public park/plaza across from the Art Centre.
- Possible new parking area located off St. Andrews Street on existing parking area.
- This concept would also require extensive and costly re-grading although easier to handle for the Kyle Centre replacement – walls would have less windows than residential.
- Allows existing Kyle Centre to remain operational while new one is constructed
- Generates some revenue from land sale or lease for apartment site although this would be offset by site development costs for the new Centre.

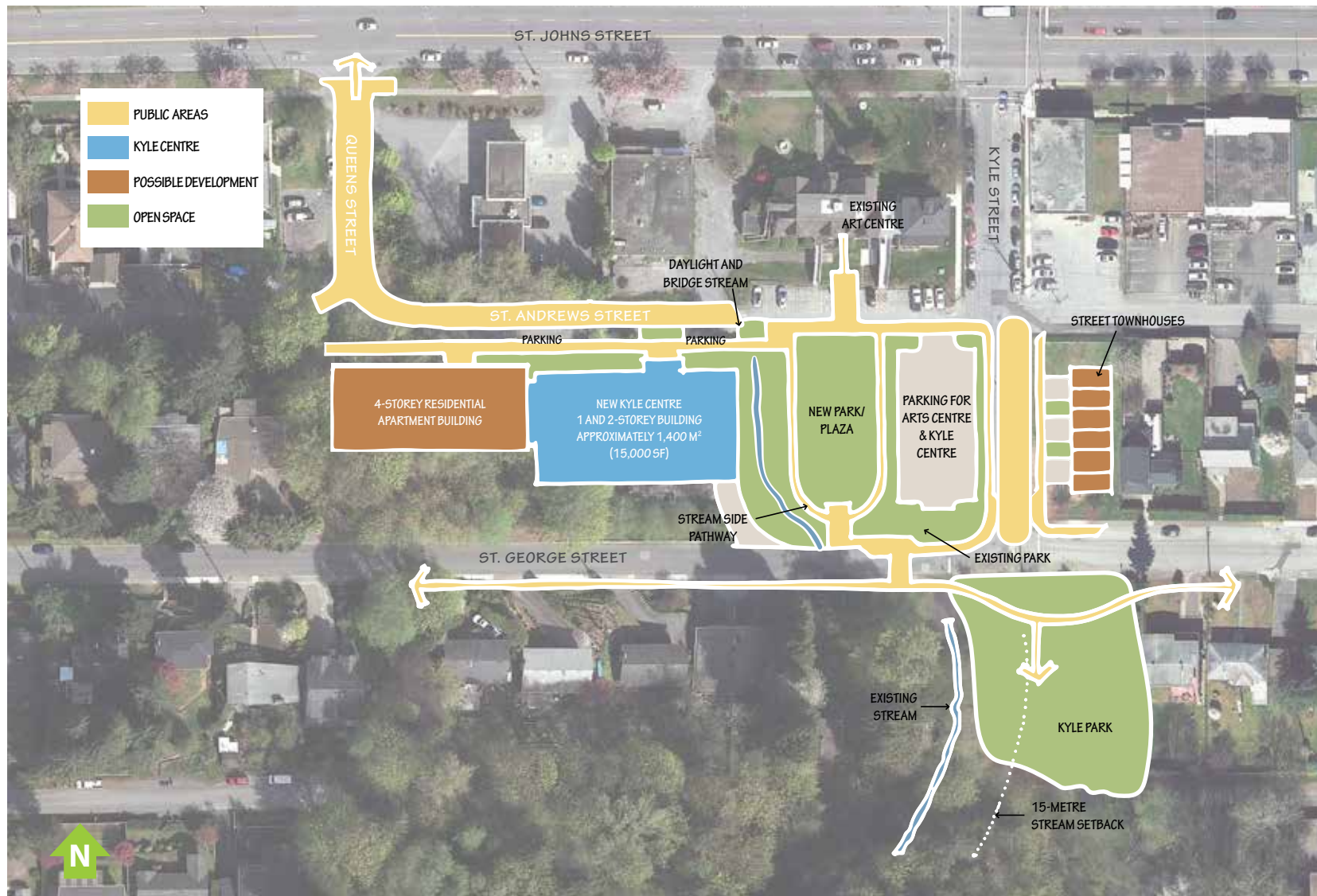
Concept 3

Kyle Centre - East Location

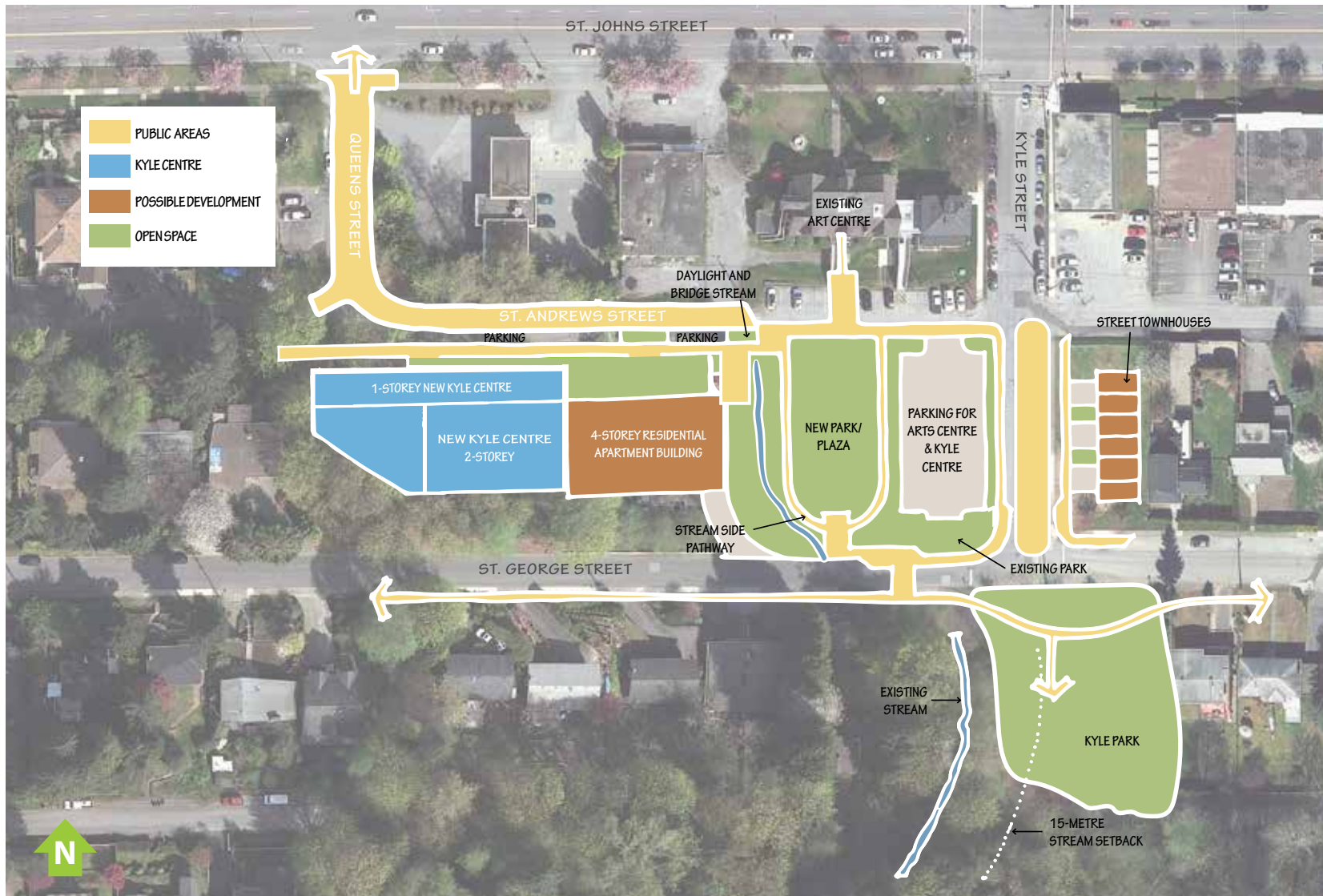
- New replacement 1 or 2-storey Kyle Centre located across from the Arts Centre on existing parking lot area.
- New public plaza across from Arts Centre and new Kyle Centre.
- Preserve existing natural area on west side of the site.
- Possible parking area located on the existing Kyle Centre location.
- Allows existing Kyle Centre to remain in operations while new one is constructed .
- Probably more cost efficient than Concept 1 and 2 because no excavation and regrading required.



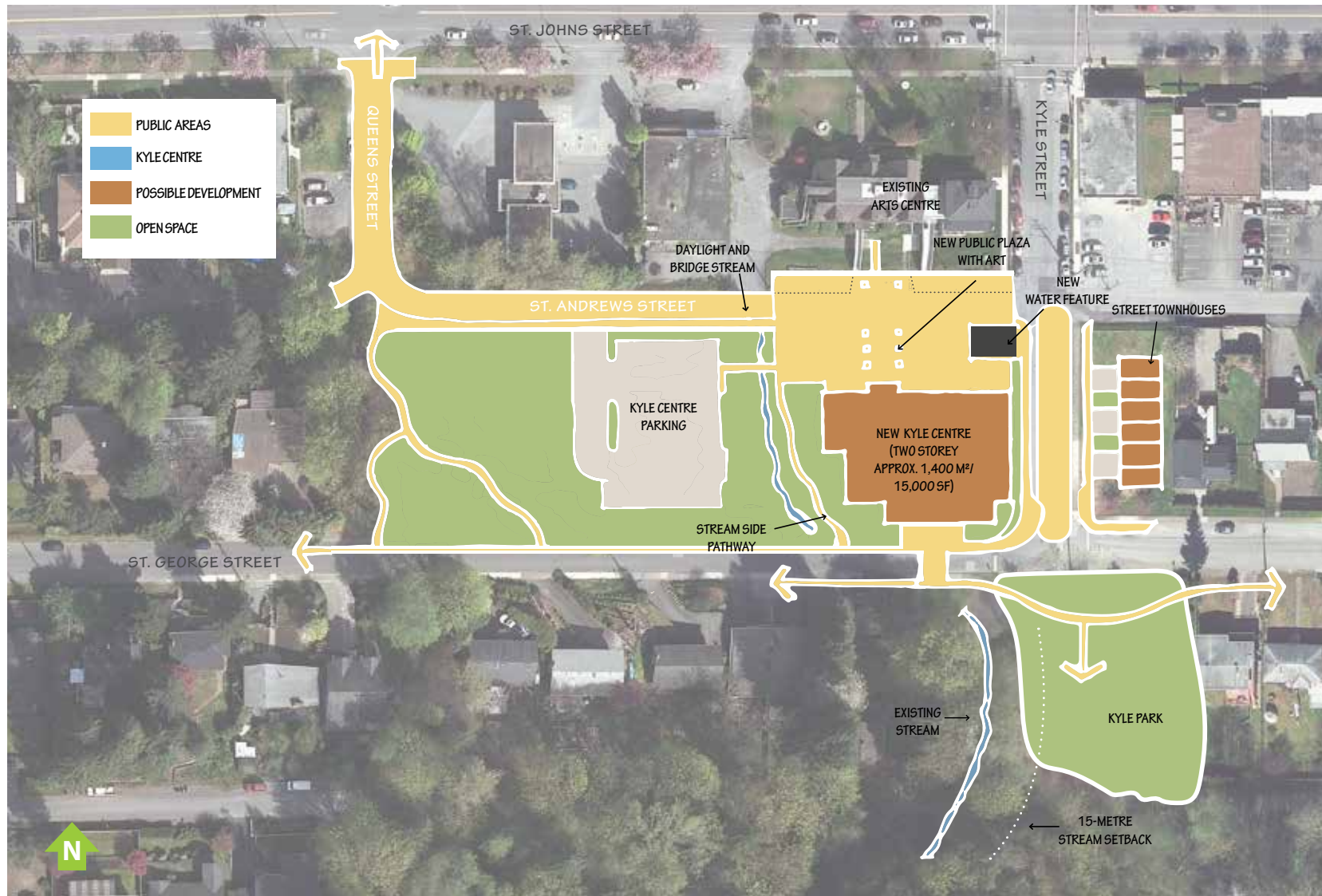
Concept 1



Concept 2



Concept 3







Consultation Activities

Objectives

- Provide the community with background information on the amenities and services residents have conveyed to Council are important and require development or are in need of enhancement, as identified in the 2015 – 2018 Council Strategic Plan.
- Provide specific information on Kyle Centre's existing conditions and current facility spaces and programming.
- Provide information regarding potential funding mechanisms to provide these amenities and services to limit costs to residents.
- Provide an opportunity for community input into the potential future programs and spaces at Kyle, including the redevelopment options for the surrounding City-owned lands and their potential in contributing to other community benefits.
- Provide an opportunity for community input on how the redevelopment of Kyle and the surrounding lands could be funded.

Participants at the *Community Ideas Fair* were asked three questions:

1. How can the City invest in a re-imagined Kyle Centre, as well as other capital facilities and amenities, while limiting costs to its residents?
2. What could a re-imagined Kyle Centre look like, and what kinds of programs could it offer?
3. How should the City-owned lands around the Kyle Centre be utilized to deliver other community benefits?

Information Showcase

Twenty-four panels were created to inform the public about the following Community Investment Plan topics:

- Purpose for the *Community Ideas Fair*.
- Identify community facilities, amenities and services in need of development or enhancement.
- Alternative methods for funding community facilities, amenities and services.
- Background information on existing spaces and programs at Kyle.
- Kyle Centre redevelopment options
- Neighbourhood context.
- Age-friendly issues and opportunities.
- Site development guiding principles.
- Preliminary design concepts.
- Potential community benefits, streetscaping opportunities, parking options, infill housing opportunities, open space/gathering space opportunities and pedestrian linkages.
- Kyle Centre re-imaging considerations, current programming options and future programming considerations.



Interactive Stations

Attendees had the opportunity to participate in seven interactive game stations to get them thinking about the various implications of funding civic facilities and amenities and site redevelopment options, and provide their feedback.



Visual Explorer™

The Visual Explorer™ game is a tool for creative conversations using imagery. An adapted version of the activity was developed, using a wide variety of images of indoor and outdoor spaces and activities. Participants chose an image that resonated with them. Participants then described why it inspired them to choose the particular image or images and recorded their comments, and displayed them on the panel provided for other Ideas Fair participants to review and discuss.



Dotmocracy

The “dotmocracy” facilitation tool or technique utilizes sticker dots for participants to cast their “votes” by placing the dots on images that best capture their thoughts or feelings on a specific subject. This activity captures the collective opinion of the participants and helps to identify common themes or ideas of the group from the imagery. Fair participants were asked to place dots on images that best reflected their vision of preferred outdoor spaces for the Kyle Centre area.



Issues and Opportunities Markup

A large map was provided so that participants could document their thoughts and ideas on the issues and opportunities for the Kyle Centre site and surrounding area. Participants were asked to identify potential site issues and opportunities by using coloured markers to draw and annotate the map.



Video Chat

During the Ideas Fair, video footage was captured of people sharing their memories and/or their ideas for the future of the Kyle Centre and surrounding lands. In total, 5 people stood in front of the camera to share their thoughts. The video was condensed down to just under 3 minutes and will be available through the project web site.



Kids' Colouring Station

Kids had the opportunity to express themselves with the colouring station. *Postcards from the Future* colouring cards were provided, and several children took the opportunity to show off their creativity with bright and colourful art pieces.



Feedback Workbook/Questionnaire

In addition to the activities at the *Community Ideas Fair*, attendees were given a workbook survey to fill out and submit by July 15, which gave everyone three weeks to provide feedback. For those who could not attend, all display panels and the workbook were made available on the Project Page on the City's Website. In total, 72 workbook surveys were collected:

- 40 collected from the Ideas Fair; and
- 32 submitted online



Sticky Note Comments

Participants also used the Visual Explorer™ panel to share their general comments and ideas about the future of the Kyle Centre and the surrounding lands. Several comments were written on sticky notes and placed on the panel.



Other Comments

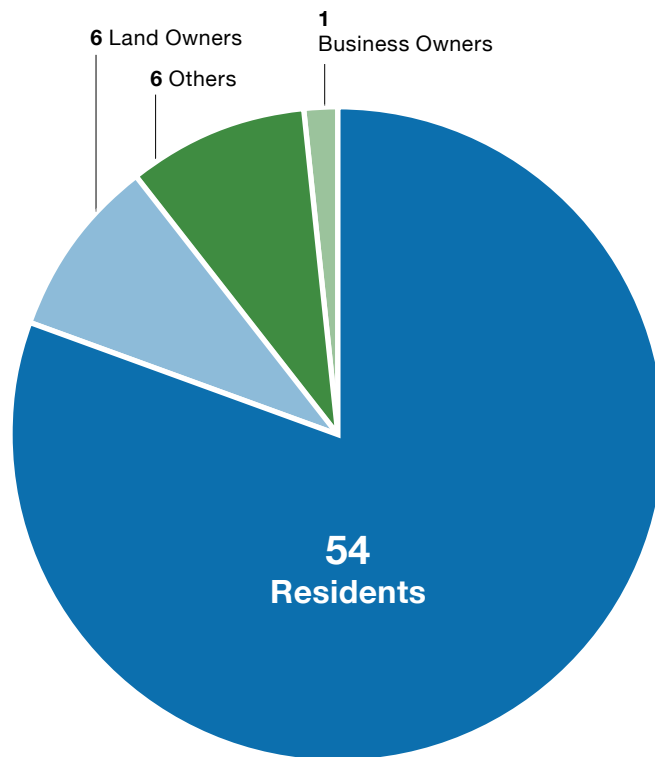
In addition to those activities already identified, people were provided with additional opportunities to ask questions, and provide comments through verbal discussions with staff and the consultant team. Residents also provided feedback through personal email and a concept drawing submission.



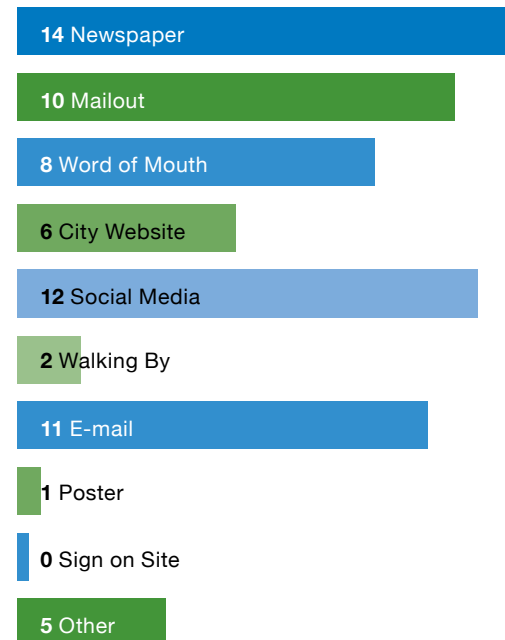
What We Heard

Workbook Survey Summary Results

ABOUT ME

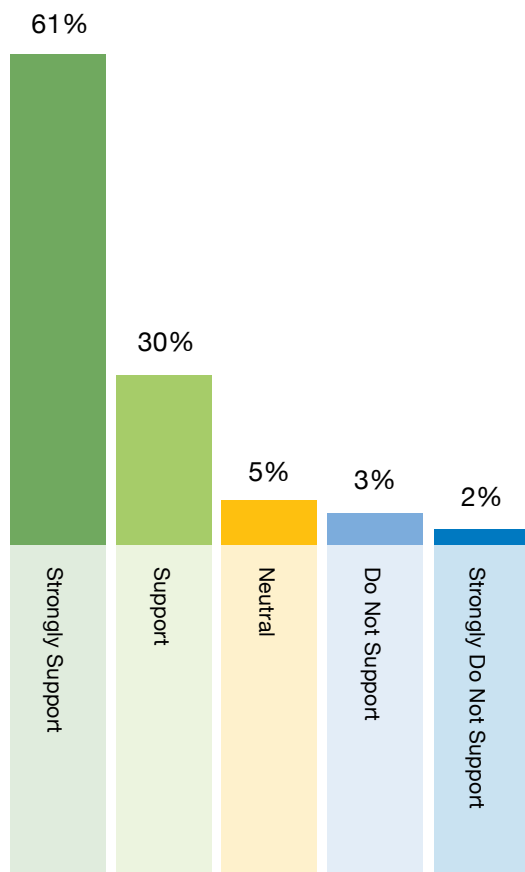


HOW DID YOU HEAR?



WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

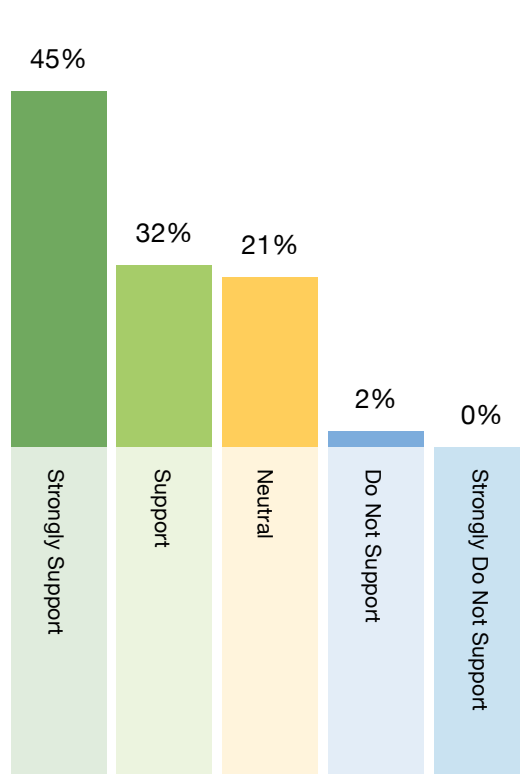
Kyle Centre Program Space



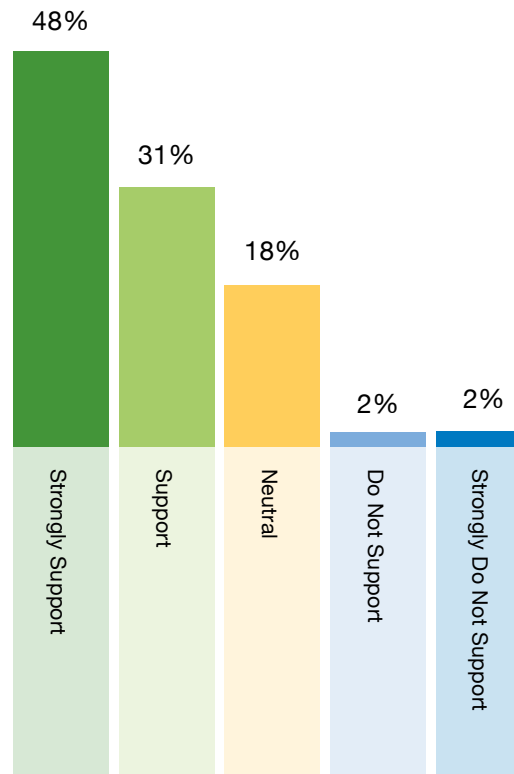
Increasing the space within the Kyle Centre for greater programming opportunities

WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

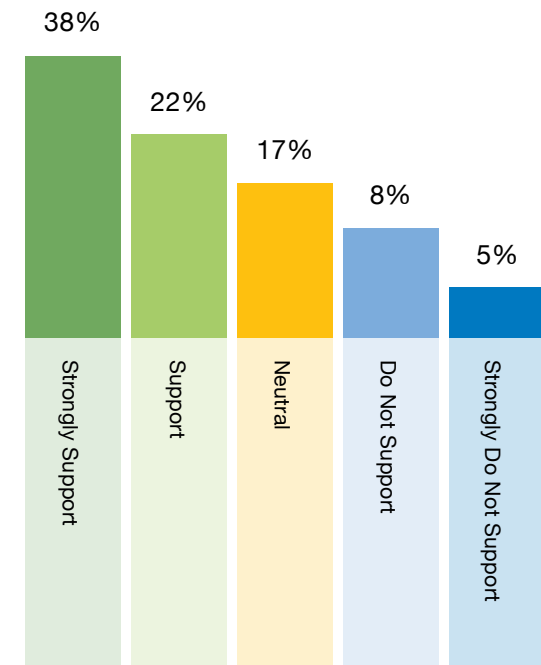
Open Space and Connections



Enhancing pedestrian connections to the surrounding areas, including the Arts Centre, Kyle Park and the Queens Street plaza



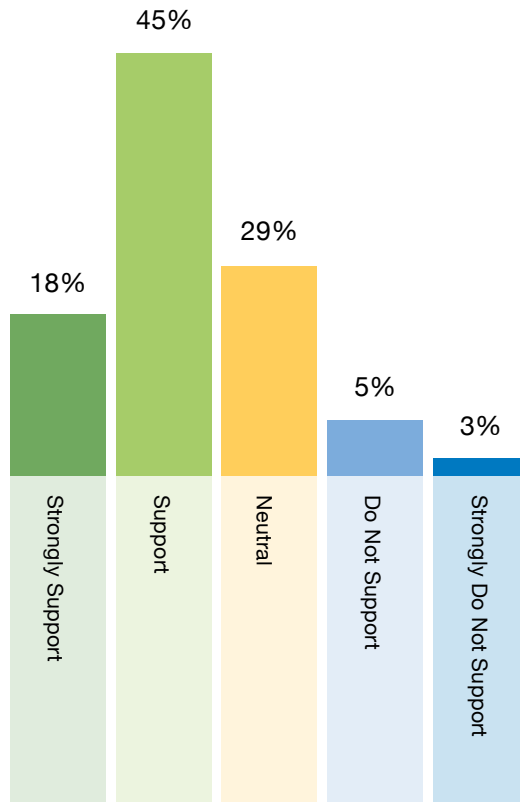
Creating new formal and informal public gathering areas such as a new park



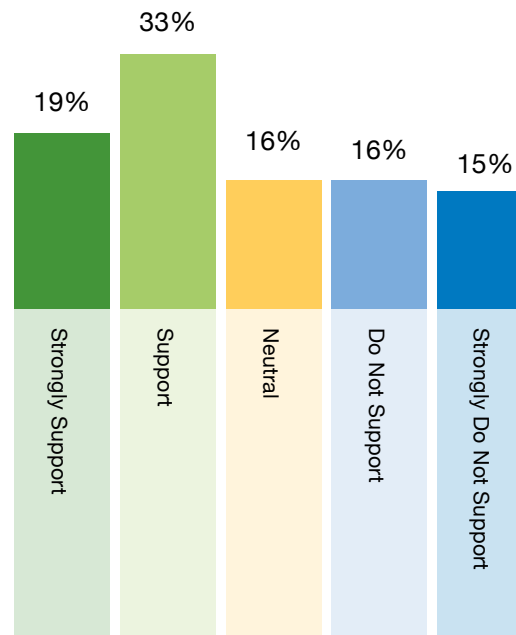
Activating the open space between the Art Centre and the new Kyle Centre to create a cultural plaza, with opportunities for public art, flexible performance, exhibit and gathering spaces, unique landscaping and seating

WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Open Space and Connections



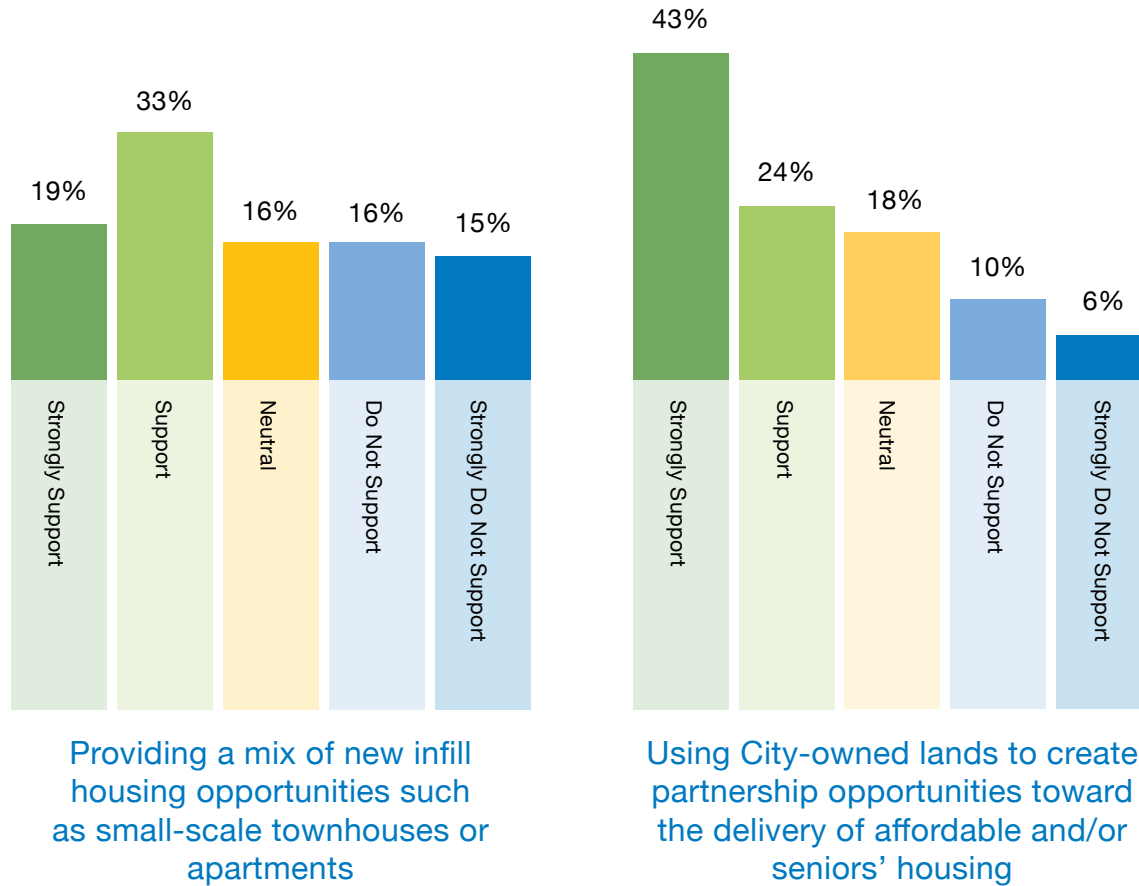
Improving Queens Street to strengthen the visual connection with the Queens Street Plaza and create flexible spaces for community events



Protecting existing park spaces, trails, hillsides and other natural features

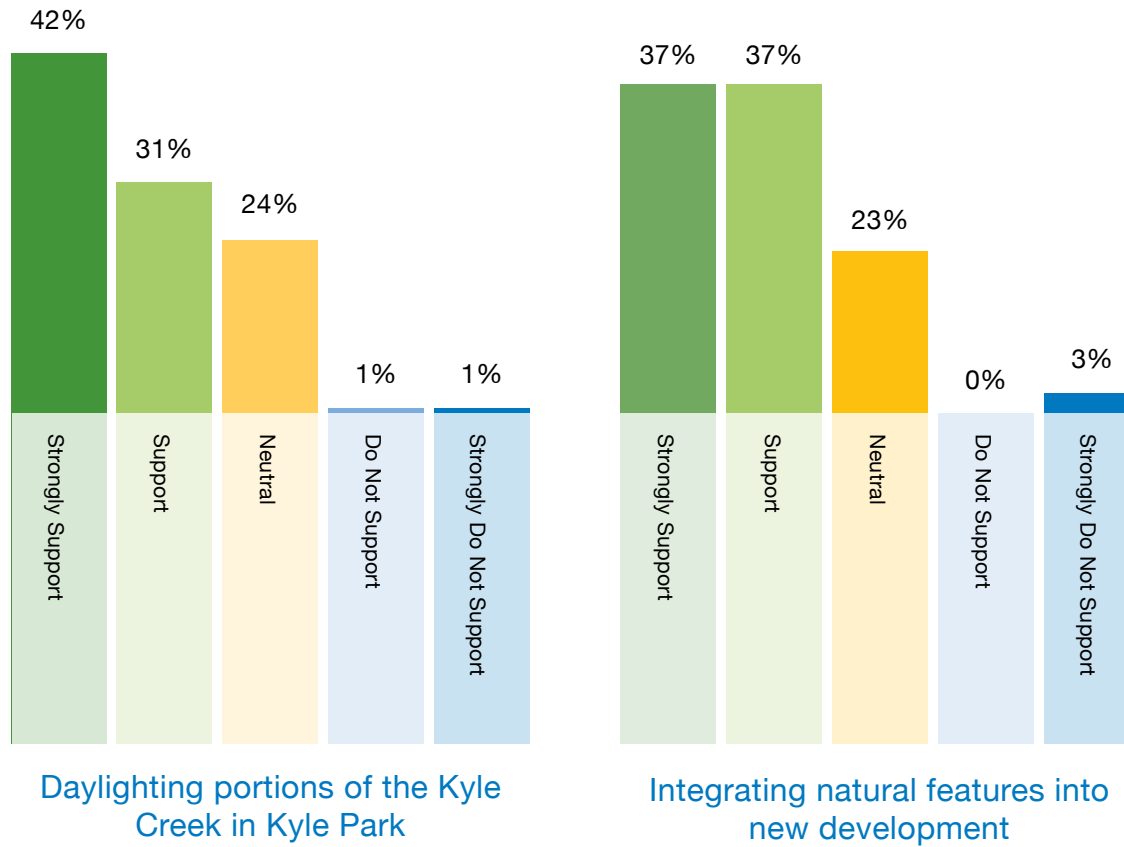
WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Infill Housing



WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Natural Areas



When asked what other renovation, expansion or replacement options, participants provided the following shared ideas:

- Affordable/seniors housing or assisted living accommodation should be included as part of this areas development.
- The creation of a Cultural District coupled with the alignment of the new Kyle Centre with the Arts Centre would be of great benefit to the community.
- The outdoor play area in this neighbourhood should be preserved and enhanced, along with the daylighting of Kyle Creek.
- Although there was not a significant indication of a preferred concept in the additional comments, Concepts 1 and 3 appeared to generate the most favour.



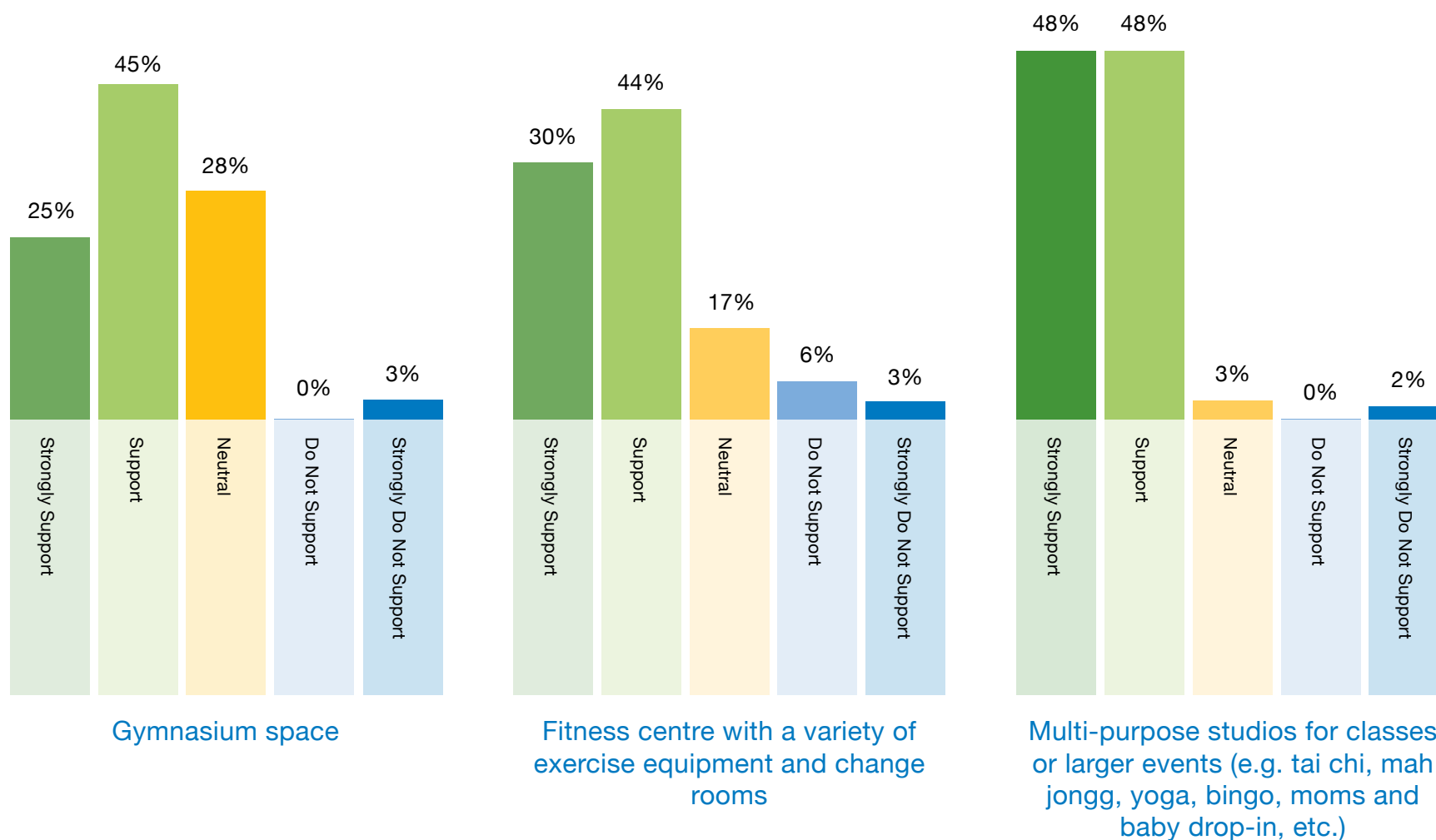
When asked if there were any other community benefits or features that should be included, common response were:

- Adequate parking spaces needs to be considered – potentially underground.
- Preserve as much green space as possible.
- Seniors housing is definitely required but may be better located near City Hall in better proximity to services and amenities.



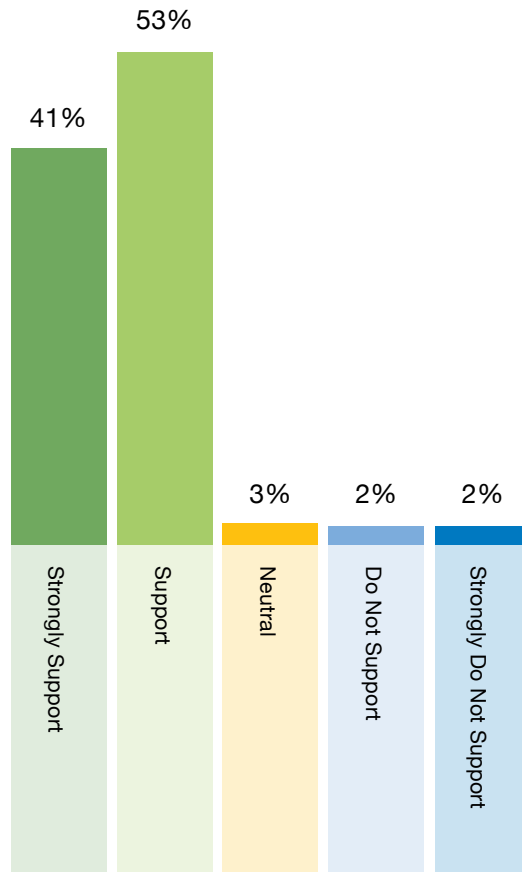
WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Programming Opportunities

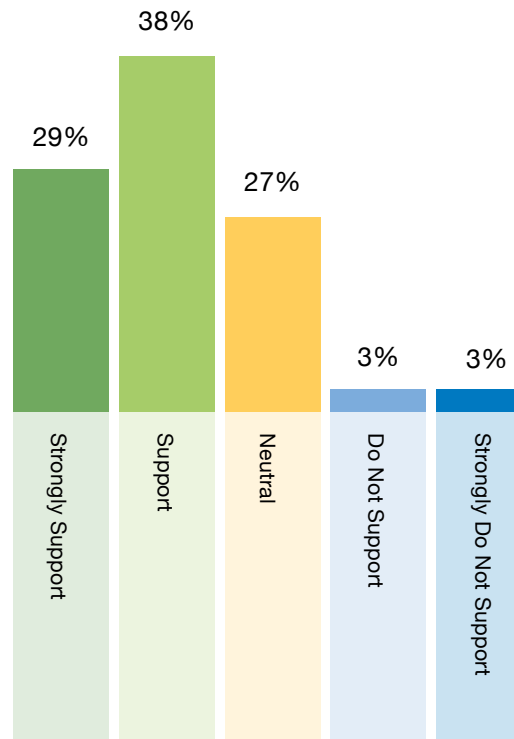


WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

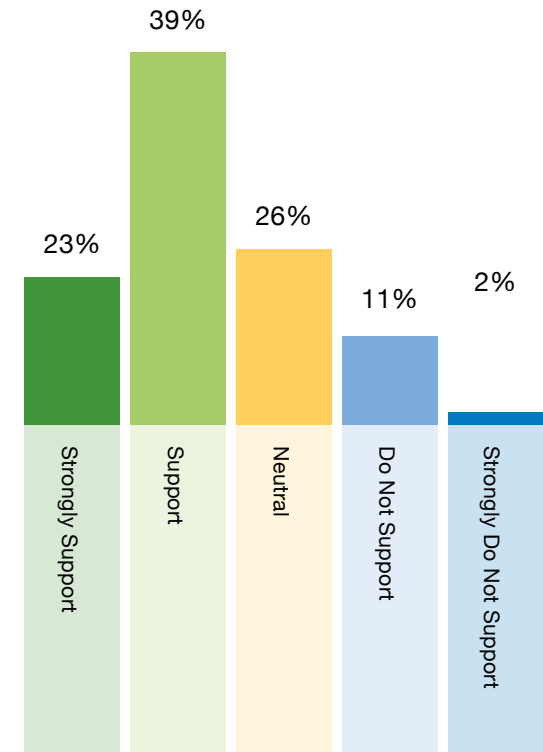
Programming Opportunities



Meeting rooms for community groups/clubs and smaller social events



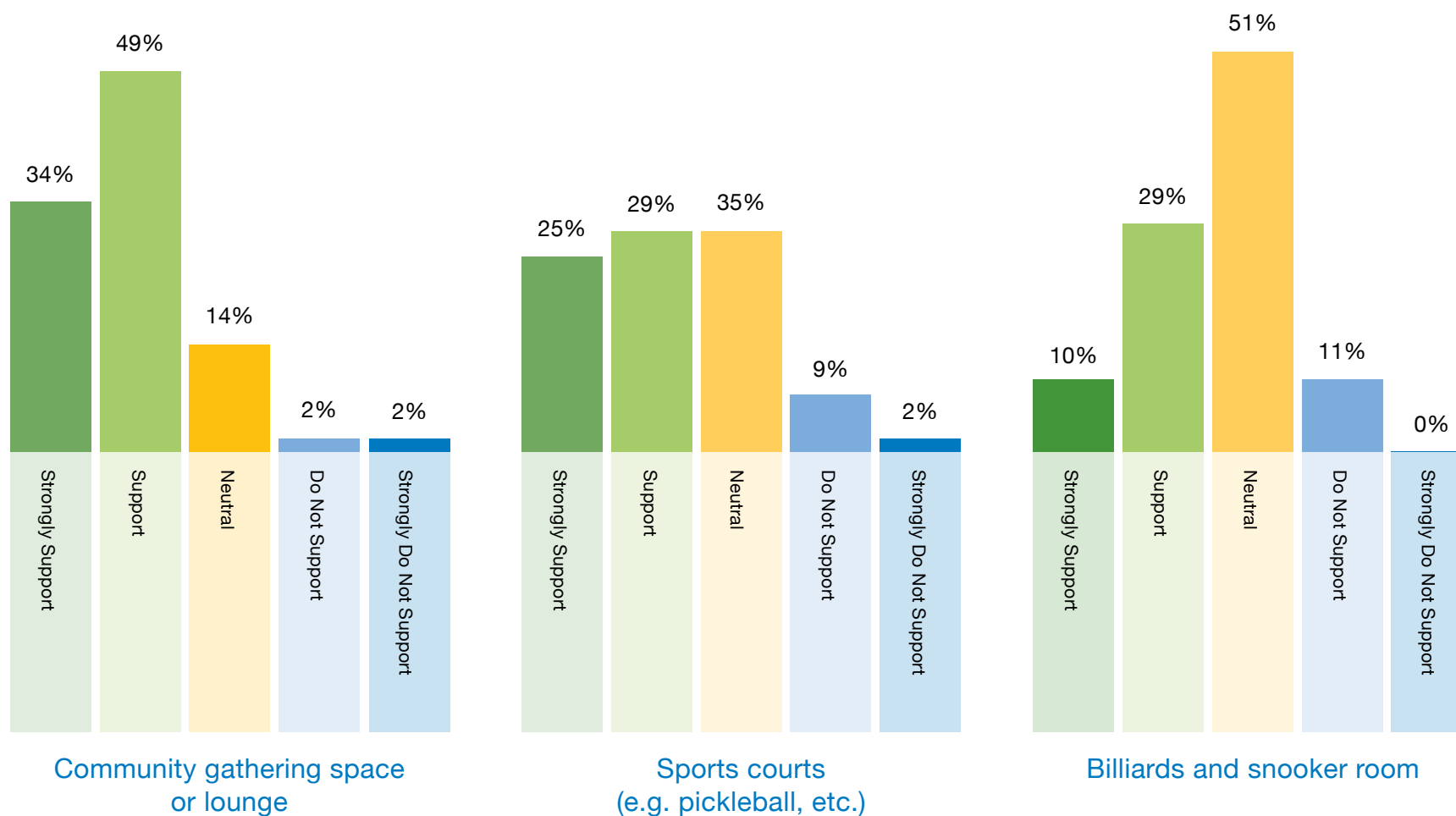
Community kitchen



Small commercial space for a café or coffee kiosk

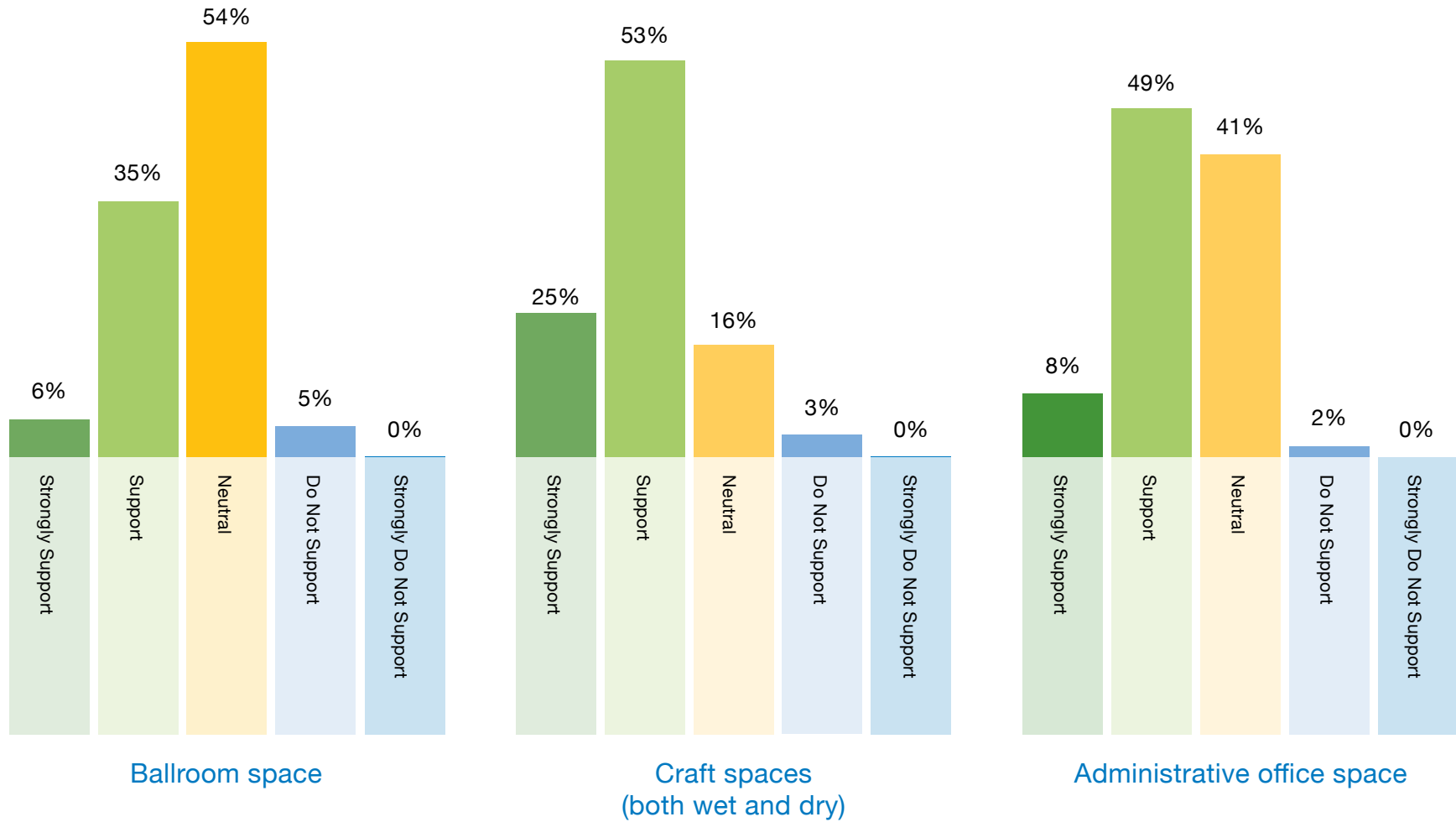
WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Programming Opportunities



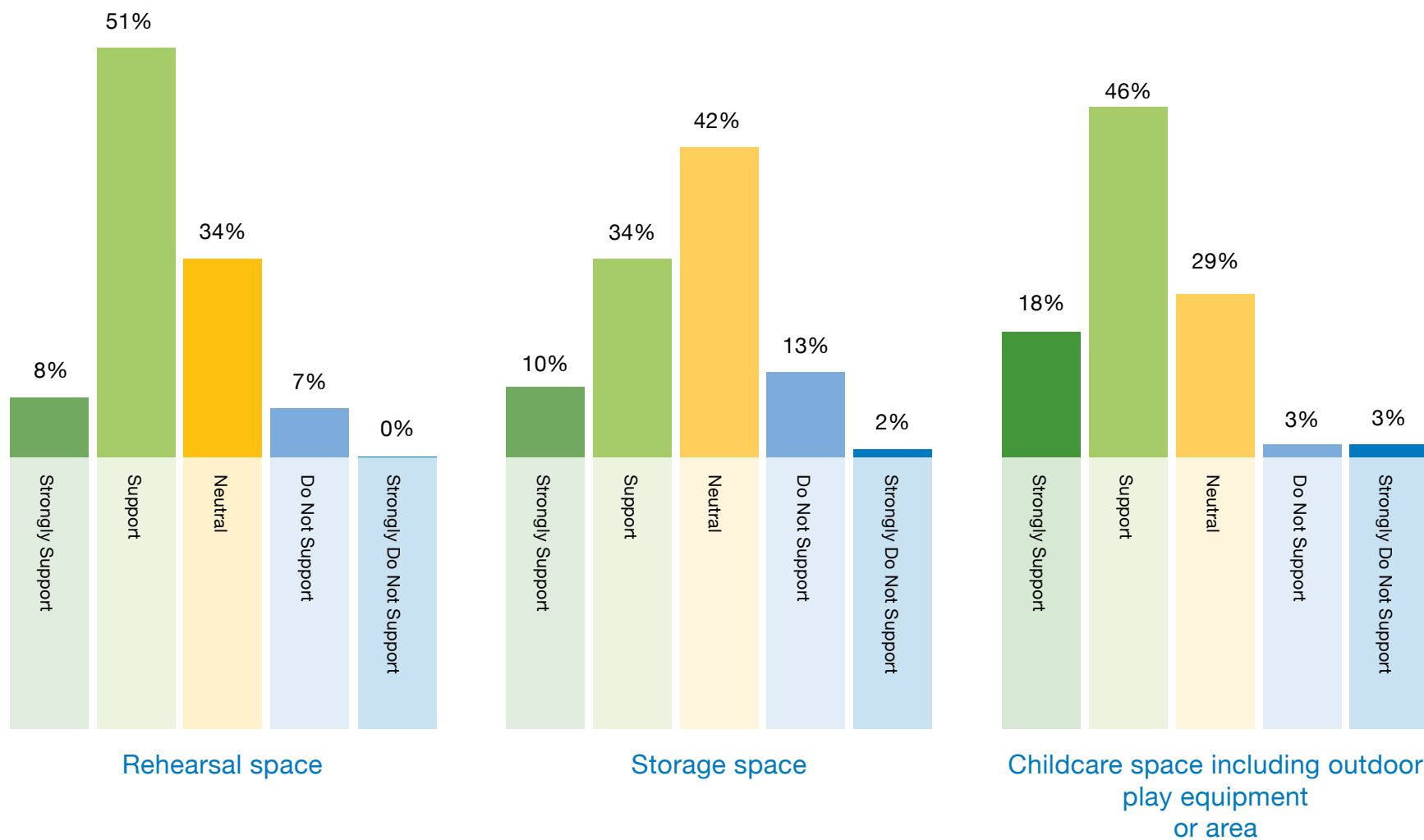
WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Programming Opportunities



WHAT IS YOUR LEVEL OF SUPPORT FOR EACH ITEM?

Programming Opportunities



Some “Other” programming opportunities participants mentioned were:

- Hobby/Craft Room
- Community TV Production Space
- Classrooms/Multi-purpose Space
- Senior Centre
- Computer Stations
- Café
- Indoor Pool



Additional Comments

The workbook survey provided additional opportunity for participants to express their thoughts, views and ideas for the future of the Kyle Centre site, programming and the surrounding City-owned lands. Some of the comments that were commonly shared included:

Kyle programming should be multi-generational.

Be mindful of traffic issues more housing to this area will bring.

There is a need for seniors assisted living units near Kyle.

City assets should not be sold to leverage amenity requirements. Development opportunities can be leveraged through developer pay initiatives.

Port Moody is in need of more flat outdoor/park areas like the existing open space adjacent to Kyle.

General support for townhouses through outright sale of that parcel with less support for apartments adjacent to Kyle.

Visual Explorer Summary

The majority of participants appeared to resonate with 4 of the Visual Explorer images. Some of the comments voiced were:

Flexible spaces – choices for active and passive activities.

Community kitchen provides affordable options and opportunities for special needs employment.

Multi-generational activities that are also inter-mingled.

Space to eat, talk, meet and socialize.



Sticky Notes Comment Summary

Participants provided additional comments on the Visual Explorer panel. Here are some of the comments that we heard:

Activities which promote skills, learning, volunteering, and produce products i.e. woodworking, sewing classes, etc.

Enough accessible parking spaces.

Farmers market.

Indoor pool.

Activities for immigrant newcomers.

Small group space for showing independent films.

Cafeteria space

Billiard tables and area to play card games.

Senior centre, lapidary, yoga, and meeting space.

We need more space for drama or theater for all ages.

▲ Sampling of comments received from Ideas Fair attendees.

Dotmocracy Results

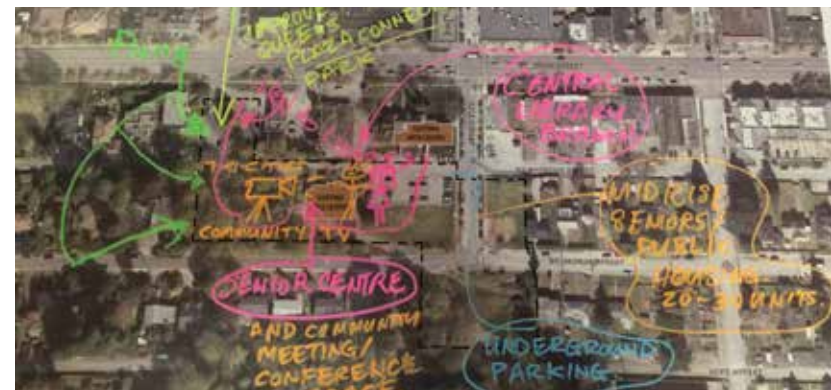
There were three pictures that stood out or resonated with participants. The subject matter of all three pictures involved imagery of open spaces, natural areas and the interface between people and the natural environment. The three pictures are provided.



Issues & Opportunities

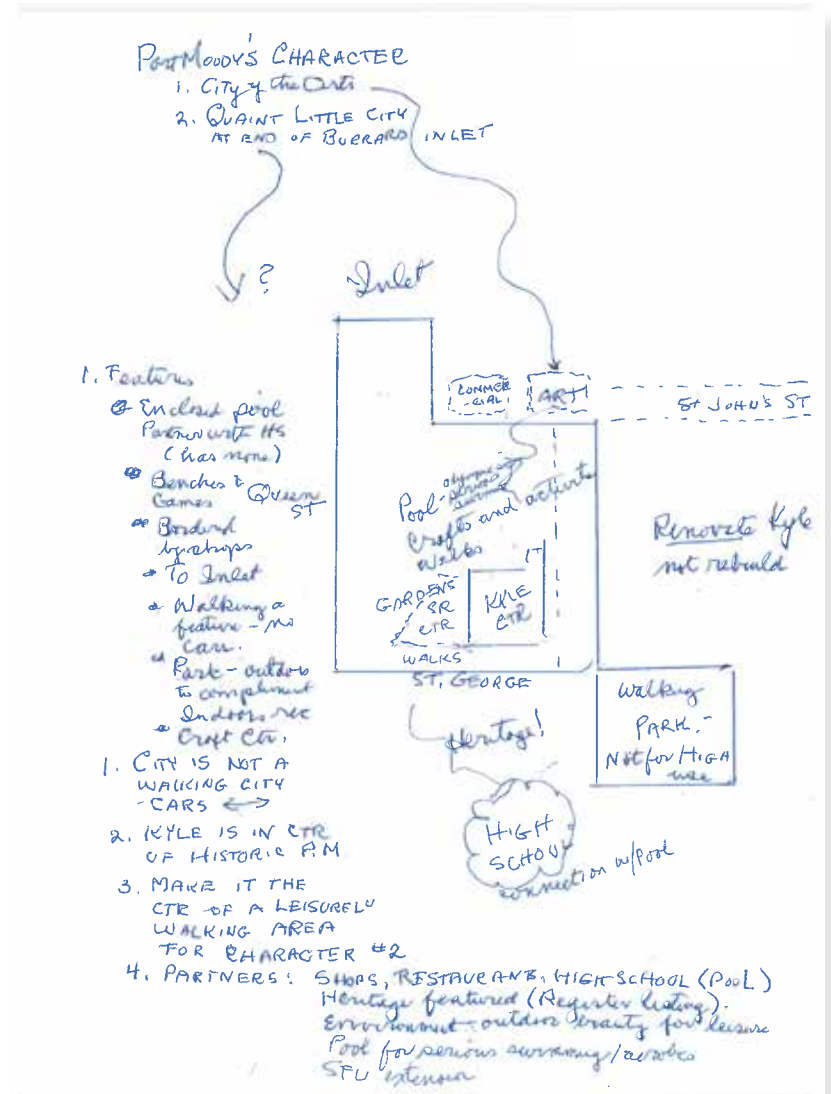
Attendees were asked to Draw, circle or write about their favourite places, and other opportunities that could be enhanced on surrounding City-owned lands. Some of the comments that were commonly shared included:

- Park trails
- Seniors centre
- Tennis court
- Improve Queen Street Plaza connection
- Underground parking
- Community television station
- Housing

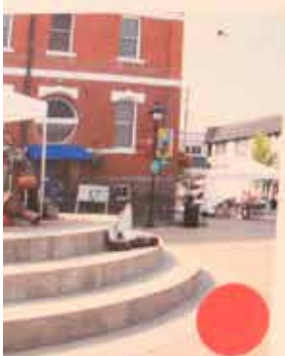


Other

A concept drawing was also submitted and is provided:



aces for Kyle Centre Area



Conclusions

The entire public engagement process surrounding the City Land Strategies generated significant interest from the community. Likewise, with approximately 100 participants, the Kyle Centre *Community Ideas Fair* played a key component of that process, generating significant local interest. The Ideas Fair used a variety of different approaches to obtain input.

Key outcomes of the Workbook Survey were:

- Overwhelming support for increasing the space and programming capacity of Kyle with 91%* Strongly support/Support.
- Enhancing pedestrian connections and creating new formal and informal public gathering spaces received strong community support with 77%* and 79%* of participants indicating Strongly support/Support respectively.
- 71%* of participants indicated Strongly support/Support for the protection of existing park spaces, trails, hillsides and other natural features.
- While infill housing opportunities generated significant support with 52%* of participants indicating Strongly support/Support, when asked if City-owned lands should be used to deliver affordable and/or senior's housing, Strongly support/Support increased to 67%*. Apparent reduced support for the provision of an apartment building in the area.
- This support for infill housing and affordable and/or senior's housing was echoed in the open-ended survey questions and the sticky notes. There appeared to be some support for townhouses, especially if these were reserved for affordable and/or seniors housing. In the sticky note comments "Assisted Living" housing was also mentioned as being an important housing form to be provided in this area.
- Although there was not a significant preference indicated for any one concept, there was a slight preference shown for Concepts 1 and 3 in open-ended Workbook Survey questions and sticky note comments.

The programming opportunities that had the most support (Strongly support/Support) were:

- Multi-purpose studios for classes or larger events (96%*)
- Meeting rooms for community groups/clubs and smaller social events (94%*)
- Community gathering space or lounge (83%*)
- It is important to note that no programming opportunity presented received significant Do not support/Strongly do not support levels, there were a few that did not receive significant support levels. The programming opportunities that had the most support Strongly support/Support levels. They were:

- Billiards and snooker room (39%*)
- Ballroom space (41%*)
- Storage space (44%*)

Common open-ended responses and sticky note comments were:

- Affordable and/or seniors housing should be an element of any development in this area.
- Adequate parking should be provided.
- Outdoor space and natural areas should be preserved and enhanced.

** Note:*

All percentages indicate preferences for individual programming opportunities, and not a ranking of programming opportunities.

Appendix A

Ideas Fair Display Boards



Welcome

Today is an opportunity to share your thoughts and ideas for the future of the Kyle Centre and the surrounding City-owned lands.

The Kyle Centre is currently in need of replacement or major upgrades. In addition to the Kyle Centre, the City owns neighbouring parcels of land that offer a potential location for a new and improved Centre, along with open space and possible small scale housing opportunities.

City Council wants to hear your feedback on options for the future of the Kyle Centre and the surrounding City-owned lands and how this project could be funded as part of a Community Investment Plan.



INVESTING IN OUR COMMUNITY





INVESTING IN OUR COMMUNITY

Why are We Here?

As the Kyle Centre building reaches the end of its useful life, it presents an exciting opportunity to explore the community's future needs for this facility while also investigating how surrounding City-owned lands can provide additional community benefits and support the development of the Moody Centre Cultural District in this location.



Today, we're interested in your thoughts:

1. How can the City invest in a re-imagined Kyle Centre, as well as other capital facilities and amenities, while limiting costs to its residents?
2. What could a re-imagined Kyle Centre look like, and what kinds of programs could it offer?
3. How should the City-owned lands around the Kyle Centre be utilized to deliver other community benefits?

Facility & Amenity Needs

The City is in need of a number of improved recreational and cultural amenities, such as improvements to the Kyle Centre.

Others include:

- New Inlet Park Sports Field
- Replacement Library
- New expanded Works Yard
- New park space and facilities
- Seniors' facilities and space
- Debt repayment

In order to establish a Community Investment Plan for the future, the City is exploring ways to generate revenue to offset resident costs associated with these improvements.



Existing Library



Alternative Methods for Funding Community Amenities

As part of Council's 2015-2018 Strategic Plan, several major facility improvement initiatives and community amenity needs have been identified including the renovation, expansion or replacement of the Kyle Centre. The options being considered to generate revenues for these improvements include:

1. Capital Debt Financing & increase property taxes to repay debt.
2. Create program where all future city-wide development contributes a portion of needed funds.
3. Sell or lease to redevelop former Fire Hall & current Works Yard properties.

IMPROVEMENT & AMENITY COSTS

New Works Yard	\$11 M
New Inlet Park Artificial Sports Field	\$4 M
New Library	\$8 M
New Expanded Kyle Centre & Plaza	\$8 M
Purchase of New Parkland	\$5 M
Debt Repayment	\$4 M
TOTAL	\$40 M

Note: All amenity costs are order of magnitude and subject to program development and timing.

Kyle Centre

Built nearly 40 years ago, Kyle Centre is particularly popular with older adults. In its 1,031 m² (11,100 sf), the facility accommodates:

- 2,000 sf dance room & kitchen (220-person capacity)
- 1,200 sf activity room (132-person capacity)
- 800 sf seniors billiard room
- 600 sf seniors lounge (70-person capacity)
- 374 sf wet craft room (25-person capacity)
- 352 sf clean craft room (25-person capacity)
- 176 sf library lounge (15-person capacity)



Kyle Centre Options

Re-imagining the Kyle Centre can include:

Renovation:

This would see the building undergo significant renewal and keep the Kyle Centre footprint the same.

Expansion:

Potentially in combination with a renovation approach, this option would see an increase of the current Kyle Centre space and its building footprint.

Replacement:

This option would see a new Kyle Centre built, potentially expanded in its program spaces, and could place the new building on or nearby its current location.



Age-Friendly Issues and Opportunities

The Kyle Centre is a particularly popular destination with seniors and could become more important with youth and families as well. Opportunities are presented for improved and expanded facilities for all ages, improved accessibility, and flexible space to accommodate a variety of programs.

Age-Friendly Principles:

- Ensure facility is fully accessible for persons with reduced mobility.
- Ensure outdoor areas are pleasant, safe and accessible.
- Support affordable and accessible public transportation options.
- Support availability of health and community support services.
- Encourage opportunities for seniors to be socially active.
- Ensure that information is easy to find and easy to understand.





Preliminary Design Concepts

To help the City understand how a re-imagined Kyle Centre and the surrounding City-owned lands could deliver public benefits and amenities, three conceptual options have been prepared. The visual displays demonstrate possible locations for the new Kyle Centre, potential housing opportunities, new St. Andrews Street pedestrian improvements, possible locations for a new park and trail connections, and options for parking.

We would like to get your feedback on these concepts to help re-image the Kyle Centre and new public open space improvements.

The concepts shown are intended for discussion purposes and requires further study and detail.

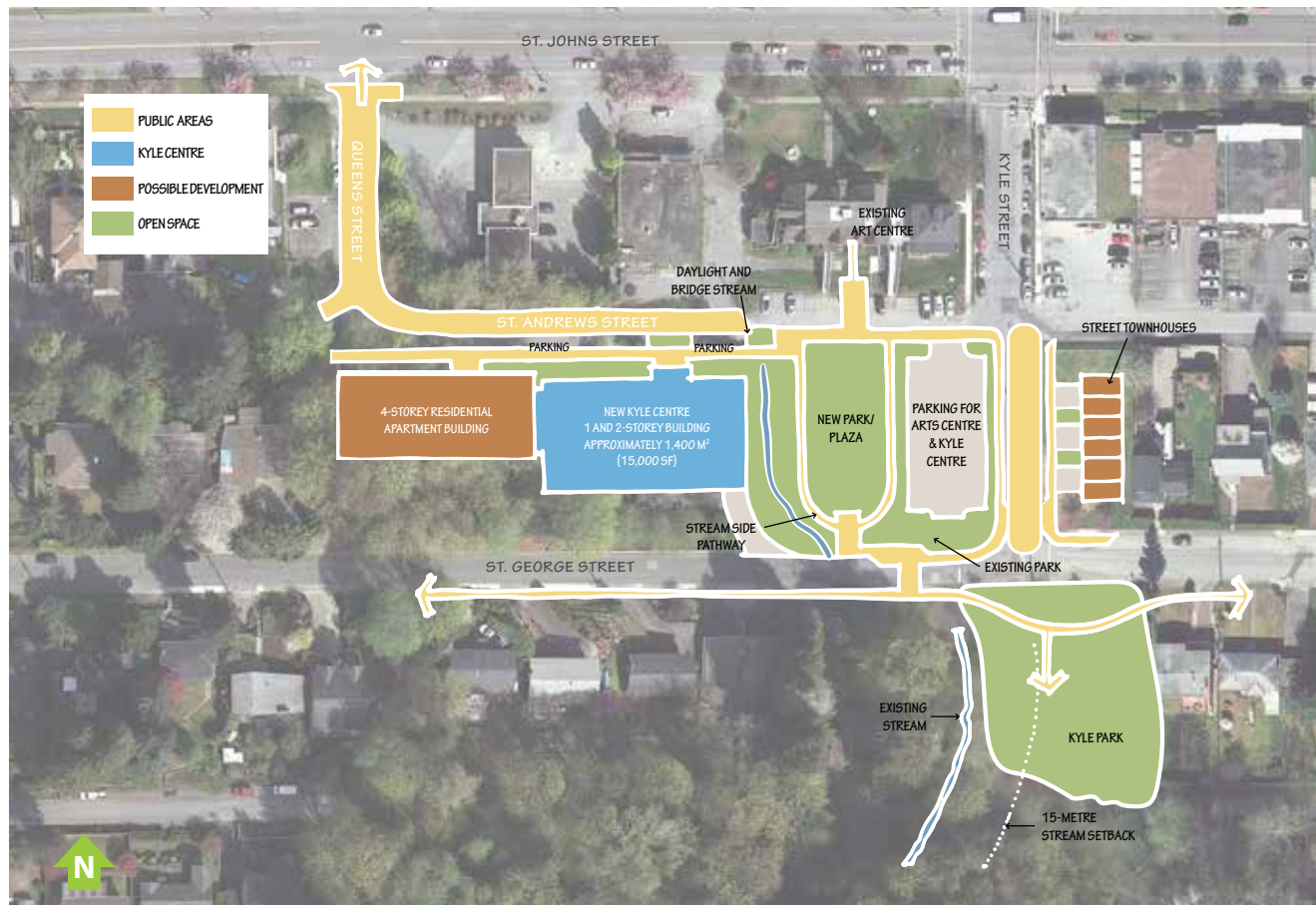
Kyle Centre Guiding Principles

To be consistent with the recently updated Official Community Plan and Council policies, potential guiding principles for this site could include:

- Ensure the best use of this highly accessible, strategic and culturally significant location.
- Ensure a high quality building and site design.
- Create a distinct identity and sense of place.
- Respect the heritage of the surrounding neighbourhood.
- Optimize any potential development and community value.
- Build a linkage with Queens Street Plaza and the Spring Street Promenade.
- Strengthen connections with the Arts Centre.
- Provide easy access to transit on St. Johns Street.
- Capitalize on and protect natural features nearby.
- Provide a safe and attractive destination during the daytime, evening and weekends.

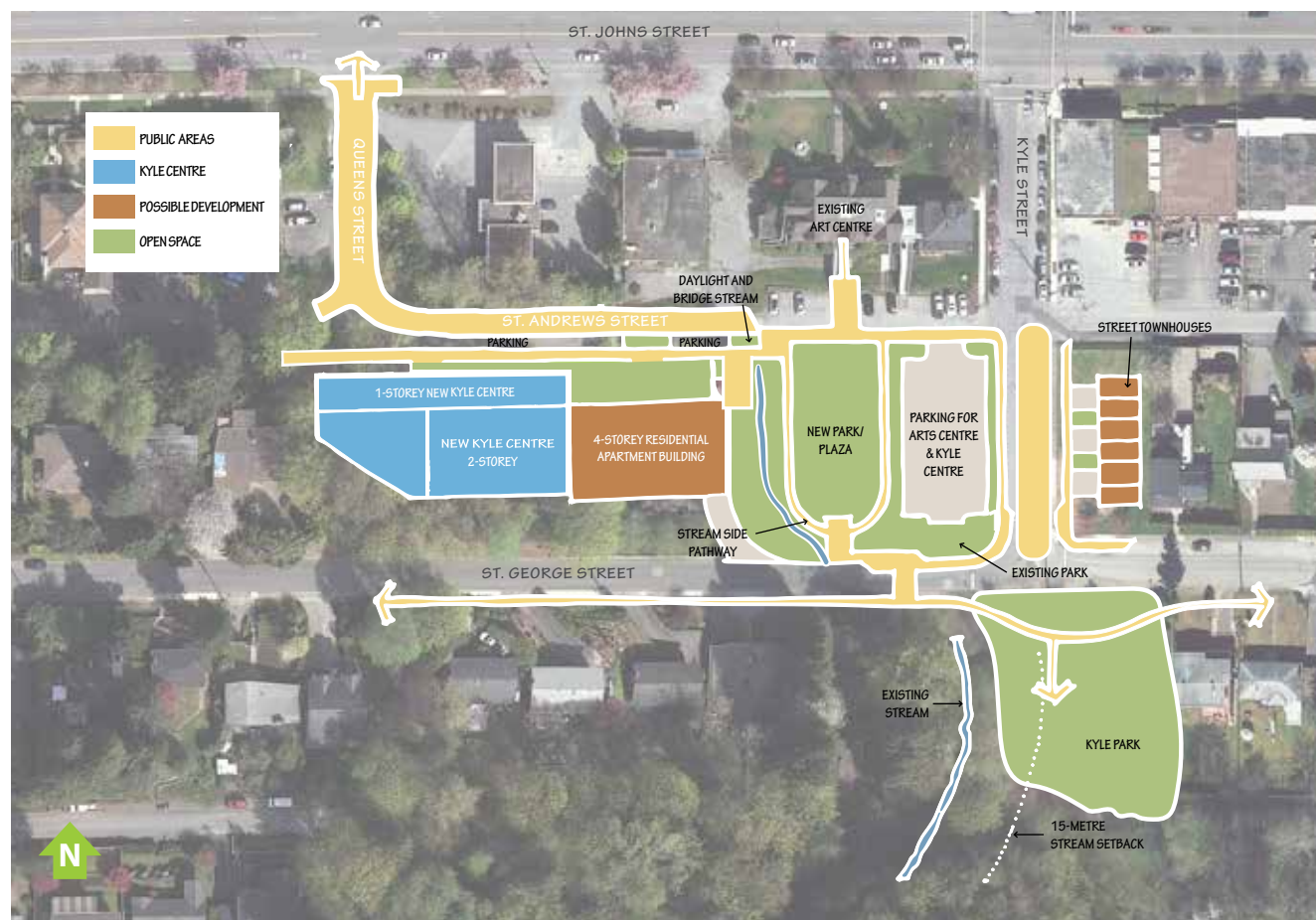


Kyle Centre Concept 1



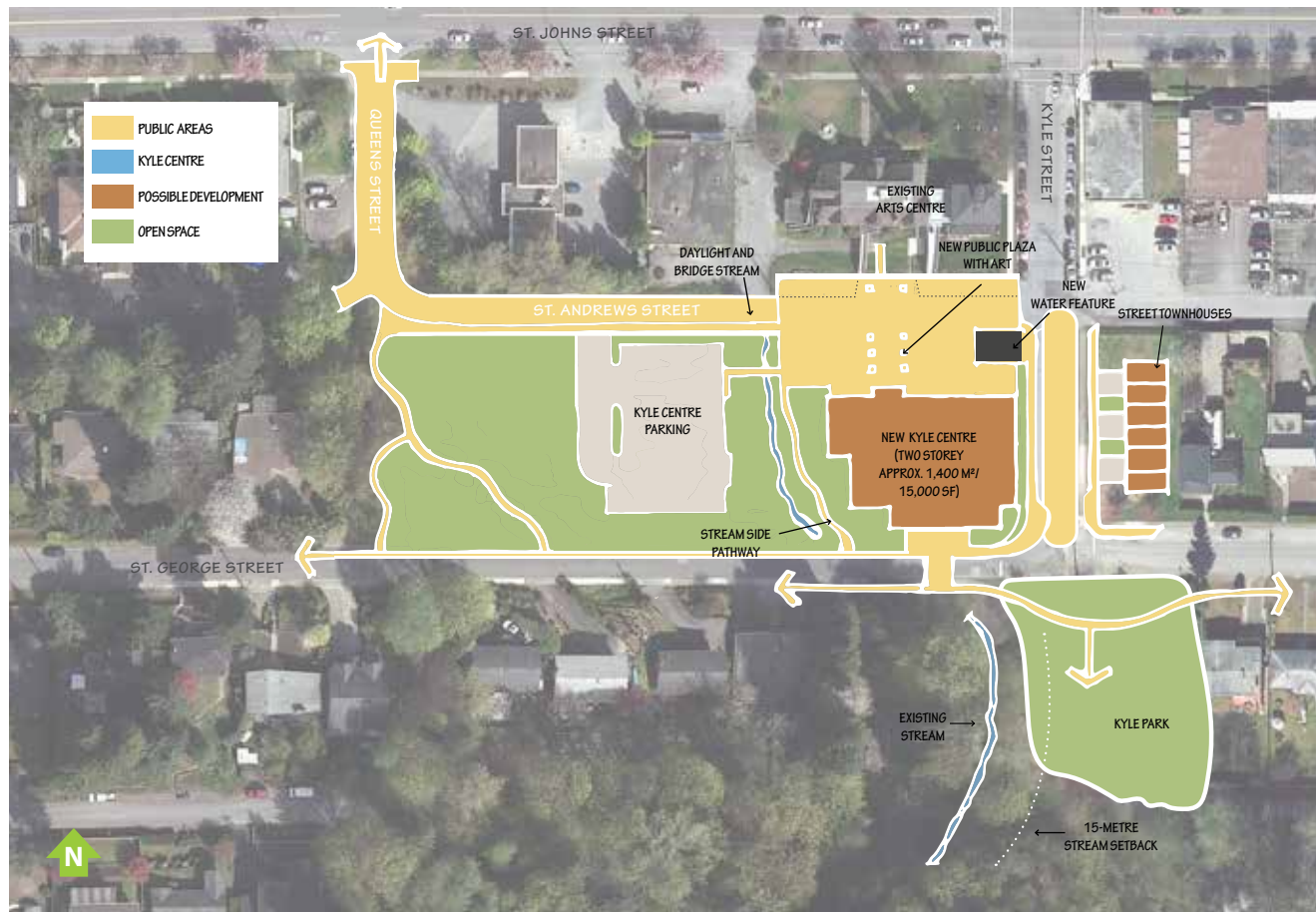
- Renovate and/or expand 1 or 2 storey Kyle Centre in current location.
- Option for 4 storey apartment building located on existing natural area on west side of the site.
- Possible street townhouses fronting onto Kyle Street.
- Possible new parking area located off St. Andrews Street on existing parking area location.
- Opportunity to daylight a portion of Kyle Creek through the site.
- New public park/plaza across from Art Centre.
- Enhance play area at Kyle Park.

Kyle Centre Concept 2



- New replacement 1 or 2 storey Kyle Centre located on new area to the west side of the current site.
- Option for 4 storey apartment building located on existing Kyle Centre location.
- Possible street townhouses fronting onto Kyle Street.
- Possible new parking area located off St. Andrews Street on existing parking area.
- Opportunity to daylight a portion of Kyle Creek through the site.
- New public park/plaza across from the Art Centre.
- Enhanced play area at Kyle Park.

Kyle Centre Concept 3



- New replacement Kyle Centre located across from the Arts Centre on existing parking lot area.
- New public plaza across from Arts Centre and new Kyle Centre.
- Option for street townhouses fronting onto Kyle Street.
- Opportunity to daylight a portion of Kyle Creek through the site and preserve existing natural area on west side of the site.
- Possible parking area located on the existing Kyle Centre location.
- Enhanced play area at Kyle Park.

Community Benefits

Based on policy direction, a re-imagined Kyle Centre and surrounding City-owned lands could provide the following benefits:

- Potentially renovated, expanded or new spaces and programs for a variety of users and different age groups.
- Provide an opportunity to create a heritage-focused cultural plaza space which could include a range of components such as flexible performance, exhibit and gathering spaces.
- Create a unique pedestrian-friendly street along St. Andrews Street.
- Provide a new park and outdoor activity area to connect Kyle Park to the Kyle Centre and Arts Centre.
- Provide new forms of small-scale housing to complement the character of the Arts Centre and surrounding heritage area.
- Provide opportunities to enhance the natural areas in Kyle Park such as daylighting and restoring portions of Kyle Creek.



New Streetscaping

Opportunities exist to provide an improved connection between the Kyle Centre and the Arts Centre through the creation of a pedestrian-friendly street along St. Andrews Street. It could accommodate both pedestrians and slow-moving vehicular traffic and be closed to traffic periodically for special events, festivals or parades.

Specific elements and design features could include:

- A widened sidewalk, street furniture, lighting, street trees, traffic-calming, stormwater planters and parking pockets.
- Unique surface treatments to help differentiate the areas from surrounding streets.

- Parking pockets to accommodate pick-ups and drop-offs or short visits.
- Connection to Queens Street Plaza and street design.



New Parking Options

The parking lot at the Kyle Centre and Arts Centre is well-utilized. Opportunities are available to improve the provision of parking for this area.

These opportunities include:

- A central parking area to serve the Kyle Centre, Arts Centre and park visitors.
- Provision of parking pockets along St. Andrews Street.
- Street parking along Kyle Street and St. Georges Street.





INVESTING IN OUR COMMUNITY

Kyle Centre

The City's Asset Management Investment Plan determined that building elements have reached the end of their service lives.

The City's Parks and Recreation Master Plan recommends considering opportunities for improving the Kyle Centre to meet the needs of the City's growing seniors population, while at the same time providing additional program space for young children and families.

The Official Community Plan recommends investigating options for the development of land surrounding the Kyle Centre and the Arts Centre to encourage the development of the Moody Centre Cultural District.



Infill Housing Opportunity

A possible opportunity exists for small scale housing on City-owned lands surrounding the Kyle Centre site. Housing forms could include low-rise apartments and infill townhouses and would be complementary in character with the Arts Centre and surrounding neighbourhood.

Opportunities also arise for possible partnerships towards delivering seniors' or affordable housing.

The amount of housing on the site would depend on site location and the feasibility/cost of developing on a sloped site.

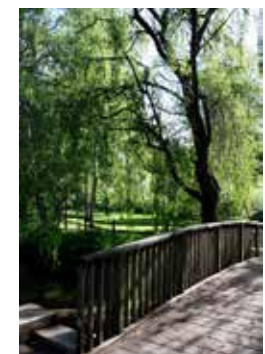


Improving Linkages to Kyle Park

Currently, Kyle Park is located at the end of Kyle Street and is loosely connected to the Kyle Centre and Arts Centre area. There are opportunities to strengthen this connection by:

- Enhancing the existing trail connection through the Kyle Centre site.
- Improving the pedestrian areas along Kyle Street.
- Providing a pedestrian crossing on St. George Street.
- Daylighting a portion of Kyle Creek across from the Kyle Centre site to bring an element of the park into the new development.

Daylighting where possible is an objective of the OCP. The addition of running water through the site could provide an attractive natural feature.



New Open Spaces and Gathering Places

Opportunities exist for additional and enhanced pedestrian connections between the Kyle Centre and the Arts Centre.

There is also an additional opportunity for new green spaces to link with Kyle Park.

There are opportunities for a variety of different park options depending on the nature of the space provided:

- Hardscape areas provide opportunities for social gathering and movement/circulation.
- Softscape areas provide opportunities for more landscaping and planting.



Re-imagining Considerations

In evaluating the possible concept for the Kyle Centre site, there are several considerations that should be taken into account:

- How do the concepts accommodate the slope of the lands and the need for retaining walls over the site?
- How would the concepts relocate the Kyle Centre or maintain its current location and which would result in the least disruptions to programming and service provision?
- How could the provision of parking for the Kyle Centre and Arts Centre in the concepts improve the accessibility to and usability of these facilities for a variety of different user groups?
- How do the concepts maintain or provide new open spaces and gathering places for the community?
- How do the concepts enhance existing or contribute to new pedestrian connections with the surrounding neighbourhood and parks?

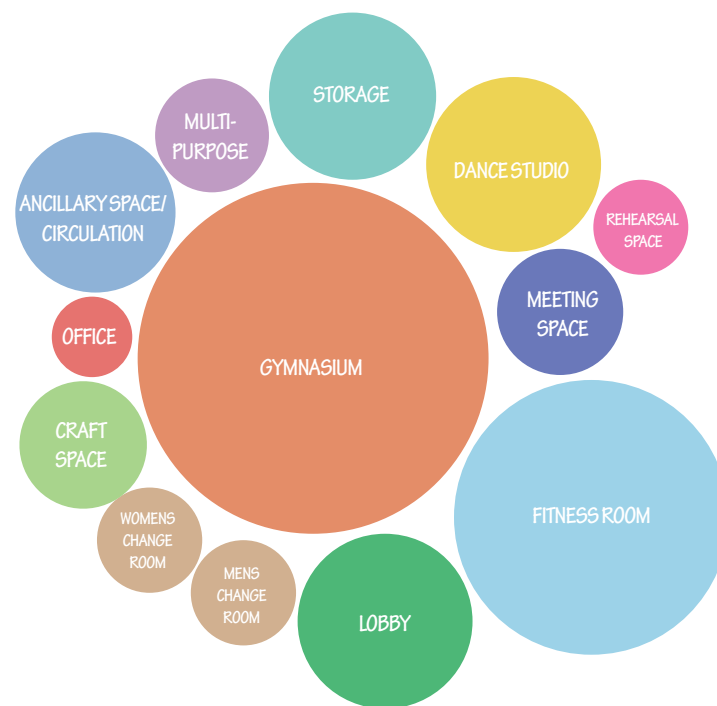


Kyle Centre Programming

The City is seeking your input into what types of spaces should be incorporated into a new re-imagined Kyle Centre. The current Kyle Centre suffers from deferred maintenance and functional obsolescence.

As a reference point, community centres typically have the following spaces that can range in size:

- Recreation spaces - gym, fitness room, dance/yoga or art studios;
- Community spaces - lobby/gathering and multi-purpose spaces; and
- Ancillary spaces - storage, change rooms, circulation and mechanical.



The diagram illustrates the potential spaces conceptually, with the gym representing the largest area at a minimum of 4,000 sq. ft. and the other spaces scaled proportionately smaller. To accommodate these types of spaces would require a minimum of 15,000 sq. ft.

Kyle Centre Programming Considerations

When renovating, expanding or building a new community centre, there are several considerations that must be taken into account:

- How should the centre integrate the needs of existing and future residents?
- What programs would be appropriate?
- How much space would be appropriate?
- Who will it serve - seniors, families, youth?
- What is the appropriate mix of active recreation (gym, fitness, yoga, etc.) and community spaces (multi-purpose, lobby/gathering, etc.)?

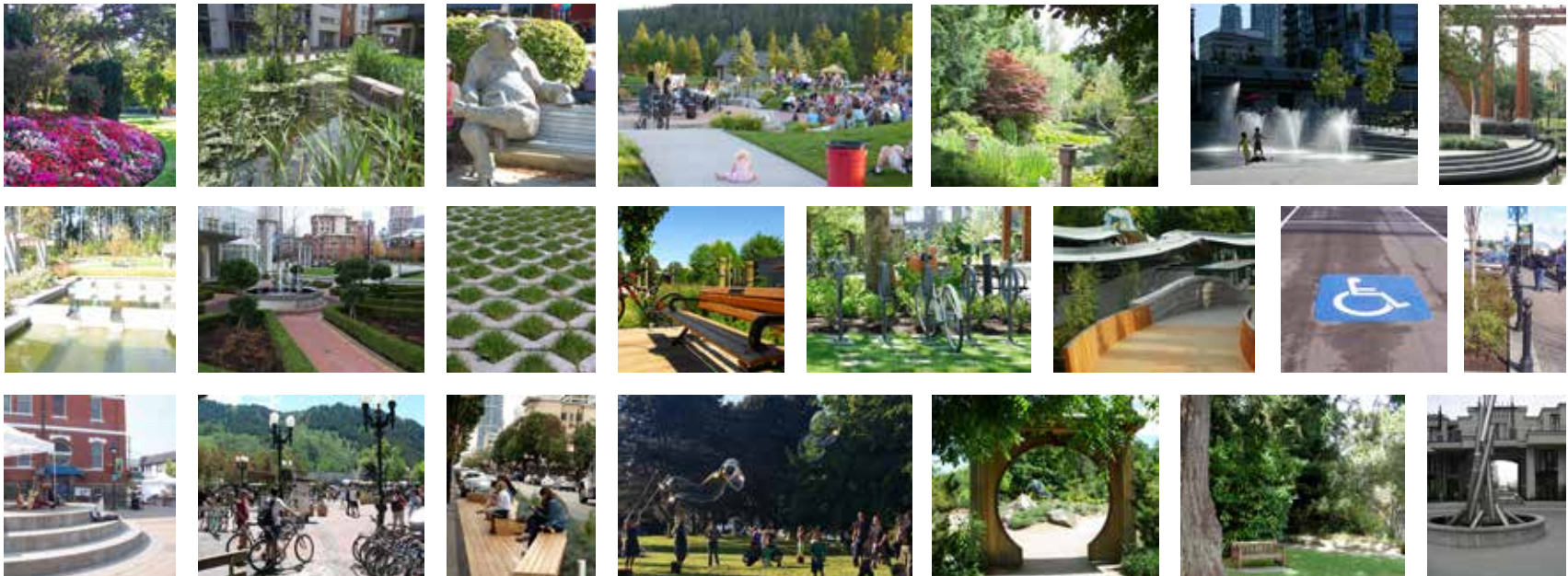




INVESTING IN OUR COMMUNITY

Preferred Spaces for Kyle Centre Area

Using the dots provided, indicate which types of spaces you would like to see incorporated into the new re-imagined Kyle Centre.





Bring Your Ideas About How to Invest in Our Community to Life!

VIDEO CHAT

Present the City with a video message to share your ideas for the former Fire Hall site and current Works Yard property. ►

NOTE:

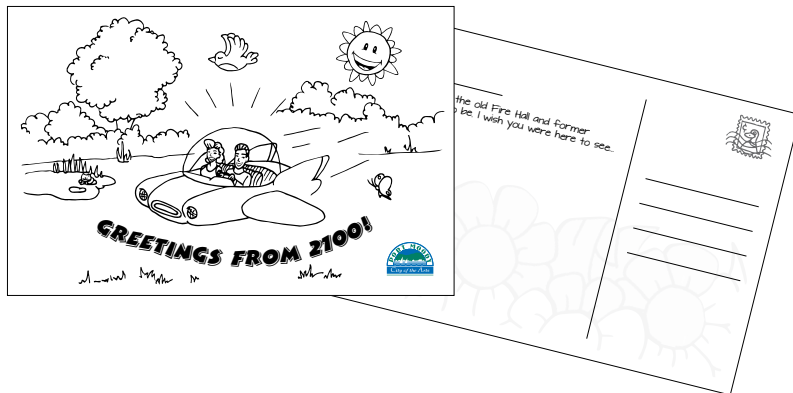
Waivers will be required, allowing the City to share your thoughts throughout the process.

- 1. Take a few minutes, and tell us what you would like to share.**
- 2. Stand beside the "I wish this was..." sign.**
- 3. Speak, sing, perform, etc., in front of the camera – you only have 3 minutes!**

Write Yourself a Postcard!

IT'S 2100!

Write a postcard to yourself, or someone you know today, from the future. Describe what you see, hear, smell, feel, and experience. ►



1. Grab a blank postcard.
2. Finish the sentence on the card, using the pens, crayons & markers provided OR draw your own picture of the future you see.
3. When you're done, find a staff member to help you stick your postcard on the wall for all to see & share!



What is a Public Space?

VISUAL EXPLORER GAME

If a picture is the same as a 1,000 words, what do these pictures say to you?

On the table are all sorts of images from a variety of open, natural and urban settings.

Do not worry about finding that one picture that shows your ideal space. Instead, pick out an image that tells a story closest to the one YOU envision for the former Fire Hall and current Works Yard sites.

NOTE:

The images were randomly chosen from 1,000s of photos from across the globe. They do not, nor are they intended, to represent Port Moody, the old Fire Hall site, the current Works Yard, or any particular future. Their role is simply to help inspire you.

How Do I Play?

- 1. IMAGINE**
Think of the kinds of spaces you enjoy and would like to see more of in Port Moody.
- 2. BROWSE & SELECT**
Select an image from the available collection that tells a part, or all, of your story.
- 3. REFLECT**
Take a moment to write or draw how, or why, the image relates to your vision.
- 4. SHARE**
Place your story on the wall, and enjoy the contributions of others.

Kyle Centre Neighbourhood Context



Issues & Opportunities

In considering the future for the Kyle Centre and surrounding City-own lands, it is useful to examine the site and the possible issues and opportunities that may present themselves.

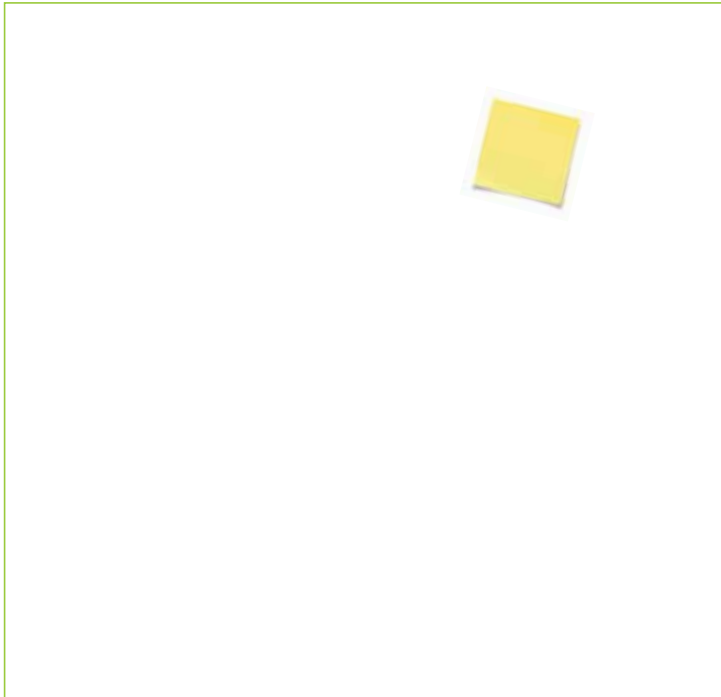
This illustration attempts to identify some of the key issues and opportunities.





INVESTING IN OUR COMMUNITY

Share your Visual Explorer comments!



CITY SPACES

INVESTING IN OUR COMMUNITY

Housing Opportunity

opportunity exists for small scale City-owned lands surrounding the site. Housing forms could include apartments and infill townhouses and complementary in character with the area and surrounding neighbourhood.

ities also arise for possible
ships towards delivering seniors'
dable housing.

amount of housing on the site would depend on site location and the feasibility/cost of developing on a sloped site.



Appendix B

Workbook Survey



INVESTING IN OUR COMMUNITY: KYLE CENTRE

Please share your thoughts and ideas on the future of the Kyle Centre.

The City is currently creating a Community Investment Plan. Within the community there is need of a number of improved recreational and cultural amenities, such as a renovation, expansion or replacement of the Kyle Centre.

Others include:

- New Inlet Park Sports Field
- Replacement Library
- New park space and facilities
- Debt repayment
- New Works Yard
- Seniors' facilities and space

As the Kyle Centre building reaches the end of its useful life, it presents an exciting opportunity to explore the community's future needs for this facility while also investigating how surrounding City-owned lands can provide additional community benefits and support the creation of a new Moody Centre Cultural District in this location.

By completing this workbook, you will help City Council decide on the future of the Kyle Centre and the surrounding properties and how this project could be funded as part of a Community Investment Plan.

You can also complete this survey online at www.portmoody.ca/engage between June 25th to July 15th.

About Me

Name:

Address:

I am?

A resident ☐ A business owner ☐ A land owner ☐ Other ☐

How did you hear about this event?

Newspaper ☐ Printed mail out ☐ Word of mouth ☐ City website ☐

Social media ☐ Walking by ☐ Email ☐ Poster ☐

Other: _____

1

Kyle Centre Re-imagined Concepts

To help the community envision what a re-imagined Kyle Centre and surrounding City-owned lands could look like, three conceptual options have been prepared.

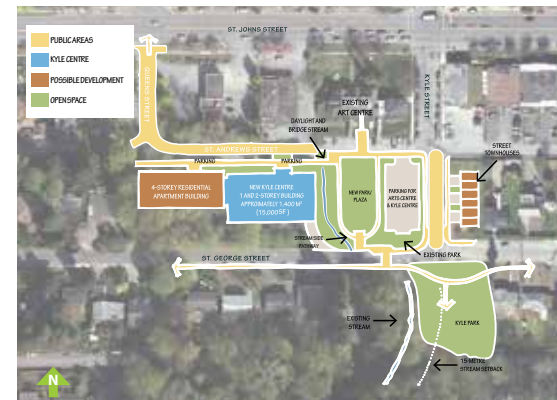
Re-imagining the Kyle Centre could include:

- **Renovation:** Undergoing significant renewal within the same building footprint.
- **Expansion:** Increasing the current program space and building footprint. This could potentially be in combination with a renovation approach.
- **Replacement:** Creating a new Kyle Centre, possibly with an expansion of its program space, with the new building on or near its current location.

The illustrations in this workbook demonstrate possible locations for the new Kyle Centre and potential for infill housing options, new St. Andrews Street pedestrian improvements, possible locations for a new park, a new public plaza, improved walking connections, environmental enhancements and options for parking.

The illustrated concepts are for discussion only and are not new land use plans.

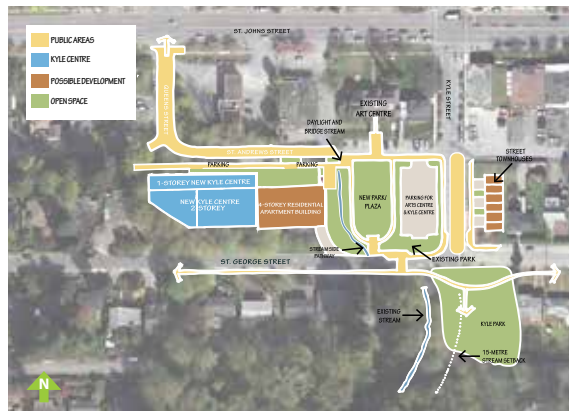
Renovation and/or Expand Concept 1



- Renovate and/or expand 1 or 2 storey Kyle Centre in current location.
- Option for 4 storey apartment building located on existing natural area on west side of the site.
- Possible street townhouses fronting onto Kyle Street.
- Possible new parking area located off St. Andrews Street on existing parking area location.
- Opportunity to daylight a portion of Kyle Creek through the site.
- New public park/plaza across from Art Centre.
- Enhanced play area at Kyle Park.

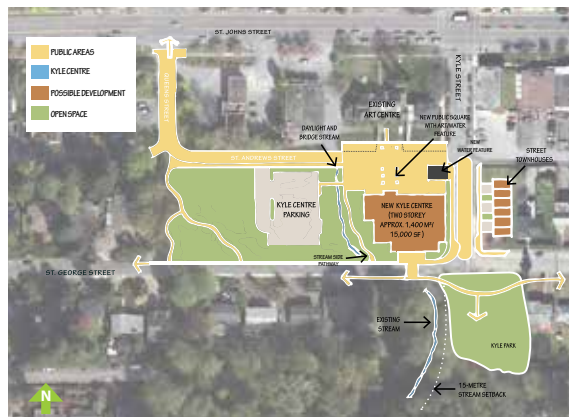
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Replacement Concept 2



- New replacement 1 or 2 storey Kyle Centre located on new area to the west side of the current site.
- Option for 4 storey apartment building located on existing Kyle Centre location.
- Possible street townhouses fronting onto Kyle Street.
- Possible new parking area located off St. Andrews Street on existing parking area.
- Opportunity to daylight a portion of Kyle Creek through the site.
- New public park/plaza across from Arts Centre.
- Enhanced play area at Kyle Park.

Replacement Concept 3



- New replacement 2 storey Kyle Centre located across from the Arts Centre on existing parking lot area.
- New public plaza across from Arts Centre and new Kyle Centre.
- Option for street townhouses fronting onto Kyle Street.
- Opportunity to daylight a portion of Kyle Creek through the site and preserve existing natural area on west side of the site.
- Possible parking area located on the existing Kyle Centre location.
- Enhanced play area at Kyle Park.

3

Other Options

Are there other renovation, expansion, or replacement options? Please describe your ideas.

Re-imagining Options

All of the concepts contain enhancements or additions to various features of the City-owned lands.

1. The renovation, expansion or replacement of the Kyle Centre, along with the surrounding City-owned lands, could provide the community with additional benefits, such as improved recreational, cultural and heritage amenities, as well as improved public connections and enhanced open spaces.

Please rate your level of support for each item	Strongly support	Support	Neutral	Do not support	Strongly do not support
Kyle Centre Program Space					
a. Increasing the space within the Kyle Centre for greater programming opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space and Connections					
b. Enhancing pedestrian connections to the surrounding areas, including the Arts Centre, Kyle Park and the Queens Street plaza	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Creating new formal and informal public gathering areas such as a new park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Activating the open space between the Arts Centre and the new Kyle Centre to create a cultural plaza, with opportunities for public art, flexible performance, exhibit and gathering spaces, unique landscaping and seating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Improving Queens Street to strengthen the visual connection with the Queens Street Plaza and create flexible spaces for community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Protecting existing park spaces, trails, hillsides and other natural features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4

Infill Housing					
e. Providing a mix of new infill housing opportunities such as small-scale townhouses or apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Using City-owned lands to create partnership opportunities toward the delivery of affordable and/or seniors' housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Areas					
h. Daylighting portions of the Kyle Creek in Kyle Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
i. Integrating natural features into new development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are there any other benefits or features that should be considered?					

Programming Opportunities

2. The new Kyle Centre provides opportunities for expanded programming and amenities. Please rate each of the types of programming in terms of your level of support.

Please rate your level of support for each item	Strongly support	Support	Neutral	Do not support	Strongly do not support
a. Gymnasium space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Fitness centre with a variety of exercise equipment and change rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Multi-purpose studios for classes or larger events (e.g. tai chi, mah jongg, yoga, bingo, moms and baby drop-in, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Meeting rooms for community groups/clubs and smaller social events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Community kitchen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Small commercial space for a café or coffee kiosk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
g. Community gathering space or lounge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. Sports courts (e.g. pickleball, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5

Please rate your level of support for each item	Strongly support	Support	Neutral	Do not support	Strongly do not support
i. Billiards and snooker room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
j. Ballroom space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
k. Craft spaces (both wet and dry)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
l. Administrative office space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
m. Rehearsal space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
n. Storage space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
o. Childcare space including outdoor play equipment or area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
p. Other:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional Comments

Is there anything else you'd like to tell us?

You can also complete a survey online at www.portmoody.ca/engage between June 25th to July 15th.

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