

Building a Stronger Kelowna

Growing Active Facilities

Community, sport and wellness facilities play an essential role in bringing people together to stay connected, be active, learn a new skill, and belong.

Kelowna is one of the fastest growing communities in Canada and as such we have a growing need for community recreation and leisure facilities. Community, sport and wellness facilities are safe places for people of all ages and backgrounds to support the community in being their best selves - physically, mentally and socially.

The City plays a key role in providing facilities, programs and services for the health and well-being of Kelowna's residents. Growing our active spaces strategically across Kelowna will serve community members well by addressing aging recreation infrastructure, service needs, and equitable distribution of in-demand facilities.



Facility planning to support an active, growing city

Growth forecasts show that Kelowna will welcome another 45,000 residents in the city in the next 20 years. Strategic investment in both current and future recreation and leisure space is needed to keep pace with this growth. Currently, program and space demands exceed what can be provided within Kelowna's recreation facilities.

Anyone that has attempted to register for kids swim lessons at Parkinson Recreation Centre in recent years, for example, is well aware of the frustrating demand that exists as community need outweighs existing facility and scheduling capacity.

Spaces for **everyone** to thrive.



Community, sport and wellness facilities are more than just buildings. They bring people together through inclusive spaces that encourage connection, creativity, skill development, learning and wellness.

They help build strong communities and support social interaction, volunteerism and civic pride.

These projects will see investment and construction of key sites including new activity centres in Glenmore and Mission, revitalized sports fields in Rutland, and the 'jewel' of the community at the centre in the redeveloped PRC. In addition, the project will explore the advancement of key partnerships with UBCO, School District 23 and Okanagan College.

Benefits of community, sport & wellness facilities

Recreation and activity centres and the programs provided have numerous benefits for all residents – users and non-users alike. They:



Are essential to health and well-being



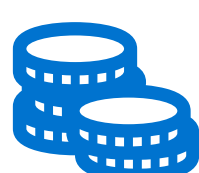
Provide a foundation for a good quality of life



Reduce destructive and anti-social behaviours



Build strong families and healthy communities



Contribute to the local economy



Reduce health care, social service and community safety costs

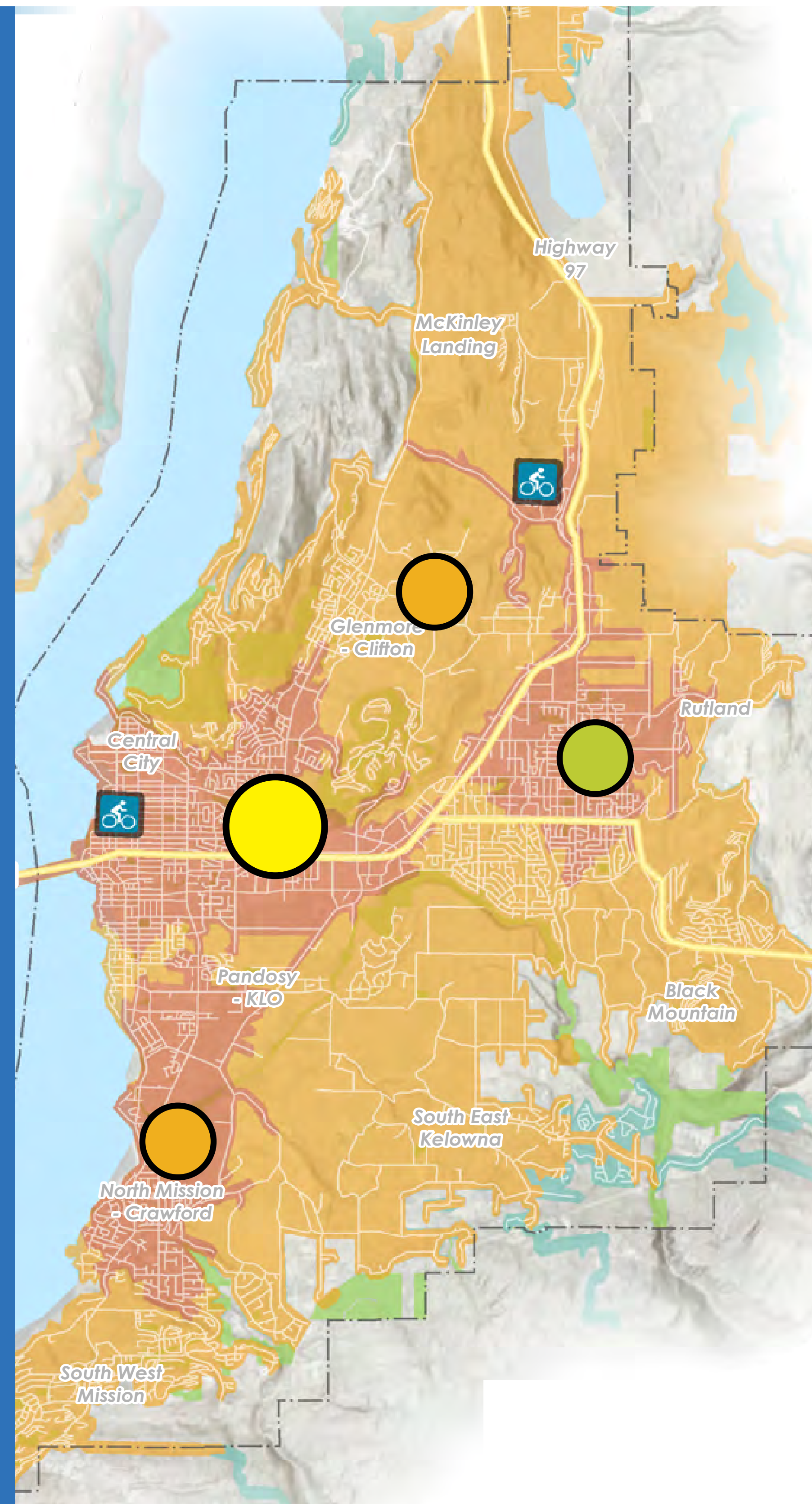


Community, sport & wellness facilities in Central Kelowna, Glenmore, Rutland and Mission

A city-wide approach

Enhancement of priority recreation spaces and facilities across Kelowna has been holistically planned to support key priorities outlined in Kelowna's long-term strategies & Capital plans:

-  **PRC Redevelopment:**
The redeveloped facility becomes the "jewel" at the centre of our city for major sports and events while preserving PRC's tradition of offering a warm, welcoming and safe environment for all.
-  **Activity Centres for all ages in Mission & Glenmore:**
Activity centres are important program sites that connect neighbourhoods through accessible programs and spaces and can host a variety of events and activities, depending on their size, location, and the needs and interests of the community they serve.
-  **Optimization of Rutland Sports Fields:**
This includes consideration of a new grass field and a potential second in the future at Rutland Recreation Park, in addition to converting the central field to artificial turf with lighting.



Funding an active future

As the largest infrastructure project in Kelowna's history, the creation of these community, sport & wellness facilities requires significant financial investment, and must be carefully considered within the context of overall priorities for the City.

By combining capital taxation funding, reserve applications, grant funding, a new endowment funding model for legacy funds, and debt, we can ensure the financial sustainability of the project while providing much-needed recreational opportunities.

These facilities will serve the city for the next 50 – 75 years.

The financing strategy was developed to ensure tax rates remain stable, and that the project does not impact progress of other planned projects in our city.

Learn more about how we're building a stronger Kelowna at kelowna.ca/growingactivefacilities

Rutland Recreation Park optimization

Rutland Recreation Park,

with field optimizations, becomes a prime example of a community, sport & wellness neighbourhood hub. Rutland residents and visitors to the area have the ability to participate in a wide array of activities with both indoor and outdoor facility options:

- Rutland Family YMCA
- Rutland Activity Centre
- Rutland Arena
- Pickleball courts
- Multi-use artificial turf and grass fields
- Trails and a community garden
- Okanagan BGC and Gymnastics Club

In the past five years significant investment has been made to upgrade Rutland Recreation Park and surrounding areas including the Rutland Family Y.



Four season opportunities

The mild spring in the Okanagan gives Kelowna an advantage with organized sports teams keen to begin outdoor training as soon as weather allows, and train longer through the fall.

Artificial turf fields are in greater and greater demand to be able to maximize playing seasons across various outdoor sports. Whereas grass takes time to prepare in the spring, and needs to be closed off during heavy rain - turf is much more durable across all conditions and seasons. This project would see these key amenities in all quadrants of the city.

1500

hours of playing time per year on artificial turf fields compared to

550

hours per year on grass fields



Reimagining **Parkinson Recreation Centre**

The heart of our community – past, present and future

Parkinson Recreation Centre (PRC) is more than just a building – it has strengthened the core of our community for decades with inclusive, accessible programming for people of all ages, abilities and incomes.

Originally constructed in 1972, PRC has been through a number of renovations to keep pace with our growing population and our changing sport and recreation needs.

Investing in the redevelopment of PRC will give people a place to grow, thrive, connect and belong for generations to come.



A place for everyone.

Community, sport and wellness facilities are more than just buildings. They help build strong communities and support social interaction, volunteerism and civic pride.

They are welcoming, inclusive places that belong to everyone and where everyone belongs.

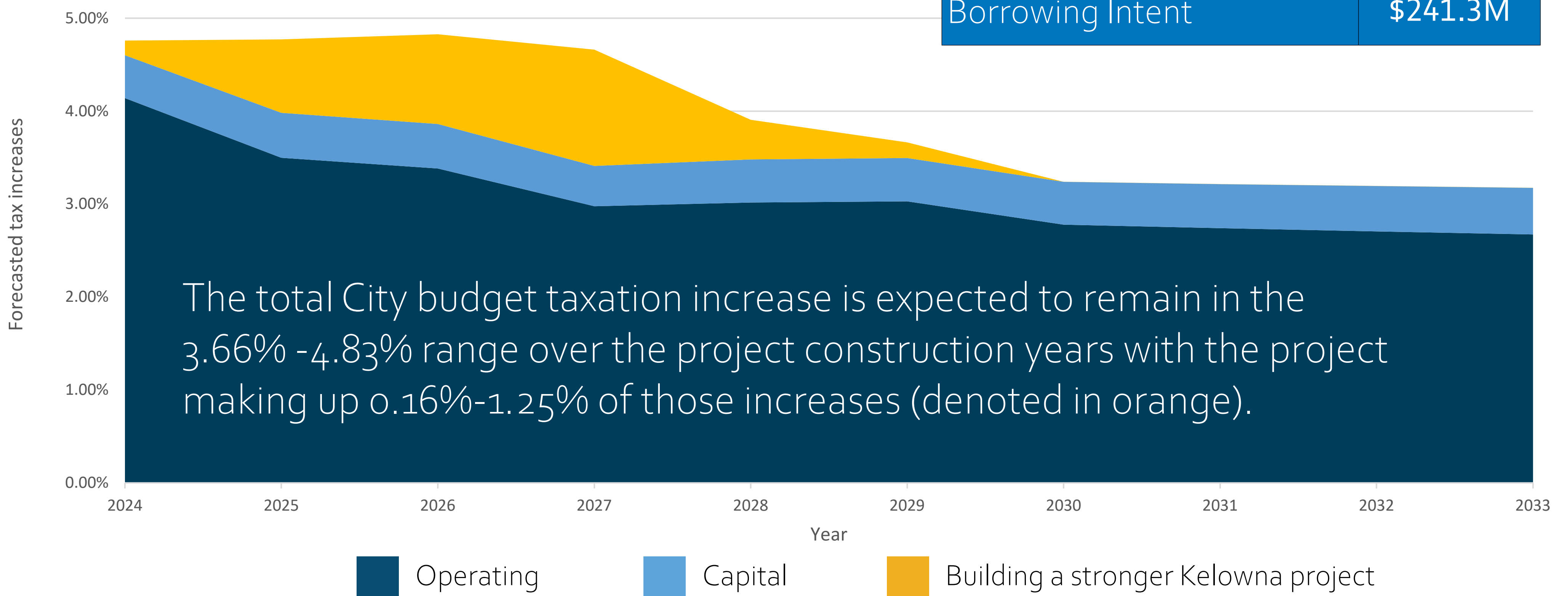
Located in the heart of our city and neighbourhoods, the redevelopment of PRC and the new and existing Activity Centres will bring people together through inclusive spaces that encourage connection, creativity, learning and wellness.



Funding model for a stronger Kelowna

The financing strategy was developed with the goal to ensure property tax rates remain stable over the term of the project and does not impact other planned projects.

PRC redevelopment	\$180M
PRP site works and off-sites	\$62M
Community activity centres	\$36M
Rutland Recreation Park	\$4.5M
Community partnerships	\$5M
Total Project Costs	\$287.5M
Borrowing Intent	\$241.3M



Investment in community, sport & wellness

The average homeowner can expect to pay a gradual increase of, on average, \$20 per year for 5 years.

Beyond the 5 years, there will be no further increases to taxation and the gradual increases will remain in base taxation for the remainder of the debt term.

Active Facilities	2023	2024	2025	2026	2027	2028	2029
Debt impacts	0	388	2,334	4,863	8,376	9,681	10,227
Annual net property owner % impact	0%	0.16%	0.79%	0.97%	1.25%	0.43%	0.17%
Annual net property owner \$ impact	\$0	\$3.77	\$19.61	\$25.16	\$34.14	\$12.19	\$4.97
Compounding net property owner impact		\$3.77	\$23.38	\$48.54	\$82.68	\$94.87	\$99.84

*based on the average single family house value in Kelowna (2023)

Debt financing

The funding strategy signals the use of debt financing for 84 per cent of total project costs, \$241.32 million, and a combination of reserve, grant, and taxation funding to fund the remaining \$46.18 million. Debt financing is considered an equitable and efficient funding source as it spreads payment, and the associated tax impacts, for a community amenity over the generations that will benefit, not relying on current residents to front the costs.

The City will continue to seek out offset opportunities over the duration of the project including grants, alternative revenue streams and partnerships. As such, the project and borrowing amount is considered top limit and inclusive of projected growth, inflation, and interest rates.

Reimagining Kelowna's citywide recreation site

Location

Located in a 48-acre park in a dense urban setting, Kelowna's future Kelowna citywide, central recreation site is a unique opportunity for delivering a landmark facility that will help shape the future of Kelowna. The site features the Apple Bowl and numerous sport fields, is bisected by Mill Creek, and is adjacent to the site of a future school.



Early conceptual drawing illustrating how the new core facility would exist within the Recreation Park setting.

Based on Kelowna's court planning strategies, the Parkinson Rec Park site would feature

24

pickleball courts

Project details - what's changing

	New facility - estimated change in size from PRC	What's included
Athletic Program	5x larger	Enhanced fitness centre and multi-gym complex to host competitions and recreational activities. Change from one gym to three.
Aquatic Program	2.5x larger	Aquatic centre suitable for instruction, training and leisure activities including aquatic space for rehabilitation purposes. Change from 6 swimming lanes to 10 lanes.
Athletic/Aquatic Support	1.7x larger	Change rooms, washrooms, equipment storage
Customer Service/ General Program Admin/	2.2x larger	Multipurpose spaces to meet a wide range of user needs, including: entry, reception, public gathering areas, staff offices and administration areas, community rooms, and general program areas
Building Operations	1.7x larger	Operations, mechanical and electrical areas
Overall Building	2.9x larger	



A commitment to being net zero & inclusive

Kelowna's future recreation and activity centres will prioritize being net zero carbon facilities. This will build upon an already thriving and existing model of these spaces being "community living rooms" with a focus on being inclusive for all ages, abilities, backgrounds, and incomes.

This project will pursue emissions reductions well beyond the requirements of the Zero Carbon Building program. The vision for this project is to show leadership in reducing the amount of carbon emitted at a community scale.

Design strategies to reduce carbon emissions will be considered such as daylighting, solar control, seasonal natural ventilation, reduced external lighting, optimized building systems, geo-exchange boreholes for heating/cooling, heat pump technology to share thermal energy and optimized energy strategies such as harvesting waste energy will allow this facility to move beyond the targets of net-zero carbon emissions.



Already thousands of participants, facility members, parents, support workers, service organizations, residents and visitors utilize Kelowna's existing facilities, and the new community, sport and wellness facilities will be purpose-built to enhance and build upon the great initiatives that community members appreciate in these centres today.

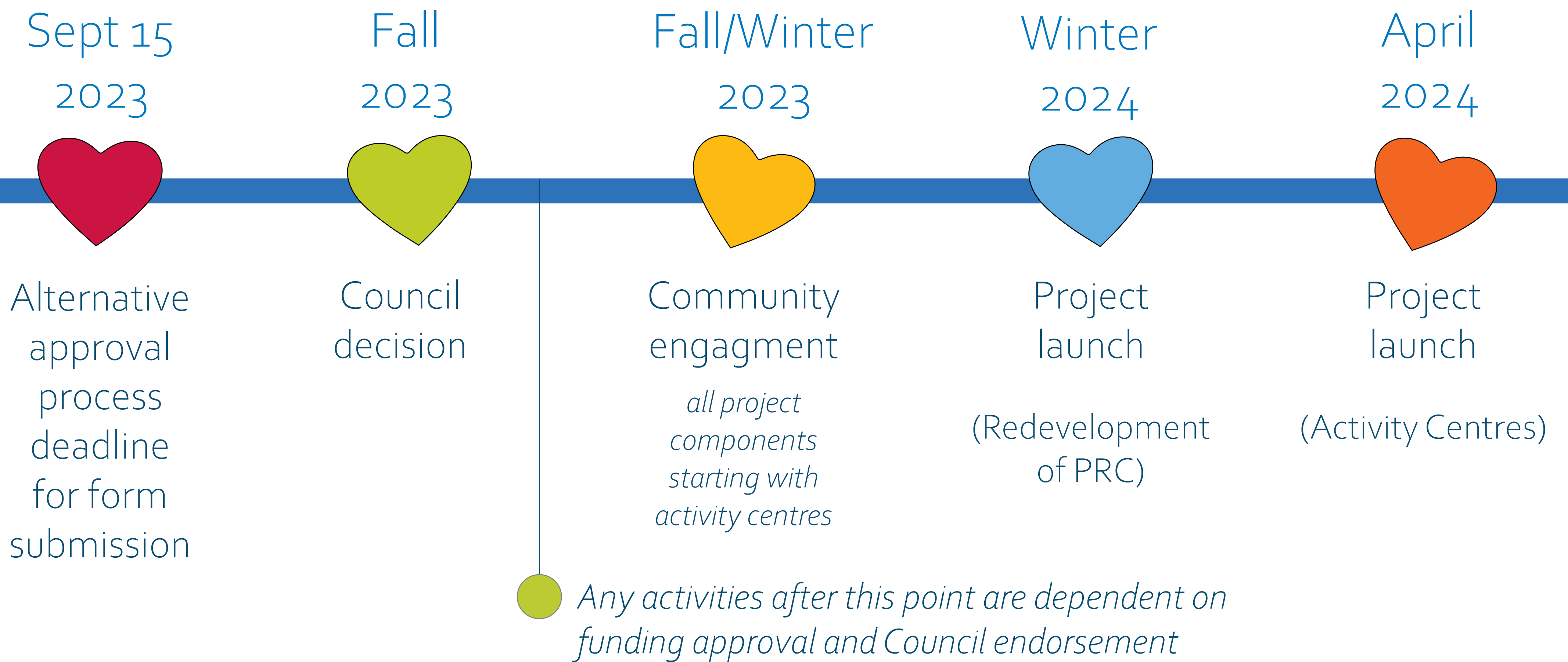


Guiding the path

The City has engaged the Indigenous Design Studio (IDS) to facilitate collaboration with syilx/Okanagan and urban Indigenous people so that local representatives are key participants in ensuring these facilities reflect the unique living history of this region. IDS looks to create spaces that resonate with the Indigenous communities through a collaborative process that integrates co-design and engagement strategies to highlight local Indigenous voices and participation.



Projected project **timeline**



Alternative approval process

Approval of the electors must be obtained for the long-term borrowing under the loan authorization bylaw. Under an AAP, electors who are **opposed** to the loan authorization sign and submit a petition.

Throughout the AAP, public notification is provided to ensure electors have access to information on the proposed loan authorization bylaw, all related documents, a point of contact for questions, dates for submitting a petition or to vote, and the criteria under which the bylaw receives approval of the electors.

What do I need to do?

If you are **supportive** of the project and borrowing, you don't need to do anything.

If you **object** to the borrowing, and you qualify as an elector (voter) of the City of Kelowna, you may sign an alternative approval process (AAP) elector response form. AAP forms are available until Sept 15, 2023 at City Hall, Parkinson Recreation Centre and online at kelowna.ca.

Forms must be received by the City Clerk by 4 p.m. on Sept. 15 to be counted.

kelowna.ca/growingactivefacilities

AAP deadline has been extended to Oct 13 due to wildfire impacts in our community.



Expanding Kelowna's economic potential

By creating a positive atmosphere, community, sport and wellness facilities become essential to overall personal wellbeing, thereby reducing reliance on healthcare and social services. In turn, a large, core recreation centre can boost the local economy and contribute to economic development through additional program volume and diversity as well as providing new opportunities to host major events and tournaments.

The ample **opportunity** space can provide



Major events

Key amenities such as a triple gym with seating provide right-sized amenities to be able to compete for major events like the PanAm or Special Olympics National Games.

Tournaments

Providing indoor facility options in large recreation parks and ensuring spectator seating helps to maximize Kelowna's tournament hosting potential.

Programs

The addition of more aquatic space, as one example, would help to alleviate ongoing challenges in finding more times and space for children's swim lessons.

Community partnerships

In recognition of aligned objectives to enhance community well-being and connection, exploring opportunities for collaborative development and shared use of facilities owned and operated by Okanagan College, University of British Columbia Okanagan, Interior Health and Central Okanagan Public Schools (School District 23) leverages the use of collective amenities to provide the highest level of service to the overall community.



Multi-age, multi-use activity centres



Activity centres to create, learn and connect

Activity centres are important program sites that connect a neighbourhood through low-barrier, accessible programs and spaces. Neighbourhood activity centres, such as those proposed for Mission and Glenmore - serve an important role in providing space to connect, grow and thrive at the neighbourhood level.

Three 91-space childcare facilities are being proposed for the PRC redevelopment site and at the Mission and Glenmore activity centres, dependent on grant funding. These childcare centres will forge robust connections between families and these sites, enhancing the bond with their respective neighborhoods.



Large program spaces:
sprung floors, higher ceilings for dance,
yoga, or gymnasium type sports



General program spaces:
various sizes and finishes to accommodate
diversity of community programming



Program support:
including a kitchen for community events



Support spaces:
entrance, informal gathering, reception,
admin and potentially child care spaces

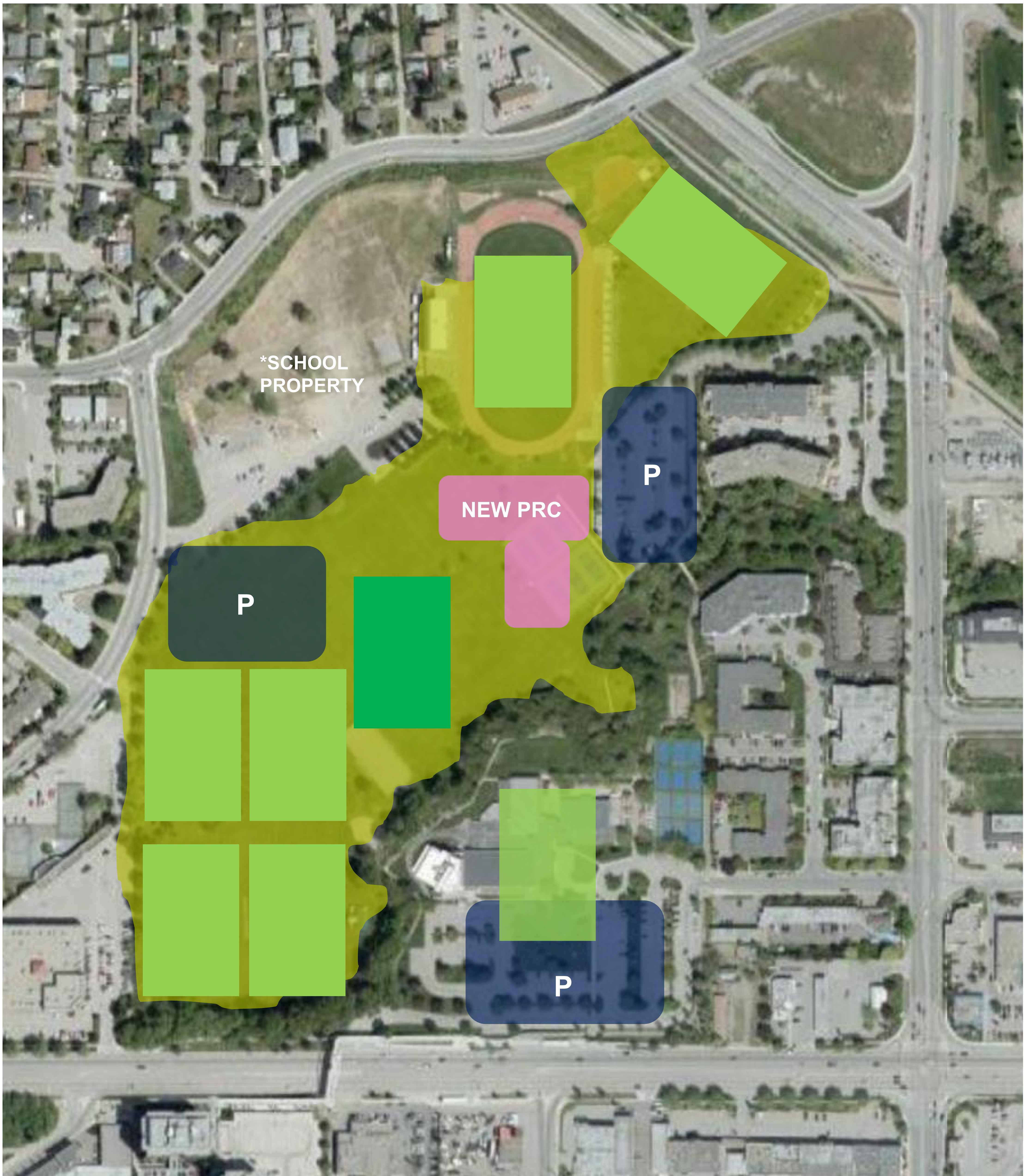
To be shaped **by future users**

Public engagement will be an important process to determine priority amenities and spaces within the new activity centres. Engagement is slated to begin in fall / winter 2023, dependant on funding approval.



Parkinson Recreation Park

future site map



Learn more about the PRC redevelopment and stay engaged at: kelowna.ca/growingactivefacilities

Mission recreation park

future site map



Glenmore recreation park

future site map



Community, sport and wellness hubs in each area

Holistic site planning

The collective plan would see the build out of our major parks with community recreation facilities to create campus sites in each quadrant of the City.



Indoor + outdoor = more opportunities

Locating activity centres within major park hubs enriches the overall on site experience.

Indoor-outdoor connections add diversity in options for multi-use activities and cross-training, and allows for more fulsome activity options across the entire site.

