

City of Kelowna

Regular Council Meeting

AGENDA



Monday, May 1, 2017

9:00 am

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

2. Confirmation of Minutes

3 - 4

Regular AM Meeting - April 24, 2017

3. Reports

3.1 Heritage Asset Management Strategy – Program Update

30 m

5 - 51

To provide Council with an update to the 2015 Heritage Asset Management Strategy (Attachment 1).

3.2 Southwest Mission Transportation Update

60 m

52 - 101

To advise Council on the historical background of transportation planning in the Southwest Mission, current conditions on Lakeshore and Gordon, potential mitigation strategies for future development in the sector, and alignment with the City's forthcoming Transportation Master Plan.

4. Resolution Closing the Meeting to the Public

THAT this meeting be closed to the public pursuant to Section 90(1) of the Community Charter for Council to deal with matters relating to the following:

- Municipal Objectives, Measures and Progress Reports

5. Adjourn to Closed Session

6. Reconvene to Open Session

7. Issues Arising from Correspondence & Community Concerns

7.1 Mayor Basran, re: Issues Arising from Correspondence 30 m

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 24, 2017
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillor Maxine DeHart, Councillor Ryan Donn, Councillor Gail Given, Councillor Tracy Gray, Councillor Charlie Hodge, Councillor Brad Sieben, Councillor Mohini Singh, Councillor Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 9:03 a.m.

2. Confirmation of Minutes

Moved By Councillor Gray/Seconded By Councillor Sieben

R271/17/04/24 THAT the Minutes of the Regular AM Meeting of April 10, 2017 be confirmed as circulated

Carried

3. Resolution Closing the Meeting to the Public

Moved By Councillor Singh/Seconded By Councillor Given

R272/17/04/24 THAT this meeting be closed to the public pursuant to Section 90(l) of the Community Charter for Council to deal with matters relating to the following:

- Municipal Objectives, Measures and Progress Reports

Carried

4. Adjourn to Closed Session

The meeting adjourned to a closed session at 9:04 a.m.

5. Reconvene to Open Session

The meeting reconvened to an open session at 11:37 a.m.

6. Issues Arising from Correspondence & Community Concerns

6.1 Councillor Sieben, re: URBA Update

Councillor Sieben

- Provided an update on a recent URBA meeting and comments from URBA Executive Members regarding future City plans for Rutland.

6.2 Councillor Stack, re: Gas Inspection Letter

Councillor Stack:

- Made reference to a letter sent by staff and suggested it may be too harsh.

City Manager:

- Will provide more information.

6.3 Councillor DeHart, re: DKA Update

Councillor DeHart:

- Provided updates on the recent DKA Board Meeting.

6.4 Councillor Donn, re: Kelowna Kasugai Society

Councillor Donn:

- Believes more attention from the City is needed as there may be capacity issues within the Society.
- May require future discussion at Council.

6.5 Councillor Donn, re: Comments made regarding Landmark DCC's

Councillor Donn:

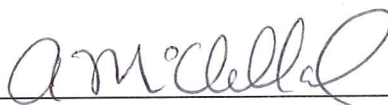
- Made reference to recent correspondence received from Al Stober.

7. Termination

The meeting was declared terminated at 11:57 a.m.

Mayor

/sf/acm



City Clerk

Report to Council



Date: May 1, 2017
File: 1810-50
To: City Manager
From: Parks & Buildings Planning Manager
Subject: Heritage Asset Management Strategy – Program Update

Recommendation:

THAT Council receives for information, the report from the Parks & Buildings Planning Manager dated May 1, 2017, with respect to the Heritage Asset Management Strategy – Program Update.

Purpose:

To provide Council with an update to the 2015 Heritage Asset Management Strategy (Attachment 1).

Background:

Heritage preservation and education play a key role in community identity, and helping to create a distinct and unique civic culture. City policy realizes the importance of this, and works to preserve these unique assets, as well as help to continue to create new and exciting historic opportunities for Kelowna residents.

Out of the 19 properties listed in the Heritage Asset Management Strategy, 11 sites are currently being used in an adaptive reuse capacity, while 4 others are now being considered for similar models of use and restoration.

Active Projects (2017):

The following is a list of current heritage projects that staff have been addressing from early stage community input to adaptive reuse permitting and review.

Old Glenn Avenue School on Richter Street and Lawrence Avenue - 1633 Richter Street:

\$510,000 for exterior renovations was approved by Council in the 2015 Capital Budget. To date brick repair, replacements and re-pointing have been completed, as well as all required roof repairs. Window replacement is scheduled to start this spring with total completion of project by June 30, 2017.

Surtees Property (Ritz Café and Surtees Barn) – 4629 Lakeshore Road:

The City is pursuing an adaptive reuse for this property in partnership with Worman Commercial (Worman). The partnership will see the restoration and adaptive re-use of the two current buildings on site (Ritz Café and Surtees Barn), as well as the addition of a complementary new building with a footprint of no more than 2,200 square feet. A Memorandum of Understanding (MOU) between Worman and the City was executed in December of last year. Since that time, both parties have waived their respective due diligence conditions, and the formalization of the terms of the MOU into a legally binding lease agreement are currently being finalized. Worman is currently working through the Heritage Revitalization Agreement (HRA) process and has submitted the appropriate drawings as required.

It should be noted that the intent of the partnership is to preserve the Surtees site's park-like feel and character. The eastern portion of the property will serve as a trailhead for the future Bellevue Creek linear trail. The various buildings on-site, while commercial in use, are intended to complement and animate the sites use as a park and staging area for the Bellevue Creek trail system.

A key aspect for the viability of the partnership is the completion of the Collett/Lakeshore roundabout, anticipated in Fall 2017. While on-site work with respect to the heritage buildings is anticipated to commence in the summer of this year, finalization of the various improvements is not anticipated until mid-2018. (Refer to Attachment 2-Surtees Property – Concept sketch)

Cameron House – 2337-2345 Richter Street:

Council approved \$330,000 for this project in 2012 and an additional \$200,000 was requested as part of the 2015 Capital Budget. The building is a heritage log cabin residence in the heart of Cameron Park, surrounded by a residential neighbourhood and in close proximity to Kelowna General Hospital.

Some minimal structural stabilization and hazard removal has also been carried out in order to allow partnership proponents access into the building.

Public engagement was conducted by two different methods last spring to gauge public interest as well as determine possible uses for the building. Both an online survey was fielded from May 9 - 20, 2016, as well as an on-site Idea Fair on May 12, 2016.

Overall, 78% of respondents valued the heritage component of the building as "Very Important". The most popular possible uses for building were:

1. Community based arts studio
2. Coffee shop or tea house
3. Children's daycare/ preschool
4. After school centre

68% of respondents supported the possibility of an addition to the building to accommodate other uses while 82% supported extended hours such as evenings and weekends. 59% did not agree to a retail business operating out of the original or an expanded building, although this is at odds with one of the preferred uses as a coffee shop. (Refer to Attachment 3 - Cameron House Engagement Summary, and Attachment 4- Cameron House Final Report Summary). All information can be found online as well.

An Expression of Interest (EOI) call to seek input on potential adaptive reuses that would be considered appropriate in this setting has been drafted, and is currently in the queue awaiting posting.

Brent's Grist Mill Heritage Park – 2128 Leckie Place:

Structural stabilization of the building has been completed. It is anticipated the completion of the Okanagan Rail Trail corridor will generate increased potential for the adaptive reuse for the buildings in the future. An EOI for the adaptive reuse of this site is therefore currently on hold pending the outcomes of the Cameron House EOI and Surtees partnership, and completion of the initial phase of the Okanagan Rail Trail corridor.

St Aidan's Church – 365 Rutland Road North:

The City and the Okanagan Buddhist Cultural Centre (OBCC) successfully negotiated an agreement that transferred the property to the OBCC for below-market value, in exchange for the society agreeing to certain conditions with respect to the restoration and preservation of the historical significant St. Aidan's church building. The OBCC is currently working through the various conditions required to rezone the property to P3 and to complete the terms of a Heritage Alteration Permit.

Firehall No. 2 Water Street – 1616 Water Street:

Staff have conducted a building and masonry condition assessment on Firehall No.2 on Water Street. Portions of the mortar from the original 1924 construction have failed due to age-related deterioration and weathering. The works include; brickwork restoration, bracing on the original 1924 parapets, repair to the concrete sills and lintels, and replacement of the cornice cap flashings. The restoration project would be an appropriate time to restore the original windows, which have deteriorated and are in poor condition.

The cost estimate for this work as well as internal functional upgrades to Firehall No. 2 was considered by staff to be too high, and the project was not brought forward as a proposal for budget in 2017. A revised scope of work will be costed and proposed for 2018 budget.

Laurel Packinghouse Courtyard – 1304 Ellis Street:

A new design for the Laurel Packinghouse south courtyard is currently being finalized. The updated design includes a large multi-use deck space, urban design and heritage interpretive elements such as Apple Box themed seating structures, water flumes, native plantings and the original switching truck from the original rail yards. Detailed design drawings for the courtyard are nearing completion, while additional funding and grant sources are being considered to secure the final 1/3 of the budget.

Conclusion:

At the time of the previous Heritage Asset Management Report (January 1, 2015) only two projects were listed as active (Old Glenn Avenue School and Cameron House). Since then, Old Glenn Avenue School is nearing completion and Cameron House has started public engagement process. The additional 5 projects listed in this report clearly show the commitment that Council and the City has towards heritage asset management and recognized the value and impact they will have throughout the City. (Refer to Attachment 5 for a complete of City owned Heritage Assets)

Internal Circulation:

Divisional Director, Infrastructure
Long Range Policy Planning Manager
Real Estate Services Manager
Urban Planning Manager
Community Engagement Manager

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by:

R. Parlane, Manager, Parks & Buildings Planning

Approved for inclusion:



A. Newcombe, Director Infrastructure

Attachment 1 – Report to Council, Heritage Asset Management Strategy Feb 18, 2015

Attachment 2 – Surtees Property – Concept Sketch

Attachment 3 – Cameron House Engagement Summary

Attachment 4 – Cameron House Final Report Summary

Attachment 5 – List of City Owned Assets

cc: Divisional Director, Infrastructure
Long Range Policy Planning Manager
Real Estate Services Manager
Cultural Services Manager
Urban Planning Manager
Infrastructure Delivery Dept Manager
Infrastructure Operations Dept Manager
Community Engagement Manager

Report to Council



Date: 2/18/2015
File: 1810-50
To: City Manager
From: T. Barton, Manager, Parks & Buildings Planning Manager
Subject: Heritage Asset Management Strategy - Program Update

Recommendation:

That Council receives for information the report titled Heritage Asset Management Strategy - Program Update dated February 18, 2015.

Purpose:

At the 2015 Annual Budget deliberations, Council requested a workshop with staff to overview the City's Heritage Asset Management Strategy. The intent of this report and workshop is to provide Council with the required information in order to move forward with a coordinated approach to the management of City-owned heritage properties.

Background:

City policy recognizes that heritage plays an important role in creating a distinct and unique identity for neighbourhoods and the community as a whole. Heritage can be viewed as emerging from the relationship between people, objects, places and practices. Heritage can connect residents and visitors to stories of the past and aspirations for the future, and some of the most successful heritage assets continue to participate in making new histories.

Kelowna's heritage legacy begins with the Okanagan First Nations. Additionally, important milestones include the arrival of settlers from Europe in the mid-1800s; the incorporation of the City in 1905; the dramatic changes and growth over the course of the 20th Century; and the continuing changes through to present day.

The Case for Heritage

There are many successful examples in the City of where investments in heritage have successfully generated economic, as well as cultural and social benefits. While each project is specific and unique in its opportunities, the following is a general list of benefits that heritage provide its citizens:

Job Creation - Restoration projects are more labour intensive than new construction. They stimulate demand for a wider range of skills, services and

materials within the local economy. It also ensures that a base of specialized trades people is developed within the City's labour market. This was evident on the City's restoration of the Laurel Packinghouse where the various contractors on the project went 'above and beyond' what they would normally do due to the unique nature of the project. The project allowed for learning opportunities for specialized skills in the trades sector.

Tourism - The preservation and renewal of heritage resources create historical, architectural and cultural attractions. The Father Pandosy Mission has become a destination for visitors interesting in learning about the City's history. The Laurel Packinghouse with its Wine Museum is a destination for many visitors during wine festival and wine tourism season.

Economic Development - The restoration of heritage buildings can be marketed as a tool to create positive economic development and cultural sustainability in the City. The preservation of heritage buildings and creative adaptive re-use can be stimulating to a thriving creative business sector. The restoration of Guisachan House is an example of a successful restaurant and wedding/special event venue.

Urban Design - Heritage buildings help create a city's distinctive character. They reflect the rich traditions of the community and enhance the sense of time and place for its citizens. Heritage buildings have cultural and educational benefits that link to events and styles of the past. They contribute to a vibrant culture of creativity and innovation. There are many heritage buildings near Bernard Avenue and Water Street including the City's Firehall No. 2 that contribute to the identity and character of the downtown. The Laurel Packinghouse and buildings like the Downtown Library and Cannery Lofts pay tribute to the industrial past through distinctive design features.

Reusing Resources/Sustainability

Recycling of existing buildings makes good use of the City's building stock and prevents materials from ending up in landfills. It also reduces the need to expend energy to create new material. Memorial Arena is a good example of providing valuable ice for minor hockey and other ice user groups. Without this facility a new ice rink would need to be constructed to meet City demand.

Pride

Property owners and businesses are proud of their historic properties and choose to maintain them well, as they are unique and distinctive. This is quite evident of the homeowners in the Abbott Street and Marshall Street heritage areas.

Stability

Heritage conservation provides a sense of stability in neighbourhoods that are often under change from re-development. Two schools on Richter Street, the Old Glenn Avenue School and the Old Central Elementary School are good examples of buildings that remain as anchors to their neighbourhoods while much of the other urban form in the area has changed over the decades.

Heritage buildings provide many tangible and intangible benefits and have a strong positive impact on the development of a complete community. It sets the stage for the emergence of a vibrant culture of creativity and innovation.

Heritage Asset Inventory

The City owns nineteen (19) heritage assets on the Kelowna heritage registry, 9 of which are on the National Registry and 9 of which are designated by municipal bylaw (see Attachment 1 - List of City-owned Heritage Assets). The City recognizes that heritage assets that have viable uses are much more likely to be valued and retained than assets that are maintained as 'museum pieces'. Consistent with this approach, the City has developed a Heritage Asset Management Strategy that provides a framework and overarching plan for City-owned heritage properties. It ensures wise investment decisions and provides opportunities for partnerships and creative operating models.

Since 2006, 3 of these assets have seen significant investments by the City. The Guisachan House suffered extensive fire damage and was subsequently restored, primarily funded through insurance claims at \$2.0m. The Laurel Packinghouse was restored in 2009/10 at a cost of \$2.5 m of which \$1.1 m was funded from the federal government. Lastly, \$580k of municipal funding has been invested into Kelowna Memorial Arena, however not specifically for heritage restoration. The funds were directed at improvements to its buildings systems including the electrical system, condenser replacement, exterior painting, lighting upgrades and roofing system replacement.

Public Engagement

At the request of the City, the Community Heritage Commission (CHC) struck a subcommittee in the summer of 2009 to assist the City in establishing mutually agreeable principles and criteria for the management of the City's heritage assets. The committee membership included the chair of the CHC, the Kelowna Museums Society (sub-committee chair), the Okanagan Historical Society, the Central Okanagan Heritage Society, and interested members from the general public. The City's Cultural Services Manager, Director of Infrastructure and Planning, Director of Real Estate and Building Services and the Heritage Planner also sat on the sub-committee.

The sub-committee determined an initial list of 8 indicators that could be used to evaluate heritage properties. The list of 8 was reviewed and prioritized by sub-committee members, heritage organizations not represented on the sub-committee (FRAHCA, KSAN), neighbourhood organizations (North End Residents' Association, Rutland Residents' Association) and other community stakeholders (Economic Development Commission, Tourism Kelowna). Based on the feedback, 6 of these indicators were adopted into the City's Heritage Asset Management Strategy.

The evaluation criteria include:

- Is the building **rare and at risk** relative to all assets on the municipal heritage registry?
- Once conservation work is complete, how **accessible** to the public will the building be?

- How likely is the building to provide a **community service** (or achieve a municipal policy objective)?
- How likely is the building to have a **revenue stream** that offsets its operational and maintenance costs?
- Is the building a **landmark** anchoring the character and identity of a City, town centre or village centre or the City generally?
- Is the building related to **economic, social or cultural activity or environmental adaption**, community leadership, history of an immigrant population, or history of First Nations populations which are significant to Kelowna's history?

Based upon the criteria, 3 locations containing 6 heritage assets were selected for potential private sector partnerships:

- 1) Brent's Grist Mill Heritage Park (Grist Mill, Dairy Barn, and Fleming House) on Dilworth Drive and Leckie Place;
- 2) St. Aidan's Church on N. Rutland Road and Mugford Road; and
- 3) The Ritz Café and barn on Lakeshore Road at Bellevue Creek.

Private Sector Proposal Call

In 2012 and 2013, the City proceeded with an open proposal call to the private sector and interested community groups. There were many parties generally interested in the call; however only one bid was received that met the City's minimum requirements. That bid was for the restoration and adaptive reuse of St. Aidan's Church. Working with staff, the proponent refined their proposal and in late 2014, a partnership was approved by Council. The proponent will carry-out the required restoration work including an addition to the building to accommodate a cultural centre. The City will provide the land to the proponent under the terms of the upcoming Heritage Alteration Permit and in doing so will reduce its heritage inventory to 18 assets. The City will receive a \$100k contribution from the sale of the land.

No proposals were received for the Ritz Café and barn. If a re-use for the buildings cannot be found, an alternative approach to heritage conservation could be utilized whereby only a portion of the architecture is saved and the remaining portions of the building demolished. In the case of the Barn, the western façade could be restored as a landscape structure and incorporated as a feature to the future Bellevue Creek Greenway. The foundation could remain at grade as a reminder of the past building. Historical storyboards could also be installed that further depict the unique stories of these two buildings.

No proposals were received for the Brent's Grist Mill Heritage Park. Funding of approximately \$160k approved by Council for this project in previous years was not spent pending the outcome of the private sector partnership call. The Grist Mill is of high heritage and cultural importance and is in need of immediate work to stabilize its condition from further deterioration. Staff intend to carry forth with these stabilization works commencing this year. This will allow the necessary time over the next few years to contemplate the future use of the overall site and allow the opportunity for future partnerships.

Active Projects

There are two heritage projects staff are currently working on that are triggered by failing building systems and the need for immediate improvements to maintain the leases:

Old Glenn Avenue School on Richter Street and Lawrence Avenue is a facility currently leased to the Boys & Girls Club for a downtown community centre and youth facility. Under the terms of the lease, the City is responsible for the upkeep of the building systems and the facility is in need of improvements to the exterior envelope. Council recently approved \$510k for these works in the 2015 Capital Budget.

Cameron House is located in Cameron Park on Richter Street near the South Pandosy Town Centre. The tenant was removed in 2012 due to deteriorating conditions and concerns for safety. There are a number of building systems that are failing including the foundation, envelope, flooring system and roof structure. Council approved \$330k for this project in 2012 and an additional \$200k is requested as part of the 2015 Capital Budget. More details regarding this project will be provided in an upcoming report to Council.

Future Projects

Staff have conducted a building and masonry condition assessment on Firehall No.2 on Water Street. Portions of the mortar from the original 1924 construction have failed due to age-related deterioration and weathering. Repointing is required and the addition of a vapour-permeable water barrier is recommended to improve the brick's ability to shed water and extend its service life. In addition, bracing is required on the original 1924 parapets, as well as repair to the concrete sills and lintels and replacement of the cornice cap flashings. The restoration project would be an appropriate time to restore the original windows, which have deteriorated and are in poor condition. Consideration should also be given to internal functional upgrades to support the firehall operations.

Financial/Budgetary Considerations

Heritage buildings require four different types of investments: i) on-going maintenance and operations budget including small repairs; ii) replacement of components and building systems that have reached the end of service life; iii) restoration of heritage elements in need of repair; and iv) functional improvements to ensure current space remains appropriate for the use.

Adequate budgets are not in place and this has resulted in several of the heritage properties being vacant and in very poor condition. Furthering the issue, past federal and provincial heritage grants programs have evaporated as the issue is downloaded to the municipal level.

Staff recommend a proactive approach to financial planning for the City's heritage asset program. This coming year, the City's Infrastructure Division will be developing a 20 Year Strategy Plan as well as updating the City's 10 Year Capital Plan. It is recommended that as part of these plans, a consistent funding program be established as part of the City's overall

asset management strategy. Staff will present these plans for discussion to Council later in 2015.

In addition to taxation allocated through the annual budget, heritage projects are now eligible for funding from the Provincial/Federal Gas Tax programs. The eligibility list has been broadened to include a wide variety of community and infrastructure projects. This option may help to supplement taxation funding.

A local heritage foundation or trust is another way to successfully manage and restore heritage assets. A heritage foundation has greater ability to raise funds from the community in a way that the City cannot. The ability to raise funds, combined with the ability to raise heritage awareness in the community could be an attractive and feasible option to supplement the City's funding strategy for heritage. There will be more discussion in the coming months with Council regarding the foundation or trust model as part of the Heritage Review by Policy & Planning staff.

Adaptive Reuse

Each investment into a heritage asset needs to be rationalized with its function and use. The use of the space needs to go hand-in-hand with the funding program and asset management strategy. 'Adaptive reuse' is a heritage term referring to the reuse of an old site or building for a purpose other than which it was originally built or design for. It is often regarded as a compromise between historic preservation and demolition. Through adaptive reuse old, unoccupied buildings can become suitable sites for many different types of modern uses.

There are many successful adaptive reuse projects throughout North America. Success often depends upon bringing a high level of creativity and innovation in order to imagine the building being used as something other than its original purpose. With seven (7) of the City's heritage assets vacant and unoccupied, a process is needed to re-establish purpose and use for these buildings. Each building provides a variety of re-use opportunities depending upon the goals of the City in delivering economic, social and cultural objectives. Once the vision and interpretive elements are determined, the restoration and physical improvements follows suit.

Existing Policy

City Heritage Strategy 2007 - 2016

Vision Statement: Kelowna will be a viable and strong community that balances growth with support for the protection of our distinctive and authentic natural, cultural and built heritage assets through: diverse partnerships; heritage incentives; and integrated and innovative approaches to heritage conservation, community development and public awareness (Pg 2).

Internal Circulation:

Property Management, Real Estate
Cultural Manager, Active Living and Culture
Heritage Planner, Policy & Planning

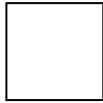
Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by:

T. Barton, Manager, Parks & Buildings Planning

Approved for inclusion:



A. Newcombe, Director Infrastructure

Attachments: 1 - List of City-owned Heritage Assets

cc: Property Management, Real Estate
Cultural Manager, Active Living and Culture
Heritage Planner, Policy & Planning



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

Cameron House Idea Fair

Community Engagement Summary

June 2016

Introduction

The Cameron House, located at 2337 Richter Street, is owned by the City of Kelowna and is listed on the City of Kelowna Heritage Register. Over the years the building has housed several tenants. However, the building is currently unoccupied and in need of extensive upgrades before being suitable for occupancy.

The building is valued for its architecture, a log building, rare in Kelowna, in an attractive park setting on the former Guisachan estate.

Cameron House has the opportunity to provide a service to the neighbourhood. Consultation with local residents as well as community groups and organizations that administer culture-related and recreation-related programs will help identify potential future uses for the Cameron House, as well as help identify any impacts on the building required to accommodate identified uses.

Being born and raised in Kelowna, it would make me very happy to see Cameron House and Park well taken care of in a respectful, history-honouring, eco-friendly, community & neighbourhood-friendly way that we can be proud of for years to come. Thank you for the opportunity for giving my input!

- Online feedback comment

Potential partnerships by the City with the private sector and/or community organizations could potentially be a benefit by implementing an economically viable business plan, while respecting the existing building's integrity as a heritage asset.

It would be great to have a city/private partnership to help improve on the original structure and maintain the site.

- Online feedback comment



Results of Idea Fair

The aim of the Idea Fair was to identify activities and uses that are compatible with the heritage building, Cameron Park and the surrounding neighbourhood. While the building isn't suitable for public access, the Park adjacent to Cameron House provides an ideal setting to attract attention of the neighbourhood, connect with stakeholders in a relaxed setting and incorporate fun elements.

An open, online survey was made available from May 9 to May 20. Hardcopies of the same questions were also available for completion at the Idea Fair. Results from open surveys such as this are a collection of opinions and perceptions from interested or potentially affected residents, and not a statistically valid random sample of all Kelowna citizens. This report contains results from the open survey, due to the opt-in and open method, results are qualitative in nature and cannot be said to represent views of all Kelowna citizens.

A majority of survey respondents (71%) indicated they consider a community based arts studio a suitable use the heritage building in a community park setting. Children's daycare or preschool, an adult learning centre and a coffee shop or tea house also received support from more than half of the respondents.

I think it is very important that the visual heritage appearance be primarily maintained, as well as the peacefully family friendly nature of this park, while hopefully differing some community gathering place/service to this lovely neighborhood.

- Online feedback comment



Eighty-two per cent of respondents said they would not be opposed to extended hours of operation (weekends and weekday evenings).

A small business would be great here (bakery, café, etc). It would bring something interesting to the neighbourhood.

- Online feedback comment

The heritage value of the structure was indicated as very important or somewhat important by 95 per cent of survey respondents.

This building is an example of a style that is pretty much unique. It also is valuable because of its history.

- Online feedback comment



Sixty per cent indicated they would not approve of a retail business and 68 per cent would support an addition to the building to accommodate other uses, assuming any compromises to the heritage character were minimized.

The building could be used in part as office/meeting space for a heritage or historical related non-profit. Additional uses could be for activities associated with families and children. The Cameron family were very civically minded. Additional activities planned to animate Cameron Park.

- Online feedback comment

Common Themes

Common suggestions that emerged from the Idea Fair, from online Idea submission and from the open-ended feedback included:

- Children's daycare or preschool or other childrens activites
- Meeting space or gathering space for non-profit groups, community groups, neighbourhood groups
- Small or 'soft' retail shop suggestions ie. tea shop, consession, quilt shop, garden, craft store
- Museum or historical site



I'm happy with anything that preserves the building and keeps its character alive in our vibrant and historical town. Ideally I think it's best as a school or daycare or after school centre. E.g. the Waldorf preschool was a surprisingly good fit, hopefully with amendments to the building something like that can be recreated.

- Online feedback comment

Next Steps

Upon completion of public engagement, the next step will be to solicit interest from third parties to develop a financially-viable business plan through a Request for Proposal (RFP) process.

The RFP will require proponents to provide a concept design, set out anticipated capital and operational expenses, and identify potential funding sources for redevelopment of the Cameron House.

A requirement to respect the building's heritage integrity will be clearly set out in the RFP. Pending receipt and review of submissions, staff will report to Council in Fall 2016 with a recommendation on next steps.

Engagement Activity Details

Ideas were solicited primarily at the onsite Idea Fair. Surveys were also used to collect feedback, online and in hardcopy. Print advertising, media relations and social media outreach were used to inform residents about these opportunities.

Engagement Activity	Details	Participation
Idea Fair	Public Engagement: Identify activities and uses that are compatible with the heritage building, Cameron Park and the surrounding neighbourhood	80 participants
Get Involved Kelowna Website	Online dialogue and idea submission	304 views of the topic, 20 interactions (idea submission, commenting or liking)
News Release	Media Relations: "Old building, new ideas" (May 4) a number of news outlets from radio to print to online covered the story. Shaw did an onsite follow the week following the idea fair.	5 earned media stories
Facebook	Social Media: 3 boosted posts and 1 ad encouraged information sharing and a number of ideas in the form of comments	10,687 reach, 370 clicks, 109 likes, 18 shares
Twitter	Social Media: 7 tweets encouraged traffic to the survey	9,490 impressions, 90 engagements (1% engagement rate)

Cameron House Survey Final Report

An open, online survey was fielded from May 9 to May 20.

Total responses: 101; Completed responses: 88 (Completion rate: 87.13%); Completion Time: 10:56

This report contains the results from the open online survey.

Results from open surveys such as this are a collection of opinions and perceptions from interested or potentially affected residents, and not statistically valid random sample of all Kelowna citizens. There is no ability to generalize the data. Results in this report should be interpreted with caution.

Survey Respondent Sources:

Due to the opt-in and open method, results are qualitative in nature and cannot be said to represent views of all Kelowna citizens.

Hardcopies: 26
Twitter: 6
Facebook: 21
Get involved: 48

1. What kind of functions or activities do you feel could be a part of Cameron House's future?

#	Response
1.	The building could be used in part as office/meeting space for a heritage or historical related non-profit. Additional uses could be for activities associated with families and children. The Cameron family were very civically minded. Additional activities planned to animate Cameron Park.
2.	Small museum reflecting life at the time
3.	Weddings, tea parties, garden parties, historical display.
4.	I'm happy with anything that preserves the building and keeps it's character alive in our vibrant and historical town. Ideally I think it's best as a school or daycare or after school centre. E.g. the Waldorf preschool was a surprisingly good fit, hopefully with amendments to the building something like that can be recreated.
5.	This house/land was donated to the city to be used FOR CHILDREN OF KELOWNA. Maybe before you decide how to make a profit on something given to you, you need to remember who gave it to you and why he would be rolling over in his grave !!
6.	Childrens activities, Daycare, After School Care, Birthday party house. Mr Cameron left this house and park to the City of Kelowna's children for their enjoyment. In honour of his last wishes it is clearly wrong to consider that it be used for any other purpose. The park could have a spectacular children's playground or water park. More research should be done before making any decisions.
7.	I think some office space and conference room space could accommodate a few non-profit organizations as
	some do not need the space full time and at least one office space could be shared. Conference space could be rented out by local community groups.
8.	Community Garden
9.	This is a very special building, that Kelowna Waldorf school leased from the city,& renovated to start our school in 1981...this building housed our first grade one. This remains a very special & revered building...it is ideal for a preschool the size of the rooms and the fenced yard offers much for that environment for a non profit society. The garden brings opportunity for children to learn & grow there own food a movement, I see is growing..outdoor play is so essential for children.. It's a safe environment, close to homes & a growing hospital
10.	Daycare Restaurant Bed & Breakfast
11.	Community programs for all ages
12.	Programs fro Children and Youth.Community rentals in evening and weekend
13.	Community based
14.	Community / neighbourhood use for functions or meetings. Programs, learning, children, etc.
15.	Could see it used as office space for Non-Profit Group. Would add activity to the Park during the day time.
16.	Cameron House and Park is a perfect setting for a heritage educational site and eco-friendly botanical garden, including a community vegetable garden area where small plots could be rented out to the public to help raise funds. I was born and raised in Kelowna and it has always puzzled me why we don't have a substantial botanical garden in this beautiful remarkable climate. If

	a small fee was charged for admission, the numbers would quickly add up to being a decent revenue generator, as well as a beautiful feature to the neighbourhood and the valley. The Cameron House heritage log building would accent the gardens perfectly and could serve as the administration point as well as housing a display of both historic aspects of the area, as well as forward-thinking eco-friendly greenspace concepts, such as innovative ecosystem science projects that attract investment dollars to our community, and even an arts & crafts gallery that sells its items. This kind of destination point is what many tourists want to see when they come to a stunning valley like ours.
17.	Tourist booth with explanation of history of the area. Short drama presentations.
18.	Daycare.
19.	Ice cream shop or tea house
20.	Daycare, small business that is complimentary to the park.
21.	Something cultural. A museum of local farms. A horticulture centre etc. An office space for Cops For Kids?
22.	The things checked below, and also weddings. With the proceeds going to the city.
23.	Bakery / Café Community Activity Centre
24.	Weddings - great place for wedding party to get ready for ceremony. Events - if it has kitchen, could be great for family reunions or large birthdays or any community event. Community Programs - great place for girl guides, or all other programs run for the community
25.	I think it could be a great rental venue for weddings, business functions, family reunions, etc. I had my wedding at Sarson's beach and it was terrific. I loved the price and Kelowna heritage. I know it's hard to book that venue, and perhaps with such excellent parking at Cameron House, it could be a nice venue for a variety of rental functions why don't you offer paid parking for KGH staff? another possibility
26.	1) A small café or coffee shop with local fresh baked goods and food options 2) A venue for wedding ceremonies or reunions etc, much like Kopje Heritage Park in Lake Country
27.	It would great to use the building as a walk-through interpretive centre displaying historical photos and tools etc. from Kelowna's pioneer days.
28.	Day use, event rentals, family reunions, anniversary picnics, etc. Similar to renting a Regional District park

	for the day. Allow certain children's groups to rent such as dance, girl guide, boy scout etc.
29.	Small Community Events, Weddings, Community Group Meetings, not for profit events.
30.	This question assumes I think the building should be preserved at all cost in this location. I sense we need to address these issues first. Could it be moved? Should it be torn down because the city already has a fine inventory of houses from that period?
31.	Bon fire.
32.	I loved it as the Wardorf school, where my children went to 'moms and tots' and we made bread, played and had storytime. Now, it would be nice to have it as a place for crafts, art, festivals, plays, acting, classical/folk music, special events and even an artistic cafe or vegetarian restaurant.
33.	It could be restored and used as a heritage museum. The city could also recreate a kitchen garden and use the grounds for festivals or create a small botanical garden.
34.	Youth centre Family centre
36.	An Artist Residency program. Art Studios for low income artists. Free teaching space for local art instructors. A yearly art show in the grounds.
37.	Community hall for rent, but only for activities that are family/community minded.
38.	Local historical presentations - events.
39.	I would like it to become a museum with period furniture.
40.	Gardening workshops for all ages with relevant displays inside. Especially water saving devices and innovations.
41.	Kelowna Waldorf School. This non-profit group has historically leased the Cameron House, and would welcome the opportunity to operate its Parent and Tot Program from this amazing location again. The potential to expand the School's uses on the property in a manner that would best serve the public and the School would be of interest as well. www.kelownawaldorf.org
42.	Uses that will respect the historic nature of the house and will not be damaging to the fabric of the structure. Small meeting spaces or offices for smaller volunteer groups or perhaps a small tea house restaurant with limited hours of operation. No uses that will attract a large volume of traffic and create parking problems.
43.	Rental space for weddings, meeting, community events, workshops. Local community parks & rec programming like the Kinsman building at the H2O Artist in residence
44.	It is a heritage site, keep it that way. Make it a tourist attraction as part of the heritage.

45.	event rentals somewhat like the Laurel Packing house.
46.	group meeting room available for rental tea/coffee house art gallery museum
47.	typical Community Centre activities
48.	Activities that do NOT negatively impact the heritage character of the building.
49.	Part of the community rental pool: meetings, services, long term or short. Yoga, meditation, weddings, funerals, quilter events. No terribly active events!
50.	Not for profit. Small business (as office). Retain as a house (rental to family).
51.	-Music/Arts/Children & families - Art classes coffee house nights. Family events- group meeting area. Music, poetry, book clubs. - Rental space for teas, small parties etc that would benefit from park space or nonprofit hub for offices related to children & families anything to BRING the community together.
52.	I believe a coffee shop/bakery would be a great way to build community while folks enjoy a tasty treat all year round. It would be so nice to have a shop that would be open on weekday/weekends for all those enjoying the park and would draw new interest to this neighbourhood. It would also serve all the folks heading to work at KGH and on the return home. I envision something like a BLISS bakery doing quite nicely at this location. The old charm of this heritage building would also fit with a character rich bakery/coffee shop with a small outdoor space in the garden area for sitting down to a cup of coffee and fresh baked goodie. YUM! doesn't that sound divine? I can picture it now...Iced coffee and a muffin in the summer, Hot chocolate and shortbread cookies in the winter:)
53.	Office - small meeting rentals - Scout Hall - CCHS office, family reunion rentals.
54.	Non-profit groups - historic, education, arts, music etc. (ie offices, education) community building.
55.	Education Activities: Bicycle Education/Bike Repair Clinics/ Xeroscape Gardening SMALL GROUPS OF PEOPLE of people as house is small. eg gathering place for NEIGHBOURHOOD GROUPS (eg KLO Neighbourhood Assoc or FRACHAS) ACTIVITIES -children/youth/family types associated with the park eg. Baseball mtgs or parties. RETURN TO DAY CARE OR PRESCHOOL - are Waldorf parents interested
56.	I would love it to serve this local community KLONA lacks a community centre/ hall and this could provide

	means to support the development of a stranger community.
57.	Wedding/ group parties.
58.	I feel the Cameron House could be part of a heritage tour. The people at the house could be dressed in clothes of the time period to receive the tour group. There would be costumes that the guest could easily get dressed in put on and the guest can have their picture taken and developed right then and there in the brownish colour of that time period. The house could be available for a limited number of guest for weddings, anniversary, birthday parties, along with small gatherings. Make the Cameron Heritage House an exclusive one of a kind destination similar to the Benvoulin Heritage Church. The cost of maintenance and wages would be covered by the tour guests and rental of house. The only thing I think may be a wee bit of a concern is the parking and if the area would permit tours and or small tour buses.
59.	Kelowna Bicycling Education Centre (KBEC) top floor : admin office for non-profit bicycle coalition main floor: school children bicycle education centre/courses etc bsmt - add contoured- out one side & bike rentals, storage, repairs.
60.	Community centre that can be used by various community groups for meetings & workshops.
61.	Meeting space Offices Community Arts Studio Coffee Shop or Cafe
62.	Culinary teaching - skills based Gardening programs - skills based
63.	Any that encourage public use.
64.	1. Museum of Kelowna & Area History in Pictures 2. Heritage society office 3. Heritage learning center - for school based field trips.
65.	Family Oriented
67.	Tourist info centre & heritage house/coffee house Go back to a daycare/pre-school Tourist Centre - instead of downtown on the beach - this is a great location.
68.	Something family, children, and park/neighbourhood friendly. Wondering about the idea of an education garden centre which includes a tea room.
69.	Heritage activities Arts activities Music events Community gathering center eg. Multicultural events. eg. KLO Neighbourhood Ass. Mtg Place.

70.	Quilting classes
71.	Quilt shows!
72.	Something art related, or to do with children.
73.	Love the idea of a quilt shop!
74.	Quilt shop/fibre arts studio or independent coffee shop.....something that brings the community in to enjoy the history of the building and engage them in creative endeavors.
75.	Community shows and events, and it should be able to be rented for events too.
76.	Anything educational, possibly like the eco centre. A pandosy village area museum perhaps
77.	A clubhouse for young adults with schizophrenia, borderline personality disorders, bipolar disorder and severe anxiety disorder.
78.	weddings
79.	1.Common office space for a variety of nonprofit organizations. 2.Community centre for neighborhood 3.A "Park" building that could be rented for daily use ie recreation groups.

80.	Community garden (backyard) Info on urban gardening in the Okanagan Interactive area, library
81.	A sports hall or space for youth teams and groups to meet regularly perhaps on arts studio/writers residency. A coffee shop would certainly pay for renovations.
82.	Virtually any use that is compatible with the building as it stands & doesn't require it to be altered out of recognition, either structurally or materially.
83.	Pretty well any of the items below as long as the integrity of the house is preserved. It is an important heritage site and the City should be commended for undertaking & supporting this conservation project.
84.	Arts organizations - community theatre specifically. Upgrade the house for meeting & rehearsal space. Build a 150 seat theatre. Outdoor summer - theatre in the park. (co-funding)
85.	Office space for non-profit groups and organizations to use/ rent for social events possible weddings. Business meetings, social events, family gatherings.

2. What kind of functions or activities do you feel should NOT be part of Cameron House's future?

#	Response
1.	Anything loud or large that would adversely affect neighbours or create too much traffic or parking issues.
2.	for profit and private sports
3.	Commercial. Anything that is too big a departure from its original design. If you want a new building - build a new building.
4.	Nothing too noisy
5.	Anything that would damage it.
6.	Anything that does not preserve the rustic log house character.
7.	adult only activities, this house was donated for the enjoyment of children, it should be used as a place for kids, non-profit and preserved.
8.	Cameron House: Tourist info, restaurants, coffee houses any profit motivated venture. Cameron Park: Bocce Club, Adult baseball etc
9.	Commercial ventures should definitely not be part of this community space.
10.	sports
11.	Tea house restaurants, anything that does not respect the heritage value of this place.
12.	Office space
13.	office space
14.	For profit enterprises without a broad community appeal. Any for profit ventures should have wide appeal for the stakeholders listed

15.	Commercial
16.	Private use, or otherwise, whereby any public access would be blocked.
17.	Absolutely no Retail /commercial business
18.	Anything that's too noisy should not go there; it wouldn't be fair to the local home owners. I also wouldn't want to see anything that detracts from the green-space aspect of Cameron Park. Kelowna needs to preserve as much of its green beauty while we still can. When we lost Central Park in the middle of our city, we lost some of the most precious potentially revenue-generating green space we've ever had. It could have attracted huge dollars in eco-tourism and community gardens, attracting worldwide recognition, if it had been developed with that vision in mind. Instead we got a bunch of parking lots that sell pollution-creating cars that fewer and fewer people can afford to drive anymore!
19.	Don't leave it to self tour. The area and property is beautiful.
20.	Transition house, coffee shop/store.
21.	Museum
22.	Whatever business should not require a lot of parking. The green around the heritage house should be protected and the facade, or exterior logs of the log house should be maintained. It has to be self sustaining.
23.	Anything involving parties or alcohol.

24.	Private housing (unless it's affordable housing for someone in need).
25.	Office Space - would add almost nothing to the area. Focus on community centre or a gathering place such as a bakery or café instead.
26.	Anything that limits the access to the community (i.e. museum would be bad cause it couldnt get used by community, it would only be something to look at. we already have museums to go look at our history).
27.	I will leave that up to you!
28.	Privately leased space.
29.	private offices
30.	Anything that closes it off to public participation.
31.	For profit business
32.	I do not think the tax payer should be on the hook to provide free rent for a private business.
33.	Spending likely half a million dollars to still have an old log house.
34.	Heavy metal music - would ruin the ambience OR an office - would be boring.
35.	Loud musical festivals
36.	dances alcohol events
37.	Supporting programs that already have plenty of support like kids and disabled. We need support for the groups which are constantly being overlooked because they're not "sexy" enough.
38.	I think it should only use for community activities, things that are open to a large portion of the population.
39.	Anything that does not have a local historic focus.
40.	I wouldn't like it to be rented out for a business of some kind.
41.	Commercial ventures.
42.	Cameron House should not remain vacant.
43.	No groups (youth, sports or otherwise) that might accidentally damage the structure. No uses that will require substantial changes to the existing historic structure. No groups that will create parking and traffic issues for surrounding residents.
44.	Private offices or other commercial uses except a small cafe. Our parks and city assets should not be privatized. This is a different situation to the Kits Beach restaurant where the objective was to enliven the beachfront and provide amenity to beach users.
45.	None of the options that have been listed.
46.	late night activities that could potentially disturb neighbours - ex restaurant or bar
47.	day care or preschool
48.	restaurant or commercial building
49.	Commercial activities with signage & major alterations to the building

50.	Presumably not accessible? Limits uses, doesn't it.
51.	Left blank
52.	-Anything that would attract or bring risky clientele into the children and families daycares that use the park on an ongoing basis. No homelessness soup kitchen. Regular youth drop in center - you programs ok. Not ONE private off limit business or organization - Use it to bring community together.
53.	I would avoid anything that would serve only a small handfull of the population or special interest group only (ie., small office space, etc). Not interested in anything that is open only a few days a week...its a great location and should be made more readily available to the public.
54.	Any which detract from heritage character.
55.	Use as a restaurant, business - for profit.
56.	Tourist Centre Commercial /Retail operations Food production or Food retail.
57.	Single interest group use (such as paddle club)
58.	Late night loud activities
59.	Coffee shop
60.	Any functions related to Sports. Not that I don't feel sports are an important part of the community but no matter how careful and responsible the teams may be the excitement can overflow and damage could be done to the grass area as well as the Cameron House. Offices in the area I believe take away from the original function of the house...however some artistic type of center with office space would be appropriate.
61.	Restaurant Doctor's office Commercial adult uses
62.	Restaurant, café, retail (unless community related such as a craft sale etc)
63.	Sports Groups Living space or housing Retail Space
64.	For profit endeavors.
65.	Those that do not invite public use (eg. office, housing).
66.	demolition
67.	Beer Pubs!
69.	Pub
70.	Those that are not park, neighborhood or child friendly eg. loud noise, pub, etc.
71.	It should Not be torn down. Any additions should be minimal.
72.	I think any use that helps keep it alive is worth it.
73.	Residence
74.	NOT sports related.
75.	Anything roudy, where anything can get damaged.

76.	Retail
77.	Pub/restaurant... business office.This needs to house a type of business that will bring in members from the community....not just business offices.
78.	Farm products, or any kind of storage, it would be a waste of space. No restaurants or coffee shops, the space should be community oriented and of public use, not commercial.
79.	Never something privately leased as then it is not accessible for people to enjoy...
80.	A yoga studio.
81.	anything that would not include all members of the community to use, I like the coffee/tea house idea as people of all ages could visit, and have a cuppa and appreciate the history of the building, perhaps it could have a small museum as well

82.	Not housing of any type. Keep the Park.
83.	Museum Private industry (business - the whole community should be involved).
84.	I don't think it should be a residence since the house is in public view of the park.
85.	Anything that doesn't comply with the statement above.
86.	Anything that generates a lot of vehicle traffic in or out of late night activities.
87.	Retail shops Residences / housing
88.	Not commercialized to the extent that it is cheapened as a historical building. Not or restaurant or use that would attract unsavory people to use as a hangout.
89.	Ones that do not allow public to enter

3. What do you consider to be suitable uses for a heritage building in a community park setting?

Response	Chart	Percentage	Count
Children's daycare or preschool		53.3%	49
After school centre		46.7%	43
Adult learning centre		51.1%	47
Community based arts studio		71.7%	66
Music/dance rehearsal space		41.3%	38
Non-profit recreation/sports use		44.6%	41
Private sports use		7.6%	7
Coffee shop/tea house		52.2%	48
Restaurant		17.4%	16
Office space for non-profit organization		37.0%	34
Privately leased office space		7.6%	7
Other, please specify...		43.5%	40
Total Responses			92

What do you consider to be suitable uses for a heritage building in a community park setting? (Other, please specify...)

#	Response
1.	venue for rent
2.	kids activities, kids programs
3.	Children's activities, Spectacular Childrens Water Park
4.	Heritage, art & culture talks
5.	Bed and Breakfast
6.	city program space
8.	Tourist info booth
9.	Bakery
10.	private rentals
11.	Meeting Space for non-profit groups
12.	demolition
13.	Multi-use arts/acting/crafts/cafe.

14.	museum
15.	Garden art show, Artist in residence program, Free studio space for low income artists.
16.	None of the Above
17.	Museum with 1920's furniture
18.	Kelowna Waldorf School programs
19.	None of the above
20.	local, pre-scheduled club meetings (car club, lapidary, book reading, etc.)
21.	Bicycling Education & Training Center
22.	Affordable housing
23.	(Office for non-profit) But not whold bldg - low cost room rental needed for meetings

24.	Community Centre w/community kitchen
25.	Affordable housing. Bike cultural center.
26.	Needing space fro non-profit groups - weddigns- family reunions.
27.	Artist in residence. Scouts, Yoga, martial arts, etc. Revenue Gen. Private uses as part of multi-purpose.
28.	Museum/heritage learning center
29.	garden/ECO education centre with tea room
30.	Gardens
31.	Retail Quilting store

32.	quilt shop
33.	Living museum
34.	Quilt shop
35.	museum
36.	Community gardens, community centre. Retain Park as much as possible.
37.	Community garden
38.	Nurses residence and affordable housing.
39.	Community Hall. Tourist info center.
40.	quilt shop

4. How important is the heritage value of the structure?

Response	Chart	Percentage	Count
Very important		78.3%	72
Somewhat important		16.3%	15
Not very important		3.3%	3
Not sure		2.2%	2
Total Responses			92

5. What function(s) would enhance or complement the neighbourhood?

Response	Chart	Percentage	Count
Children's daycare or preschool		47.8%	43
After school centre		46.7%	42
Adult learning centre		43.3%	39
Community based arts studio		70.0%	63
Music/dance rehearsal space		43.3%	39
Non-profit recreation/sports use		37.8%	34
Private sports use		6.7%	6
Coffee shop/tea house		53.3%	48
Restaurant		15.6%	14
Office space for non-profit organization		27.8%	25
Privately leased office space		4.4%	4
Other, please specify...		38.9%	35
Total Responses			90

What function(s) would enhance or complement the neighbourhood? (Other, please specify...)

#	Response
1.	venue for rent
2.	Coffee shop or restaurant would be nice but would probably fail as a business due to lack of patrons
3.	kids activities
4.	Spectacular playground/water park for children. Art/ Music studio for Children
5.	Public talks on heritage, nature etc.
6.	Garden
7.	See previous answers

8.	Any of these as long as it is in a new facility
9.	Multi-use arts/acting/crafts/cafe.
10.	teaching museum
11.	Garden art show, Artist in residence program, Free studio space for low income artists.
12.	None of the above
13.	Museum
14.	Kelowna Waldorf School programs

15.	It is a heritage site, keep it that way. Some history of our city must be maintained. All of the options listed make no sense. Does Rome commercialize the Colosseum?
16.	club meetings
17.	As Above
18.	coffee house/ Arts
19.	KLO Neighbourhood Assoc
20.	Community Centre w/community kitchen
21.	Affordable housing
22.	Weddings, reunions - meeting space for non-profit groups.
23.	
24.	garden/ECO education centre with tea room.

25.	Community Centre for Non Profit Meetings.
26.	Children/adult sewing classes
27.	Quilt get togethers.
28.	quilt shop
29.	Living museum
30.	Quilt shop
31.	Community Hall
32.	Community garden
33.	garden education center with a coffee house.
34.	Nurses residence and affordable housing and privately leased housing.
35.	Quilt shop

6. Would you be opposed to extended hours of operation (e.g., weekends and weekday evenings)?

Response	Chart	Percentage	Count
Yes		18.0%	16
No		82.0%	73
		Total Responses	89

7. Would you approve of a retail business operating out of the existing or an expanded building, if it could make the facility financially viable?

Response	Chart	Percentage	Count
Yes		40.2%	33
No		59.8%	49
		Total Responses	82

Why or why not?

#	Response
1.	It would help to maintain the heritage feel of the building.
2.	There is already significant retail space in the South Padosy area. This is a public park, and the building needs to have a purpose other than retail.
3.	But careful consideration should be given as to the type of retail business so that it is in harmony with the heritage aspect of the building
4.	If it was the sort of business that could work without making huge changes to the building. For example, I know of someone who runs a business that puts on English Teas. At the moment, she comes to your home. Having a venue like this to rent would be ideal. Or perhaps wedding photos, or photography in general. Or meetings of small clubs, like the Calligraphy Guild or Bee Keepers of the North Okanagan (which currently meets at KCS I believe).
5.	For me the most important thing is for the building to be repaired and to survive well on into the future. Whatever business or organizational lease arrangement that can make that work is fine with me. Certainly there's a spectrum of opportunities and somewhere around the

6.	It was DONATED to the city for CHILDREN - you should not be making a profit !!
7.	The building should be used solely for children's activities.
8.	Commercial space would be inappropriate in this public space and adding onto the building would be very difficult and expensive to make any addition compatible with the current building and have to project out towards the south side which would make the heritage value recede to the background.
9.	Retail fails so much in this valley & would not respect the value of this heritage building
10.	Might be a challenging location for retail, but an arts studio or coffee house/bistro would be a good fit.
11.	Not unless it had wide community appeal
12.	No commercial usage. It will infringe on the park and impact the surrounding area in a negative way if the building was used for commercial use. We have plenty of commercial space in other areas of the City.
13.	As long as it was in character of the building & heritage.

14. From what I saw, I do not believe there is enough property behind the building to expand it. One of the important features of a heritage building is retaining its façade to the street.	27. It makes me feel like I cannot use the park area unless I am using the retail business. I.e. buying coffee or eating at the restaurant.
15. These kinds of questions (the above 2) need to go to the neighbourhood home owners and dwellers. I think keeping the evenings closed and quiet is important in order to respect that Cameron Park is in the middle so many homes. Even if it's open for some sort of business on the weekends, keep the evenings sacred.	28. public funds should not support private enterprises.
16. If it featured what area known for - like Davison orchards has fantastic set up.	29. Having any kind of function within the park is a good idea. Just don't try and fix this building
17. I work at Cameron Park Daycare, and there is already such a limit on parking in the area due to all the hospital staff parking, and some of the recreation programs that run.	30. Only if it was a craft or art store/cafe, but there was still room for the arts/crafts/acting/music drop-in, by donation area.
18. Having "eyes on the park" would enhance safety and attract more people to the park.	31. I think if the building is not altered it would make for an pleasant looking business.
19. I'm not 100% sure that a retail space would work with a daycare so close. Now that I've seen the inside I'm thinking that a museum/art type centre. A tea house or an office for a local non-profit would be best.	32. monies needed for upkeep of the building....daily cleaning etc.
20. There are other places to just have an ordinary shop (I assume that's what's meant by "retail business") but I guess I don't oppose it completely. It's just that this is a special location and it would be great to do something special with it, like a tea shop with a separate children's art area. How about a living history museum, in conjunction with the downtown Heritage Museum? It could be set up like an old fashioned general store or a farmhouse.	33. The building and grounds were gifted and the gifting should be continued in the way of non profit use.
21. A small business would be great here (bakery, café, etc). It would bring something interesting to the neighbourhood.	34. This is a public park, I'm not a fan of private business in a space that is paid by the public unless the business is giving back to the community. Then I'm ok with it.
22. if a retail business is running in the building, then how could anyone else make use of the building?	35. Buildings of significant historical value should be used to educate current and future generations with respect to the area, our history. These buildings should not be used for Commercial purposesw.
23. i don't think it's necessary to have a business there. if it's viable and non-offensive, then I'm not opposed	36. I would like it to remain as a heritage site.
24. This is not the right fit for a retail space.	37. Community use would enhance the neighbourhood for everyone, especially for those in the locale and those in the wider community.
25. A retail business that would be enhanced by the heritage nature of the building and grounds would be acceptable - such as a tea house/ coffee shop. The building was used as a waldorf pre-school for many years - that was a great use of the space - but the building was under-maintained. Whatever the city decides to do with it - it needs a viable maintenance program to keep it in shape.	38. The Kelowna Waldorf School has operated out of this location in harmony with the surrounding uses for many years. The non-profit organization provides a public benefit through its affordable Parent and Tot program and preschool. The School's programs complement the public nature of Cameron House.
26. A retail business goal is to make money, which is fine however this building deserves the respect and attention of users that are present to enjoy the building, not make alterations to profit from it.	39. Possible impact on the historic structure. Not a use that is appropriate in the centre of a city park.
	40. A sensitive addition to the heritage resource may be appropriate, but not a retail business.
	41. It is a historical site, keep it that way. Why in the world would anyone with any common sense consider this to be a retail site?
	42. should be available for community use
	43. I think you should try to rent it out to private clubs for meeting places (at a nominal fee) first. I don't know what the expenses are or will be following needed renovations, so I'm not sure if my idea will support the building. Otherwise, if it is required to bring in more rent, a suitable soft retail business may have to be considered. (although Cameron House should never be used as a profit centre for the City)
	44. Signage & alterations would have too big an impact on the building.
	45. OK, as long as park is maintained, or enhanced.

46.	Not rally appropriate for the location (park in a residential neighbourhood).
47.	Only if it complemented the park & community space.
48.	it would be great to have a city/private partnership to help improve on the original structure and maintain the site.
49.	As long as it fits park/neighborhood use ie bike rentals, coffee shop, daycare.
50.	No - too much impact on this small residential bldg. Would require too many upgrades can would affect the lovely value of the house for many types of uses such as a rental business,restaurant, etc
51.	It is not in the philosophy of STRONG NEIGHBOURHOODS. The neighbourhoods need more community bldgs. for community gatherings.
52.	Fro community use - neighbourhood assoc.
53.	Not an appropriate location for a retail establishment.
54.	Heritage, arts, culture, not-for-profit etc. have 'softer" or more compatible looks & meaning ie signage needs . types of product sales etc. NOTE: This is Granville Island (Vanc) issue now. The "character" must be retained not changed!
55.	There are enough Retail outlets in the area.
56.	Wrong for a park-based space unless its a café or coffee shop.
57.	Not for profit creates most opportunity to be wholly beneficial.
58.	I doubt a retail business could succeed give low traffic.
59.	Maybe to above question. I suppose a granny's type tea shop would enhance the nature of the heritage site.
60.	No really - perhaps a few souvenirs and concession stand.
61.	left blank
62.	Only particular type of retail, eg. tea room, gift shop.
63.	It will attract locals & tourists to the store & provide knowledge re the history. As a quilt shop owner a lot of our customers appreciate /love history & often quilt shops have the old country feeling.
64.	Should be for the community only.
65.	Would make a lovely quilt store - the setting is beautiful and would not bring in huge amounts of traffic but a very loyal group of ladies and men. It is a good learning place for children and adults as they take quilting lessons, and

	is a traditional use (except for the sewing machines) of a heritage space.
66.	I feel like it should be open to the entire community, whether it be for a coffee shop or somewhere that can hold different activities. Some evenings it can have quilting get togethers, other evenings could be for painting. Somewhere everyone can feel welcome, and can meet other people in the community.
67.	Disrespects the heritage aspect of the setting.
68.	Yes if it was a business involving artistic beauty for the community to enjoy....I could totally picture quilts and fibre arts displayed beautifully in a building like this...and with the park right there they could host an outdoor quilt show....launch teach kids to sew programs....Andy number of community oriented opportunities.
69.	Because it should be public, not privatized and commercial.
70.	It should not be expanded or changed if it is to be a heritage building... and leasing it privately will not leave it accessible to the general public.
71.	This area is a corridor of wealthy people coming through from their expensive properties and working at the Hospital or in one of the doctor building's in Pandosy. The Richter Street area needs a place that can enhance the feeling it is a neighbourhood with more places to just be. I am a resident one block away from Cameron Park. I walk with my daughter past this house everyday on our way to school. If you made the house into a nonprofit space for adults to go to to social in a beautiful nature environment people would benefit a lot. It is hard for adults with Disabilities to find things to do that don't cost a lot of money or could put them into a dangerous situation socially and physically.
72.	Important to keep park intact as much as possible. Retail business is the slippery slope.
73.	I would prefer to keep a community based aspect rather than private but here could be both ie if urban gardening info centre sell books on local gardening.
74.	To pay for expensive restorations - repairs there needs to be some revenue from booking fees/retail space.
75.	There is enough retail space in town already.
76.	As mentioned, I believe the Cameron's vision for the property was not to operate as a commercial enterprise. The view of heritage must be one that respects heritage value and not reducing every thing to dollar value.

8. Would you support an addition to the building to accommodate other uses, assuming any compromises to the heritage character are minimized?

Response	Chart	Percentage	Count
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Yes	<div><div></div></div>	68.2%	60
No	<div><div></div></div>	31.8%	28
		Total Responses	88

If no, why not?

#	Response
1.	This is not a Yes or No question. Preference would be for Maybe. Yes under very tightly controlled conditions and would depend on what exactly was being proposed.
2.	It would undermine the historical significance of the building.
4.	It is a visually charming building as is
5.	Green space of the park is monumental to maintain and not compromise. We need more green space and less commercial space.
6.	Any addition would need to be done with sensitivity.
7.	Just increases the cost or renovation. Do you expect the City to pay for the renovation and then have it available for something, or is a prospective tenant going to have to raise the money to carry out the renovations?
8.	It would depend on the purpose of the addition.
9.	That way it could be used for maybe more childcare programs
10.	I believe the exterior facade is very important to maintain. The interior could be gutted and rebuilt to modern standards that would serve a future purpose.
11.	Any additions would take too much away from the historical character. I'm not sure there could be a minimum compromise.
12.	upkeep is essential. If an addition will enhance the existing structure and increase the lifespan, that is great.
13.	I hesitate that the heritage character wouldn't be maintained even if it's planned. The park setting could be disturbed? It really depends on what becomes of the area.
14.	It is not the best use of public money in my opinion
15.	Aslong as it went with that arts/music/dance theme.
16.	unless very careful with an addition...can't be duplicated like the original building and any addition always looks out of place.
17.	It's important to keep history intact.
18.	If it helps fulfill the ability to contribute to the community.
19.	Buildings of historic significance should be maintained in their original condition. If we are going to add to it then the next step might be to just demolish it and build a new, modern building in it's place. The building has historic significance or it does not -I believe that Cameron House has significant area and BC Historic value.
20.	My idea of a museum is more suited to the site.

21.	But only if the addition does not overwhelm the original structure and is carefully designed to integrate with and/or enhance the log building.
22.	The addition would need to be modest, consistent with best practices in sensitive alterations to heritage buildings, with minimal visibility from street frontages. The possibility of detached accessory buildings should be considered first.
23.	The building is historical, keep it that way. No other uses period!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Why are any other uses being considered? City Park has been desecrated, as has the waterfront off of Water Street, the Yacht Club is a disaster reaching way too far into the lake, a complete eyesore. If you have a boat park it at home.
24.	The extra money spent would require greater return payments making the whole project less viable to protect the heritage.
25.	It's probably been changed since '28, added onto? Keep it as small as it is to maintain the semblance of what little history it has.
26.	This building is an example of a style that is pretty much unique. It also is valuable because of its history.
27.	As long as the addition has minimal impact on front/sides of bldg. Best in back - so house maintains it's original form and size (massing) - Not bigger than house (ie 1 to 1 1/2 story)
28.	B/C the Cameron House is an ICONIC looking Heritage Bldg that should be preserved with it's appearance stable.
29.	Compatible & secondary (in size) to original.
30.	But it would depend on the care & attention given to the design building standards & end us envisioned.
31.	It is necessary structurally and likely more sustainable than renovation the heritage house to become fully functional.
32.	Its nice to keep the integrity of the building as it stands.
33.	To keep the old story of the house untouched.
34.	left blank
35.	A heritage building should only be updated not built on to. It will spoil the look of the building.
36.	Keep it original
37.	If more space is necessary, why not.
38.	If it is being restored and kept as a heritage building then it should not be altered on the outside at all
39.	would prefer to leave as is.
40.	Possibly.

41. Maybe.

42. It would comprise the heritage value.

13. Do you have any other thoughts or concerns about the future of Cameron House?

#	Response
1.	I value heritage buildings and would like to see the building preserved. Kelowna is my birth place and I would like to see some of the history preserved.
2.	Important heritage building and look forward to seeing a good solution found. Want to see the integrity of the building maintained, including the character defining elements and the significant contribution made by the extended Cameron family acknowledged through interpretation at the site.
3.	If the heritage aspects cannot be fulfilled in situ then the house should be moved, either to Pandosy Mission or Gellatly Nut Farm or another historic site where it can be enjoyed by everyone
4.	I am concerned the City will write it off as being too expensive. I am concerned they will prostitute it in order to make money; adding additions or using in a manner that does not fit with the character or size of the place.
5.	Overall I think the utility of that entire park should be looked at (better/more expansive playground? waterpark? more sportsfields? velodrome (indoor or out)? kids' bike park? more of a garden (as a destination for wheeled access from Cottonwoods? dog park for god sake!, etc.). I think with careful planning it could be more of a draw given it's location in the city. At the moment it is underused lawn the city has to mow.
6.	that you will use it for purposes not intended
7.	Very sad that this house and land were not utilized by the city for the intention that it was donated for. My hopes are that the Heritage society gets involved and plans are put on hold until more research can be done.
8.	I would like to see a 2 hour limit to street parking in the area, so that more parking is available to the public for building and park access. This will deter all day parking from monopolizing the street parking in the area. It would be nice to showcase the house on occasion to the public so they can learn about its history. A sign outside should show the significance of the house and park and about the Cameron's themselves.
9.	Kelowna Waldorf school is a growing movement, and has been a good tenant for over 20+ years. They are interested in taking back Cameron house...& respect it's heritage value & would work with the city in any capacity to help & maintain Cameron house....the need to respect the beauty of heritage is of value in our society.

10.	it is important to preserve the heritage buildings in our community so we have history and don't just tear buildings down to build new. These homes have character and the setting of Cameron House makes it even better. Would like to see the same preservation interest for the Okanagan Mission Activity Centre which originally was a homestead for area farmers and is also in a beautiful park setting.
11.	Just to maintain and up keep the house to preserve it heritage value for the City.
12.	It is an important building on the Heritage Register, and the history of the Cameron Family is important to this City's history. Even before work is started, the house should have an historical information sign posted close to the home. Please do not take forever to make a decision similar to other heritage owned sites in Kelowna, many on the radar long before the Cameron House! I hope you will have a Heritage Specialist do the renovation to the Standards & Guidelines set out for such projects.
13.	Being born and raised in Kelowna, it would make me very happy to see Cameron House and Park well taken care of in a respectful, history-honouring, eco-friendly, community & neighbourhood-friendly way that we can be proud of for years to come. Thank you for the opportunity for giving my input!!
14.	It needs to be something that people want to go to - unique. The reason I keep referring to Davison is that it is fantastic and there is nothing in Kelowna like it. Feature homemade pies, feature local.
15.	We need to find an operator who can invest into the reconstruction of the building and has the resources maintain the building without further taxpayer support.
16.	My only concern is that we do not destroy this piece of local history. Too many homes & buildings, in Kelowna, have been changed and we are losing valuable historical significance. An example of a good job of meeting historical value is Country Cottage Gifts on Bernard. They were able to preserve the character while still adding a modern update.
17.	Try to do something special with it. Try to keep it accessible to the general public.
18.	I am just happy that the City will be using the heritage space as opposed to tear it down. Whatever goes in the space really is just a bonus I suppose. Looking forward to the final outcome.

19. should be accessible by anyone in the community.	35. Move it to Brent Mill site, to make a little community- such as at Father Pandosy. Have it become a 'tea house'!
20. It is a prime example of an early pioneer building in almost original condition existing within a busy family neighborhood. It is within easy walking and riding distance for 1000's of residents and therefore it should be preserved and continue to be something that the people of Kelowna can visit and appreciate. BTW there is another house built by the Cameron family that is located at Guischigan and is also owned by the city.	36. 1. Any work is completed by a certified heritage specialist. 2. The heritage features of the building (maintaining them) are the most important aspect. 3. The long term preservation of the building is the key factor. It is not necessary to do everything at this point. Do what has to be to preserve the integrity of the building and make it functional. (Preserve future options).
21. Whatever the budget is to repair and/or add on to this building would be better spent on a new facility or general park improvements.	37. -I'd love to see the natural green space kept and used as part of it instead of just more grass. Kids peer into the forest all the time like its some kind of forbidden Heaven calling to be explored. it would be awesome to integrate this nature space into the building use.
22. So happy it will stay in its original form. I worry that it will become delapidated, if not used soon and plumbing/heating may need more work. Great if a fundraiser was put in place to raise monies to transform the building.	38. I was wondering if it becomes a retail space how would the city address the issue of parking space assuming there will be more visitors to this neighbourhood.
23. I think it should be put to use.	39. A small investment now will buy us 30 years to make long-term decisions. The city's needs & priorities will be different in 5-15-25 years. Why not keep it around?
24. is the city absolutely sure that this building measures up to 'historic building' or is it just another old home like thousands of others around the country...	40. Very important building for community, should be interpreted and use by community who sees value in its character vs using any buildings not important to use a heritage bldg.
25. That it is fire safe to protect the heritage.	41. Fix the building as minimally as possible to make it useable/safe. Fix the foundation first. Make the use "Community Based" to build strong neighbourhoods. Retain the HERITAGE state of the fine LOG House.
26. I feel the streets around this park should all have sidewalks and crosswalks as well as traffic calming to help make it safer to walk, or ride a bike to the park rather than having to drive.	42. It was very much loved and cared for by the Waldorf School community. It is sad to have seen it unloved since they were evicted.
27. NO	43. Keep the integrity of the house, even if expanding.
28. The Kelowna Waldorf School is very interested in working collaboratively with the City to ensure that the use of Cameron House remains for the enjoyment of children and families.	44. Thank you for continuing to support heritage in Kelowna and trying to save this important house.
29. Possible office space for Central Okanagan Heritage Society. This would be an appropriate use for the site and would provide good stewardship for the property.	45. This is a gem of a park in the city - please keep it intact.
30. Public uses consistent with the constraints of the heritage building and public park should have the highest priority. Businesses are transitory and short term income should not out rank long term heritage retention and community use/benefit, especially when dealing with City resources.	46. Its a volunteer w/heritage related groups, I would like to see the building given the care & attention it deserves. Offices for COHS are to of mind what a great fit for heritage group.
31. I have more but you do not want to hear them.	47. Keeping larger community in mind versus a single-focused group/individual. Keep it representing the roots of Kelowna.
32. preservation of the few older buildings in kelowna should be a priority. The grounds surrounding Cameron House could be included in future use.	48. Get a heritage restoration specialist contractor to give budget estimate for reconstruction. Ensure contractor ultimately hired is a heritage restoration specialist with proven work.
33. The grounds around Cameron House should be enhanced and maintained to add to the ambiance of the house itself. It would make sense to make the house available at times to compliment in any way the use of the adjoining park/sports field land.	49. I love history - so anything that enhances it so its shared and promoted is what I would want for Cameron House.
34. It was a residence & maybe should remain an affordable rental residence such as a park caretaker's house.	

51.	I think it is very important that the visual heritage appearance be primarily maintained, as well as the peacefully family friendly nature of this park, while hopefully differing some community gathering place/service to this lovely neighborhood.
52.	Would like to see it kept as original as possible.
53.	It should not be torn down, it is a beautiful little jewel in the middle of the area. We found it by accident one day and were delighted the house was in use and in good repair, we have so many new modern buildings going up in the City lets keep this little beauty and use it.
54.	Keep it original and open to public interest. Honor the history.
55.	Just that it remains intact and viable and it is not demolished.
56.	I am really concerned that it turns out to be another private commercial concession. The city needs more public and community spaces.

57.	concerned that it becomes a financial drain or that it becomes private and members of the public cant enjoy the property
58.	For the park perimeter area zone all streets/avenues as 2 hour parking. Richter St block has become KGH parking for staff who are too cheap to pay for parking. Come watch this at 6:30am.
59.	If there is any covenant funding from local government - any fundraising efforts the community could take part in.
60.	We should not impact on its mortgage value.
61.	Not a present.
62.	This is an important project as it is an opportunity for the City to send a message about the value it places on heritage properties. The properties deserve to be protected and restored and funded appropriately. I oppose making these buildings self funded completely.

13. What is your postal code?

V1V:	8	12%
V1W:	14	21%
V1Y:	32	48%
V1X:	6	9%
Other (V4V, V4T, V1P, V8Y):	6	9%
Total:	66	

Get Involved ideas

Let guides and scouts meet there. Let girl guides and scouts use the space as a day camp or meeting space. It would be really great to have this property rentable by community groups such as guides and scouts, family or cultural associations, etc.	Allow private business to operate. A small restaurant/coffee shop would be great here!
Artist workshops, garden workshops. Not sure if the lighting would be good but would be nice if arts and culture groups could invite visiting artists to put on a display of their work and technique. Also nice if it could be used to promote something like engaging kids in gardening and growing things. Should make sure it is easily accessible by cyclists and walkers, to reduce needs for parking.	An Artist in Residence Program. Artist in Residence to add to the visual quality of Kelowna and area. To teach the importance of art as therapy, to help impoverished artists with accomodation and support for their projects.
A Cultural Information Centre. How about using it as a place of multicultural meeting and information. Community boards, information, service flyers. There could be a reception desk and cultural events on the lawn through out the year that showcased several cultures in our city. The building could become a place for citizens to go to find out about various clubs and events through out the city for different cultures. By	Use the building to show kelowna of the past. Kelowna is now virtually unrecognizable from what Kelowna was like even twenty years ago. Starting back about 1900 build an accurate diorama of what Kelowna and its surroundings were like back then. Have a diorama for every 10 years up until the present. People would be fascinated to be able to see the Kelowna when I was born in 1942 and how it has changed every 10 years. They could see what a wonderful place Kelowna was in the early days and how it has lost its character and uniqueness and changed into an over-crowded congested typical

providing this service it promotes awareness and all cultures to learn about each other.	city with all the bad things that go with a city. Each diorama could be as detailed as money allows with authentic car models etc.
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Idea Fair Idea Board Ideas

Music incubator for individuals and small ensembles
Community Centre/Family reunions/meetings/scouts
New home for the Central Okanagan Heritage Society
Kelowna Bicycling Education Centre (Peter Chataway)
Cycling (and walking and skateboard) centre/cycling education/bike repair
School
Spin farming and culinary workshop space - add a community kitchen
Flex community space (meetings, events, shows, workshops, creative conversations)
Community Centre
Preserve and celebrate new; fix later
Make it a place devoted to creating
Local quilt shop not only offers retail, offers classes to all ages, various skills. Strong minded community supporter. Local owner
Artscape development project
Community meeting space
Tear it down. Replace it with Abbott St type picture monument
community garden and info centre on urban gardening

plants in a garden that can be used for natural dyeing with fibre arts workshop
COHS office
Tea house (like Stanley Park)
Keep this heritage building. How many log homes in Kelowna? 2
Central Okanagan Heritage Society offices
Multi-cultural centre
Healing arts and community wellness with community garden and community kitchen
Café - heritage focus and there
Museum in art
Community gardens over by Richter St
Bakery/café
Unique office space customized for client
café
daycare or preschool
non-profit office space with large area available for community use
Hospital families retreat (like Ronald McDonald House)
KLO Neighbourhood Association Centre

Community Centre/Community gardens
Café/bakery, coffee shop, display arts, bands (live music, etc)
Local produce market, heritage native plant site
Artist in residence program, the building and the park
Shared community arts non-profit space with community centre type retreats available
community art centre
include heritage arts projects, culinary arts w/ local foods, artist in resident workshop, studio spaces
Diversity/multicultural centre
Tourism centre or leased out for retail ice cream shop
Yes... get proposed tourism centre AWAY from our lake shore
Tourism Info Centre
Ice cream
Museum
Non-profit education for at risk peoples
Centre for children and youth (as the Cameron wanted)
Office space for non-profit sector

Facebook

A place to teach home vegetable gardening. Composting demos, how to graft trees, how to best grow tomatoes etc. You could add ways to reduce your carbon footprint, reduce packaging in shopping etc...(40 likes)	Where longtime Kelowna pioneers can share their stories - a human library. Where people of all ages can go to 'borrow' some time with an elder to ask 'how was it for you'? - going to school, or work, or staying home. And having water, tea, coffee or juice available to 'wet their whistle' while they talk/converse.(17 likes)
I like the idea of having something different every day of the week. Locally baked goods and coffee/tea one day, senior members of Kelowna sharing memories and history another day, gluten free or special dietary requirements merchants another day, local crafts and handmade goods another day, available for rent one day, a place to teach about gardening,	To house the seniors being deprived of their rental subsidies in September at Brookside Residence. All 43 units Some are blind, crippled and have cancer and they are all POOR (4 likes)

compost, etc another day, and finally one day of whatever it's most needed for. A place for youth or seniors to have shelter or care or just a place to feel safe or a part of our community. Above all else, it needs to remain standing. (5 likes)	
A cafe of Kelowna's produce... and a restaurant in the evening (18 likes)	City of Kelowna Artist-in-Residence house (2 likes)
A place where real city planners could meet to sort out this urban mess you call Kelowna!	You could teach it outside AND have a certified gluten free restaurant
It could provide needed office space for non profit groups. Not a coffee shop or restaurant as that would be contrary to the original intentions of the Cameron family. It is a unique building and should be preserved for community and not commercial use (4 likes)	I think it should have coffee shop. maybe make beautiful gardens for weddings and grads or birthdays possibly small little cabins for people to stay in all year round when visiting Kelowna . Make it one of Kelownas hot spots to come stay !
A small coffee shop where people can go and listen to live poets or soloists.for all ages.....a gathering place for the community (4 likes)	Perhaps this buiding could be used for teaching art to children etc.--or a place that Artists could display their work.
Tea house an healthy all natural /sugar free snack shack /tea .maybe 420 friendly with/CLASS .!discreet /tha be a gold mineprofit to help wher needed ..	A safe house for homeless youths!
A small community hall. Looks like a beautiful spot for bday and stuff. Also like the idea of a learning station about gardening and compost etc. Make it a volunteer thing maybe?. (9 likes)	The tourist booth and explain history of orchards/Kelowna in costume. (8 likes) have costumes for people to have their pictures taken in... have b'day parties, weddings,special events offering period costumes...make sure to have a set limit for people attending.
Weddings and parties like the Sarsons beach house. (3 likes)	It shares a parking lot with a busy daycare. Not the best place for an info centre. (3 likes)
Something ..Anything...where it is not wrecked or torn down..but enjoyed as a piece of history .(3 likes)	A certified gluten free restaurant. Using organically home grown local produce. (3 likes)
A concession for the baseball players (2 likes)	A home for homeless youth
A place for transition whether it be for seniors or people with a disability are waiting for placement.	Community hall for rent (2 likes)
Coffee shop with fresh pastries made from local products, to help our dedicated farmers.(2 likes)	A treatment centre where the clients their learn how to grow veggies and such. They then teach others and have a fruit stand and a community garden.
So by reading the comments. Its safer to say that this place should be a comunity center.	A store for handmade local artisans creations
Something for youth so that they grow up with this place in their memories.	writer/poet/artist in residence. It should also be a gray water demonstration home to help people realize solutions to our limited water resource.
Creative innovative space for arts in the community. How can we transform this space into a 3rd space?	a community centre (8 likes)
Small community hall (4 likes)	Live music venue (4 likes)
A bakery and small coffee shop (3 likes) Like green wood bakery	A Pub
Pre school or daycare	Quilt Store
A movie set	For elderly to, gather
And a small craft corner	

Attachment 5: List of City-owned Heritage Assets



Current Adaptive Reuse



Potential Adaptive Reuse



On Hold

Asset	Designation Bylaw	Nat'l Registry	Occupied	Condition Comment
Brent's Grist Mill, 2128 Leckie Place	#9185 Municipal	Yes	Vacant, site fenced & secured	Building in very poor condition.
Dairy Barn at Brent's Heritage Park, 2128 Leckie Place	#9185 Municipal	Yes (info under Grist Mill)	Vacant, site fenced & secured	Building in very poor condition.
Fleming House at Brent's Heritage Park, 2128 Leckie Place	#9185 Municipal	Yes (info under Grist Mill)	Vacant, site fenced & secured	Recent BC Heritage Grant used to replace roof & restore front porch. Inside in very poor condition.
Cameron House, 2337-2345 Richter Street	No	Yes	Vacant, building locked up	Building in very poor condition - major structural and foundation issues.
Central Elementary, 1825 Richter Street	#8805 Municipal	Yes	School District #23 Charitable lease	SD23 invested \$1m to restore building envelop. Long term arrangement, building is good condition.
Guisachan House, 1056-1060 Cameron Avenue	#7794 Municipal	Yes	Restaurant market lease: \$35,912 annually	\$2M restoration following 2006 fire completed. Building is in good condition
Guisachan Milk Shed, 1056-1060 Cameron Avenue	#7794 Municipal	No	Central Okanagan Heritage Society Charitable lease	Some investment required.
Imhoff Tank, Waste Water Treatment Plant, 951 Raymer Ave	No	No	N/A - Not a building	Fair condition.
Kelowna and District Memorial Arena, 1424 Ellis Street	No	No	City - Minor Hockey Charitable lease with Sports Hall of Fame, War Memorial Museum	On-going upgrades to building systems. Building is in fair condition.
Kelowna Water Street Firehall, 1616 Water St.	#8013 Municipal	Yes	City - Downtown Firehall	Needs investment to restore building envelop. Interior spaces need to be updated for the Fire Department.
Kelowna Memorial Park Cemetery, 191 Bernard Avenue	No	No	N/A – Not a building - Active Cemetery	N/A
Knowles House, 865 Bernard Avenue	No	No	Okanagan Symphony; commercial lease: \$13,680 annually	South-east addition needs to be removed (rot and mold)
Laurel Packinghouse, 1304 Ellis Street	#5480 Municipal	Yes	Kelowna Orchard & Wine Museums, Charitable lease with Kelowna Museums Society	Restoration project of \$2.5m in 2010. Building is good condition. Investment is required for re-instating heritage garden and courtyard.
Old Glenn Avenue School, 1633 Richter Street	#8804 Municipal	Yes	Boys and Girls Club Charitable lease	Needs investment to restore building envelope. Funding approved in 2015 to commence the project.
Rotary Centre for the Arts, 421 Cawston Avenue	No	No	Kelowna Visual & Performing Arts Ctr Society, Charitable lease	In good condition. Minor investment required for tenant improvements to the bistro/restaurant area.
St. Aidan's Church, 365 Rutland Road North	No	No	Vacant	Very poor condition. Partnership approved in 2014 for the disposition of the site for its restoration.
Surtees Barn, 4629 Lakeshore Road	No	No	Vacant	Very poor condition, currently tarped for rain protection.
Ritz Café, 4629 Lakeshore Road	No	No	Vacant	Very poor condition, regular security breaches.
Tobacco Barn, 4193 Gordon Drive	No	No	Thompson Farm Storage	Fair condition; some capital investment required.



Heritage Asset Management Strategy

2017 Program Update



Heritage preservation and education play a key role in community identity, and helping to create a distinct and unique civic culture. City policy realizes the importance of this, and works to preserve these unique assets, as well as help to continue to create new and exciting historic opportunities for Kelowna residents.

Out of the 19 properties listed in the Heritage Asset Management Strategy, 11 sites are currently being used in an adaptive reuse capacity, while 4 others are now being considered for similar models of use and restoration.



City of Kelowna

Old Glenn Avenue School



- 1633 Richter Street
- \$510,000.00 of exterior improvements approved in 2015 Capital Budget.
- Project completion by June 2017.

Surtees Property (Ritz Café and Surtees Barn)



- 4629 Lakeshore Road.
- Pursuing Adaptive Reuse partnership with Worman Commercial.
- Lease agreements are currently being finalized.
- Heritage Revitalization Agreement is in process.



Surtees Property (Ritz Café and Surtees Barn)



Surtees Property Concept Sketch - 2017

Cameron House



- 2337-2345 Richter Street.
- Minimal architectural and structural stabilization has been completed to date.
- Public Engagement was conducted in 2016:
 - 78% of respondents value the heritage component of site.

Cameron House



Top four desired uses:

- Arts Studio,
- Coffee or Tea House,
- Children's Daycare,
- Children's After-school Care

Cameron House



- Expression of Interest prepared seeking suitable partners.
- Awaiting turn to be posted.

Brent's Grist Mill Heritage Park



- 2128 Leckie Road.
- Structural stabilization of buildings complete.
- Expression on Interest (EOI) on hold pending:
 - Cameron House EOI,
 - Outcome of Surtees partnership,
 - Further development on Rail Trail.

St. Aidan's Church



- 365 Rutland Road North.
- Property transferred to Okanagan Buddhist Cultural Centre (OBCC).
- OBCC currently working through rezoning to P3 and terms of Heritage Alteration Permit.

Firehall No. 2 Water Street



- 1616 Water Street.
- Building exterior restoration required :
brickwork, parapet bracing, window restoration.
- Internal functional upgrades also considered.
- Initial cost estimates were too high and not brought forward for 2017.
- Revised scope of work and cost to be presented in 2018.

Laurel Packing House Courtyard



- 1304 Ellis Street.
- Working closely with our partner Kelowna Museums.
- Detailed design of south courtyard space nearing completion.
- Heritage, education and urban design elements to be incorporated.
- Two-thirds of budget secured, last portion being pursued with grant funding.

Laurel Packinghouse Courtyard



Laurel Packinghouse Concept- 2017

Asset	Occupied
Brent's Grist Mill	Vacant, site fenced & secured
Dairy Barn at Brent's Heritage Park	Vacant, site fenced & secured
Fleming House at Brent's Heritage Park	Vacant, site fenced & secured
Cameron House	Vacant, building locked up
Central Elementary School	School District #23, charitable lease
Guisachan House,	Restaurant market lease, \$35,912 annually
Guisachan Milk Shed	Previously used for charitable lease
Imhoff Tank, Waste Water Treatment	Not a building
Kelowna and District Memorial Arena	City - Minor Hockey, charitable lease
Kelowna Water Street Firehall	City - Downtown Firehall
Kelowna Memorial Park Cemetery	Not a building - Active Cemetery
Knowles House	Okanagan Symphony; commercial lease: \$13,680 annually
Laurel Packinghouse	Kelowna Orchard & Wine Museums, charitable lease
Old Glenn Avenue School	Boys and Girls Club, charitable lease
Rotary Centre for the Arts	Kelowna Visual & Performing Arts Ctr Society, charitable lease
St. Aidan's Church	Vacant
Surtees Barn	Vacant
Ritz Café	Vacant
Tobacco Barn	Thompson Farm Storage

Questions?

Report to Council



Date: May 1st, 2017
File: 1850-50
To: City Manager
From: Integrated Transportation Manager
Subject: Southwest Mission Sector Transportation Update

Recommendation:

THAT Council receive, for information, the report from the Integrated Transportation Manager, dated May 1st, 2017, with respect to transportation planning in the Southwest Mission Sector.

Purpose:

To advise Council on the historical background of transportation planning in the Southwest Mission, current conditions on Lakeshore and Gordon, potential mitigation strategies for future development in the sector, and alignment with the City's forthcoming Transportation Master Plan.

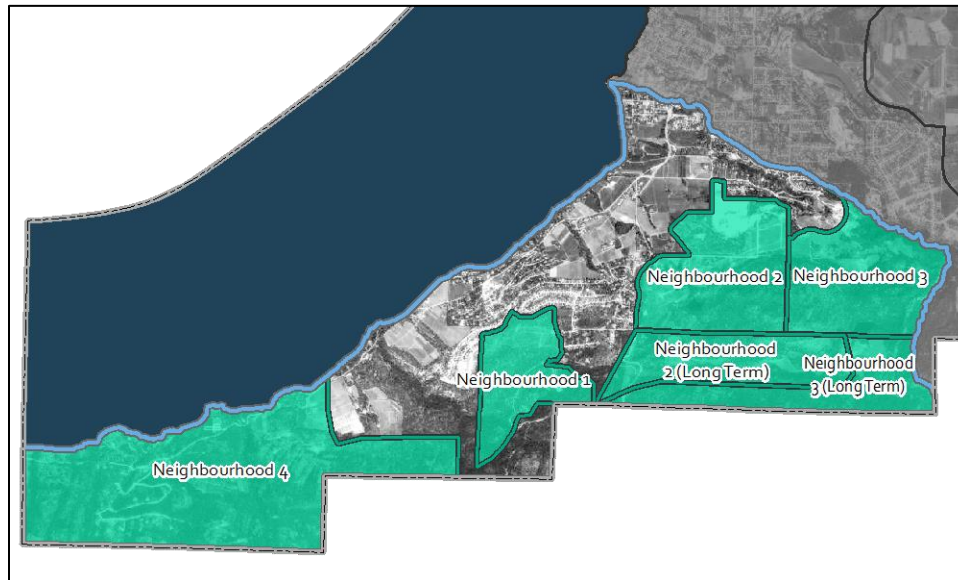
Background:

During the January 16th, 2017 meeting, Council adopted a resolution to direct staff through Service Request 391638, "to bring forward information on South Mission Transportation policies and planning including unit thresholds". Previously in November 2016, Council directed staff "to investigate ways to improve traffic flow along Lakeshore Road and Gordon Drive with consideration given to school zones and crosswalks".

Traffic congestion in the Southwest Mission Sector has been prominent concern for residents in recent years. This report was prepared by an interdisciplinary team of staff from Integrated Transportation, Community Planning, and Policy & Planning. It is intended to respond to Council's directives and provide background information for transportation planning in the area. This report is not a comprehensive transportation plan for the area, which will be delivered as part of the City's forthcoming Transportation Master Plan.

Historical Context

The Southwest Mission Sector Plan (SMSP) envisioned a long-term buildout of 6,650 units in the sector. Just under sixty percent of these (3,850 units) were anticipated to be built between 1995 and 2015. As shown in the table below, a significant portion of these units forecasted in the original twenty-year horizon remain to be realized.



	SMSP Forecast (2015)	Existing	Remaining
Neighbourhood 1	1,450	1,190	260
Neighbourhood 2	1,200	1,250	-
Neighbourhood 3	1,200	225	975
Total	3,850	2,665	1,195

The SMSP also included a high-level road network to support future development. It was suggested that eight vehicle lanes connecting to the sector would be required within the original twenty-year horizon (1995-2015). This would be achieved with Lakeshore, Gordon, and Swamp at two lanes each, and South Perimeter providing another two lanes to be built after 2,700 units. Beyond the twenty-year horizon, the SMSP recommended four-laning either Lakeshore or Gordon at 4,200 units to enable the full buildout of the sector. However, the four-laning of Lakeshore from Barnaby to Old Meadows was added to the DCC program in 1995, to be completed after 1,600 units in Neighbourhoods 1 and 2.

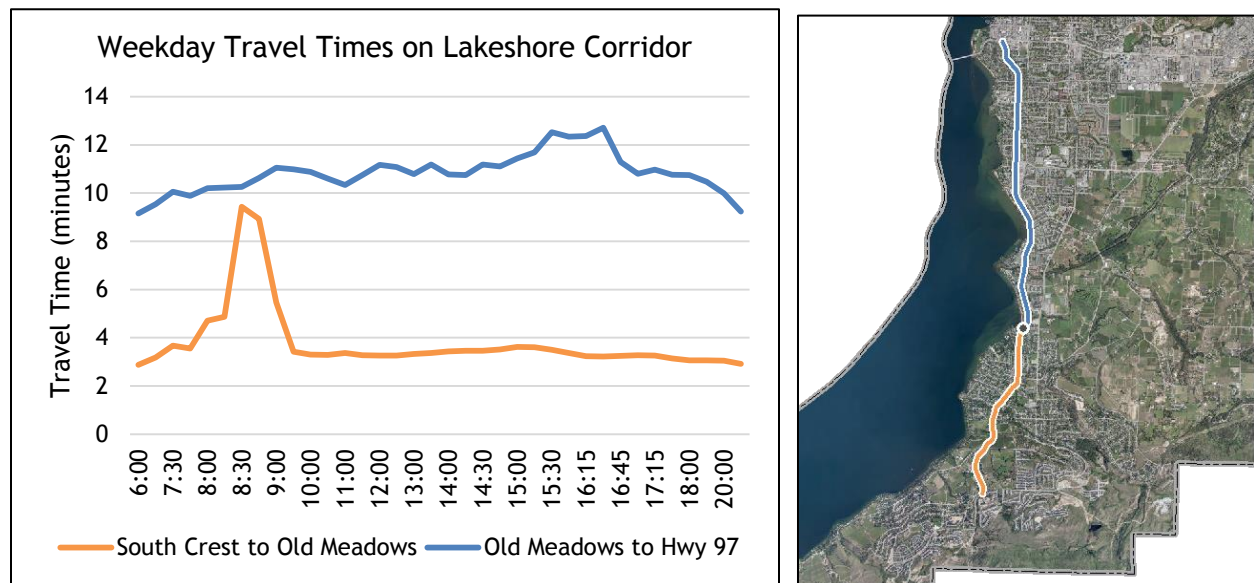
Roughly 1,500 units were built in Neighbourhoods 1 and 2 by 2009. The 2009 Servicing Plan scheduled four-laning Lakeshore from Barnaby to Dehart and the connection of South Perimeter for 2010-2015. Four-laning Lakeshore from Dehart to Old Meadows was scheduled for 2015-2020.

In the 2011 DCC Program, Lakeshore was altered to a three-lane cross section with a shared-use pathway. This decision was made to encourage a more balanced transportation network and minimize the property requirements along the corridor. It is also important to note that the incremental vehicle capacity of a fourth lane is often limited by conflicts with left-turning movements, at the expense of safety and neighbourhood livability. South Perimeter was also deferred until the fourth quarter of the 2030 program (2025-2030); however, construction was accelerated by Council in 2012. The new arterial is now anticipated to be completed in 2019. In the context of the original sector plan, South Perimeter is proceeding approximately on schedule (after 2,700 units) bringing the total capacity connecting to the sector to eight vehicle lanes.

Current Operation of Lakeshore and Gordon

To evaluate current conditions staff recorded video and measured travel times along Lakeshore and Gordon in February 2017. From 7:30am to 8:30am, travel times from the Upper Mission to Old Meadows Rd increased from roughly five minutes to around 13 and 8 minutes on Lakeshore and Gordon, respectively. These delays are significant, but persisted for only 45 minutes when observed. Both roads operate below capacity over 23 hours per day.

Analysis of Google travel time data along the length of Lakeshore and Gordon suggests that the majority of delay between the Southwest Mission and the City Centre occurs at the Lower Mission schools. This is demonstrated in the figure below, which shows travel times for Lakeshore on an average weekday through the Lower Mission (in orange) and from the Lower Mission to Highway 97 (in blue).



A hardware malfunction on the traffic signal at Eldorado has been resolved, leading to a minor improvement in traffic flow. Staff are working to optimize signal timings in the area, recognizing the need to balance vehicle movement with the safety and convenience of children crossing the road. Staff are also providing direction for school crossing guards at Dorothea Walker with regards to the interval between activating the pedestrian flashers. These measures may lead to a marginal reduction in delays on Lakeshore and Gordon; ultimately, some level of peak hour traffic congestion is unavoidable.

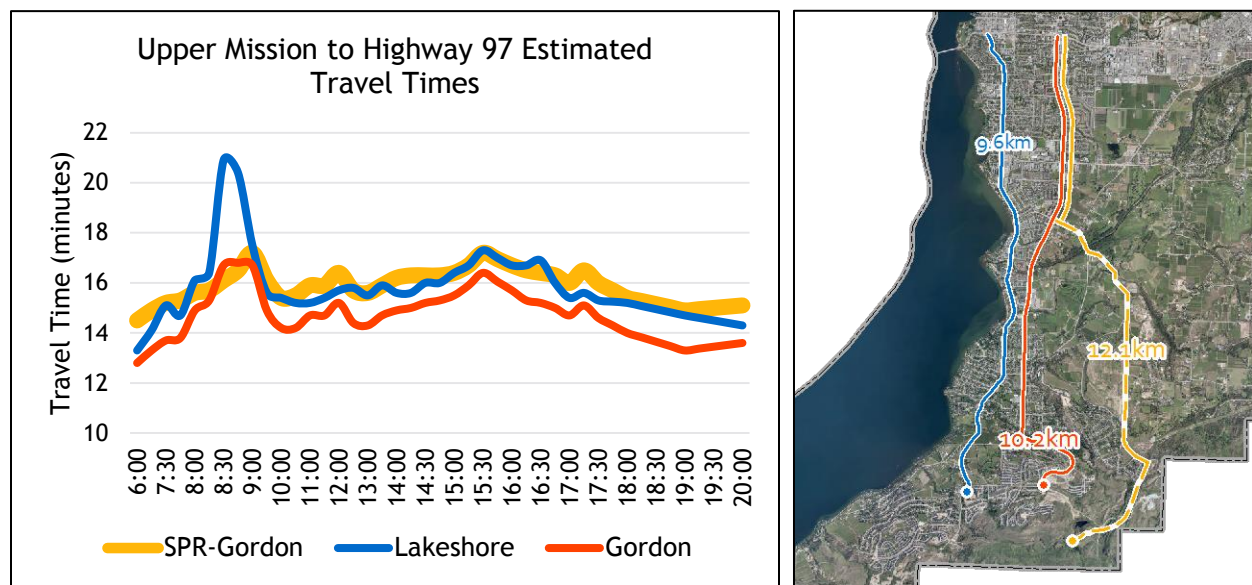
Future Development and Road Network

The roughly 1,200 units remaining within the original twenty-year horizon of the SMSP are anticipated to be built over the next five to ten years, predominantly in the Ponds area. The 2,800 units beyond the twenty-year horizon in the SMSP were split between Thomson Flats and Neighbourhood 4, west of Lebanon Creek. An area structure plan for Thomson Flats is underway, with a maximum top end yield of 1,400 units. Neighbourhood 4 has some significant barriers to development due to topography, agricultural land reserves, and servicing challenges which may preclude development from proceeding.

The current capital plan for roads in the Southwest Mission Sector is attached to this report. Two projects to note are the Frost Rd extension, which should help better distribute traffic between Lakeshore and Gordon, and South Perimeter Rd, which forms part of a new eastern corridor along Stewart and Casorso.

South Perimeter may not significantly reduce peak hour delays on Lakeshore and Gordon, as travel times on the more indirect route will only be competitive when there are significant delays on the existing corridors. The chart below compares the current travel times (based on Google users' data) from Upper Mission to Highway 97 on Lakeshore and Gordon (in blue and red) with the estimated time on South Perimeter/Gordon (in gold).

The extent to which residents divert to the new eastern route will depend on how delays change on existing corridors in the future, either becoming more severe or spreading out in time.



South Perimeter is expected to be beneficial as a 'safety valve' which prevents worsening delays on Lakeshore and Gordon. This is particularly true once the connection through Thomson Flats to Chute Lake Rd is made; this will allow more direct access to the new corridor from Kettle Valley and relieve pressure on the Lakeshore corridor. Until this link is completed, the benefits of South Perimeter will likely be limited to the Ponds area.

Next Steps

Structural planning for the Southwest Mission is underway as part of the Thomson Flats ASP and the City's Transportation Master Plan. The potential impacts of South Perimeter Road and other projects will be assessed with more detailed modelling. Staff will continue to seek operational efficiencies through coordination with the School District and refinement of signal timings. However, given the nature of development in the sector, the location of schools, and the travel patterns of residents, there

will be traffic congestion on Lakeshore and Gordon at peak times and extra capacity most of the day. Maintaining the unhindered movement of vehicles at peak times is not only unfeasible, in terms of the land and investment required, but also undermines the City's efforts to foster more vibrant urban centres and safe, livable neighbourhoods.

Internal Circulation:

Director Strategic Investments
Divisional Director, Community Planning & Strategic Investments
Divisional Director, Corporate Strategic Services
Divisional Director, Infrastructure
Community Planning Department Manager
Information Services Department Manager
Long Range Policy Planning Manager (Contributor)
Policy & Planning Department Manager
Real Estate Services Manager
Transportation Engineering Manager (Contributor)
Transportation Planner (Lead contributor)
Community Engagement Consultant

Existing Policy:

OCP Policy 7.7.3:

Recognize and accept that a greater level of congestion will result from an increase in suburban growth and a reduced road construction program. The construction of active transportation corridors will be one of the methods of providing alternatives to relieve this congestion.

OCP Policy 7.8.6:

Time traffic signals in a manner that gives people preference over cars. Signal lengths should be set to permit less mobile pedestrians to cross with ease. Wait times should be set low so as to encourage pedestrians to act within the rules. These provisions should be made even if such result in delays to motorists.

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Financial/Budgetary Considerations
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by:

R. Villarreal, Integrated Transportation Manager

Approved for inclusion:



A. Newcombe, Divisional Director, Infrastructure

Attachment 1 - 2030 Capital Plan Road Network (Figure)

Attachment 2 - Southwest Mission Sector Transportation Update (Presentation)

cc: Director Strategic Investments

Divisional Director, Community Planning & Strategic Investments

Divisional Director, Corporate Strategic Services

Divisional Director, Infrastructure

Community Engagement Consultant

Community Planning Department Manager

Information Services Department Manager

Long Range Policy Planning Manager

Policy & Planning Department Manager

Real Estate Services Manager

Transportation Engineering Manager

Transportation Planner

2030 Capital Plan

Road Network



- Four Lane
- Two Lane
- Two Lane and Centre Turn Lane



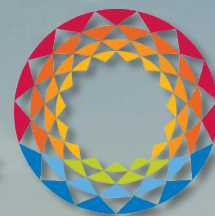
City of
Kelowna

Southwest Mission Sector

Council Workshop – May 1st, 2017

Outline

- ▶ Planning Background
- ▶ Current Conditions
- ▶ Future Growth



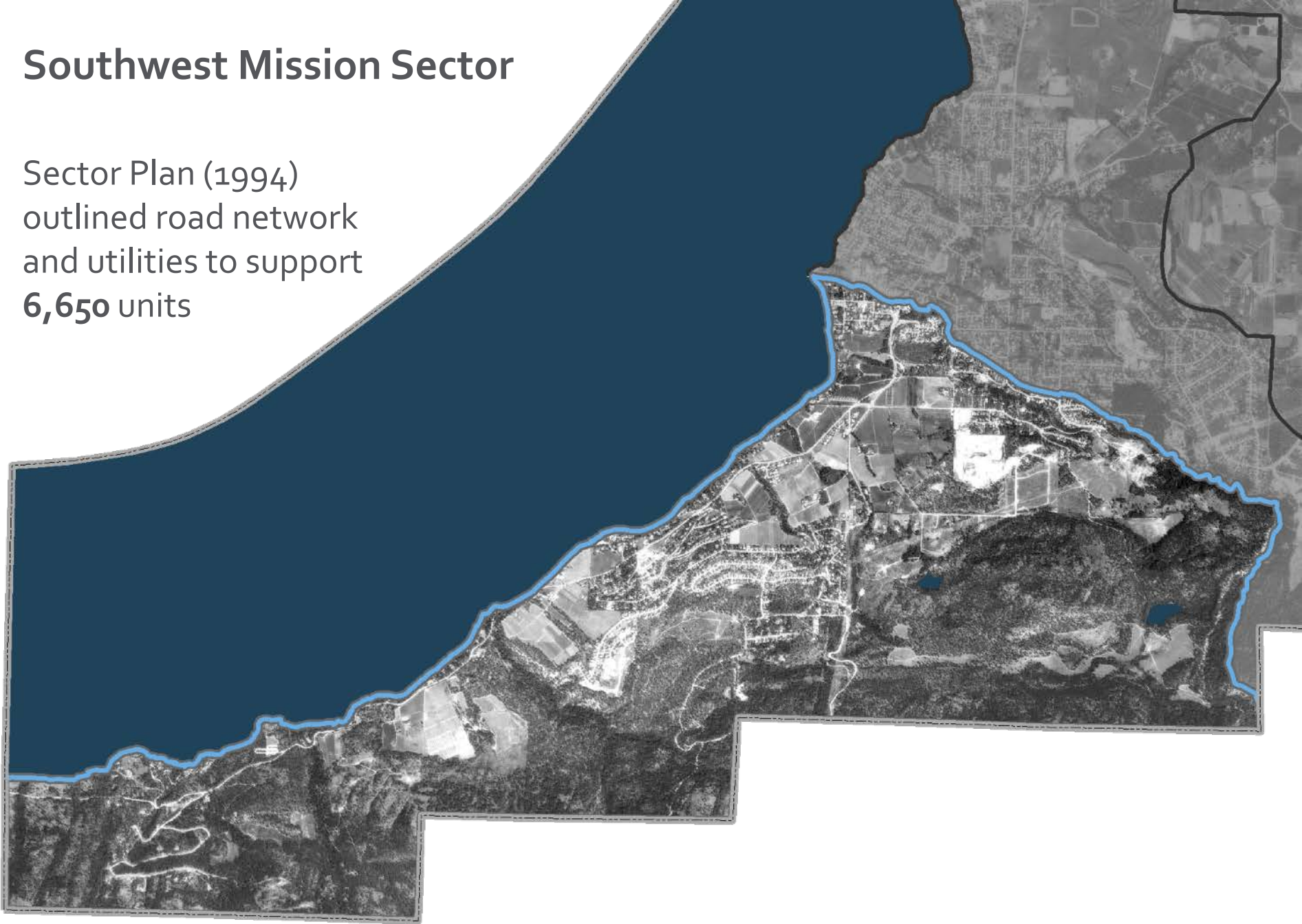
City of
Kelowna

Background



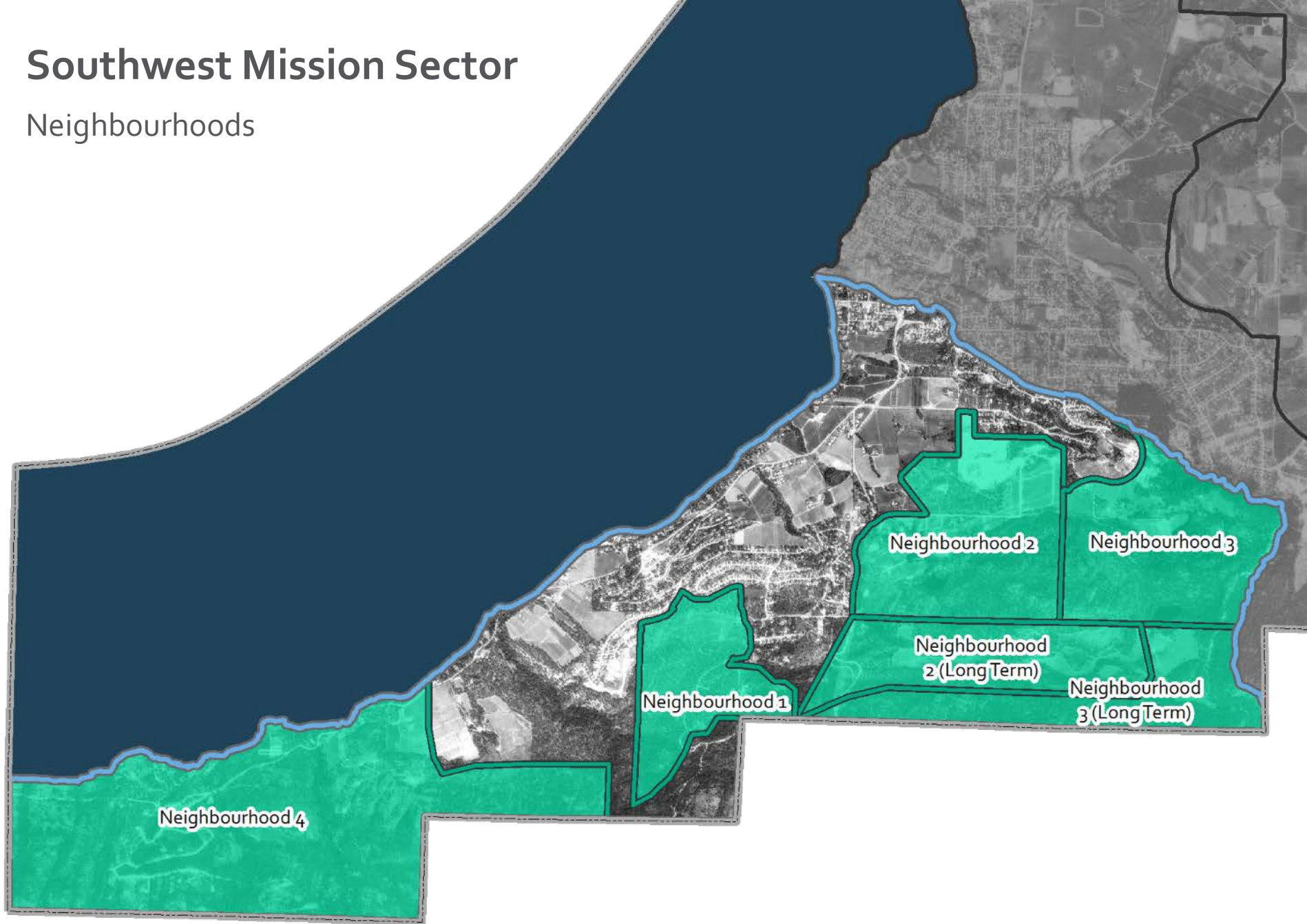
Southwest Mission Sector

Sector Plan (1994)
outlined road network
and utilities to support
6,650 units



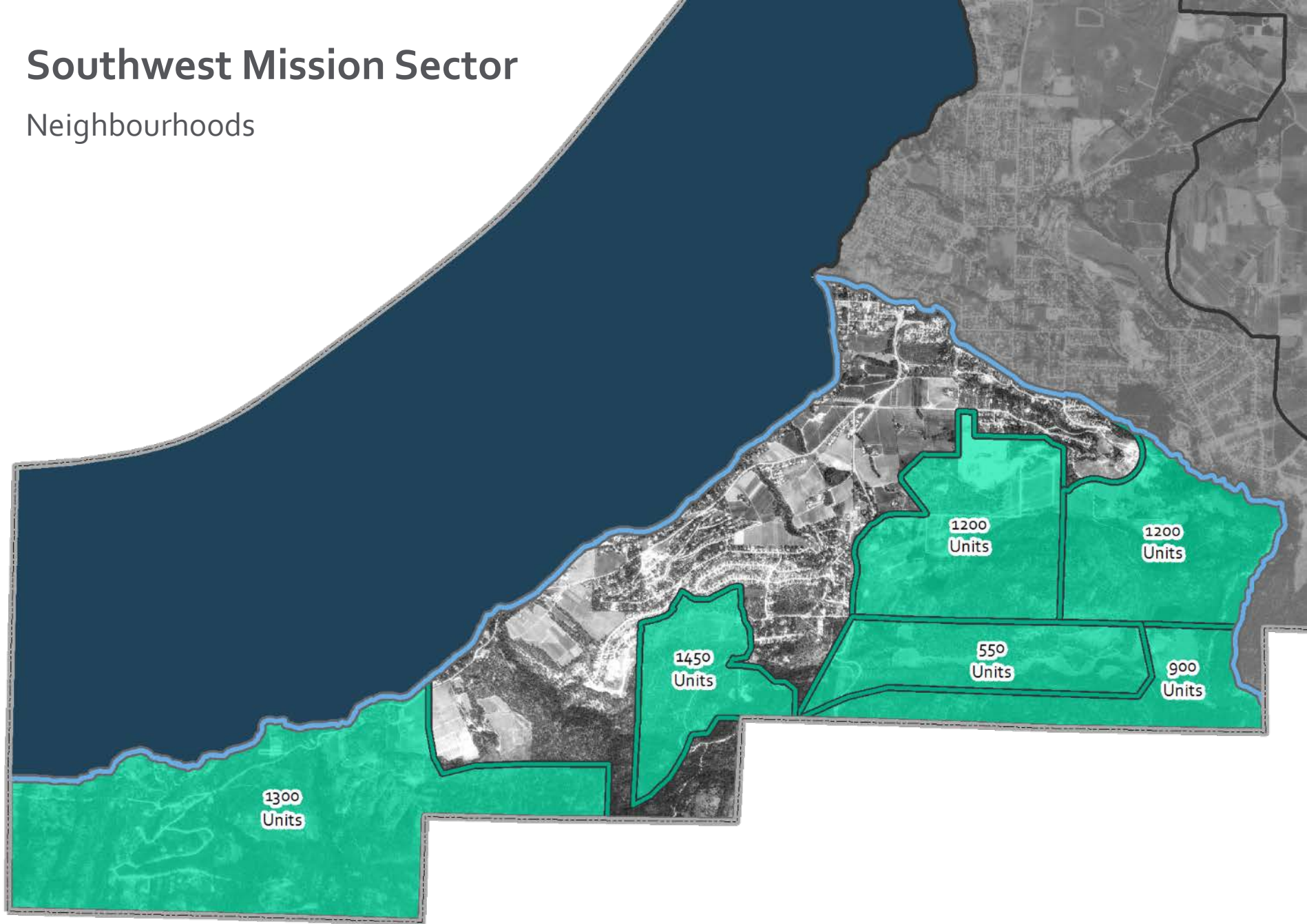
Southwest Mission Sector

Neighbourhoods



Southwest Mission Sector

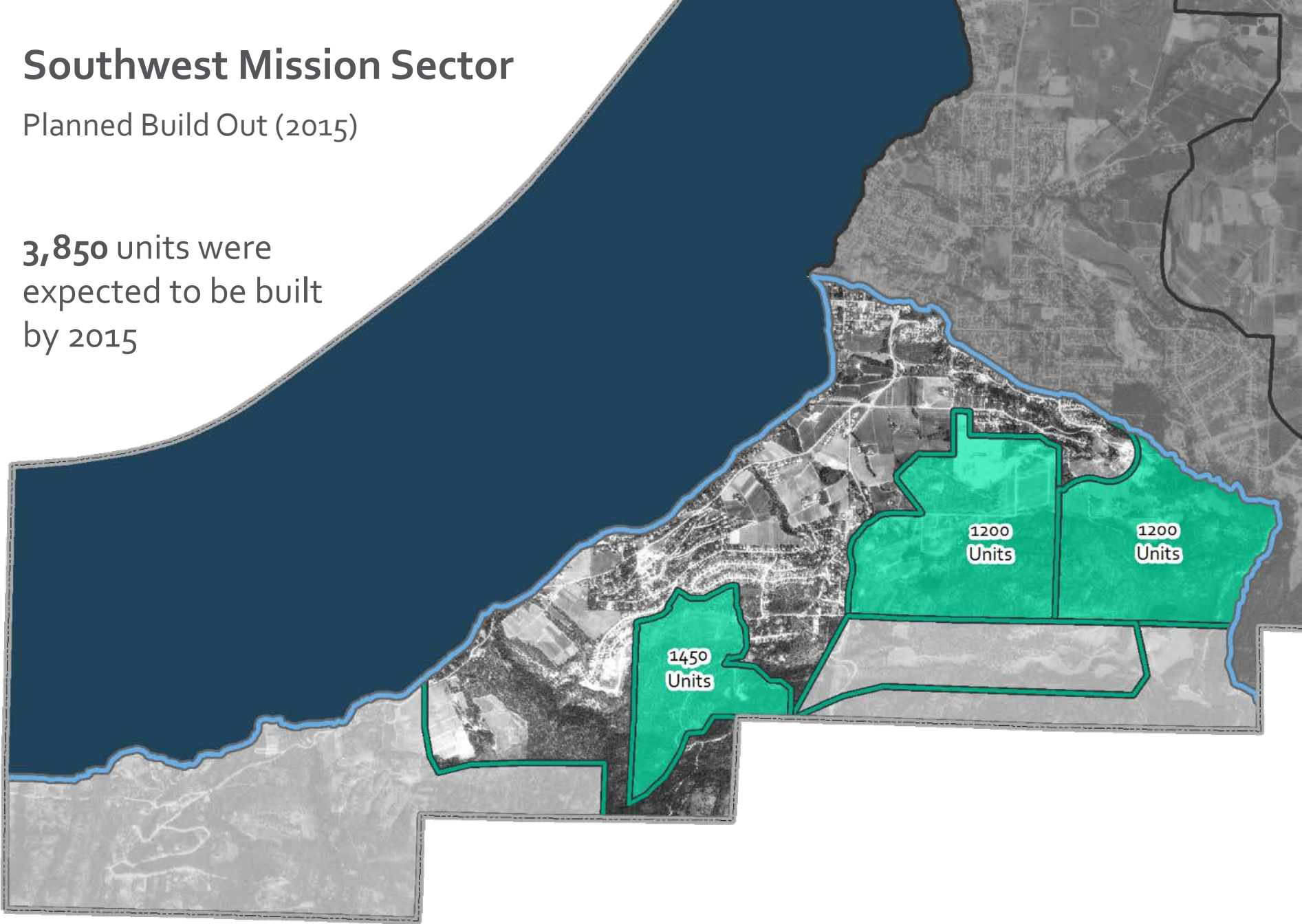
Neighbourhoods



Southwest Mission Sector

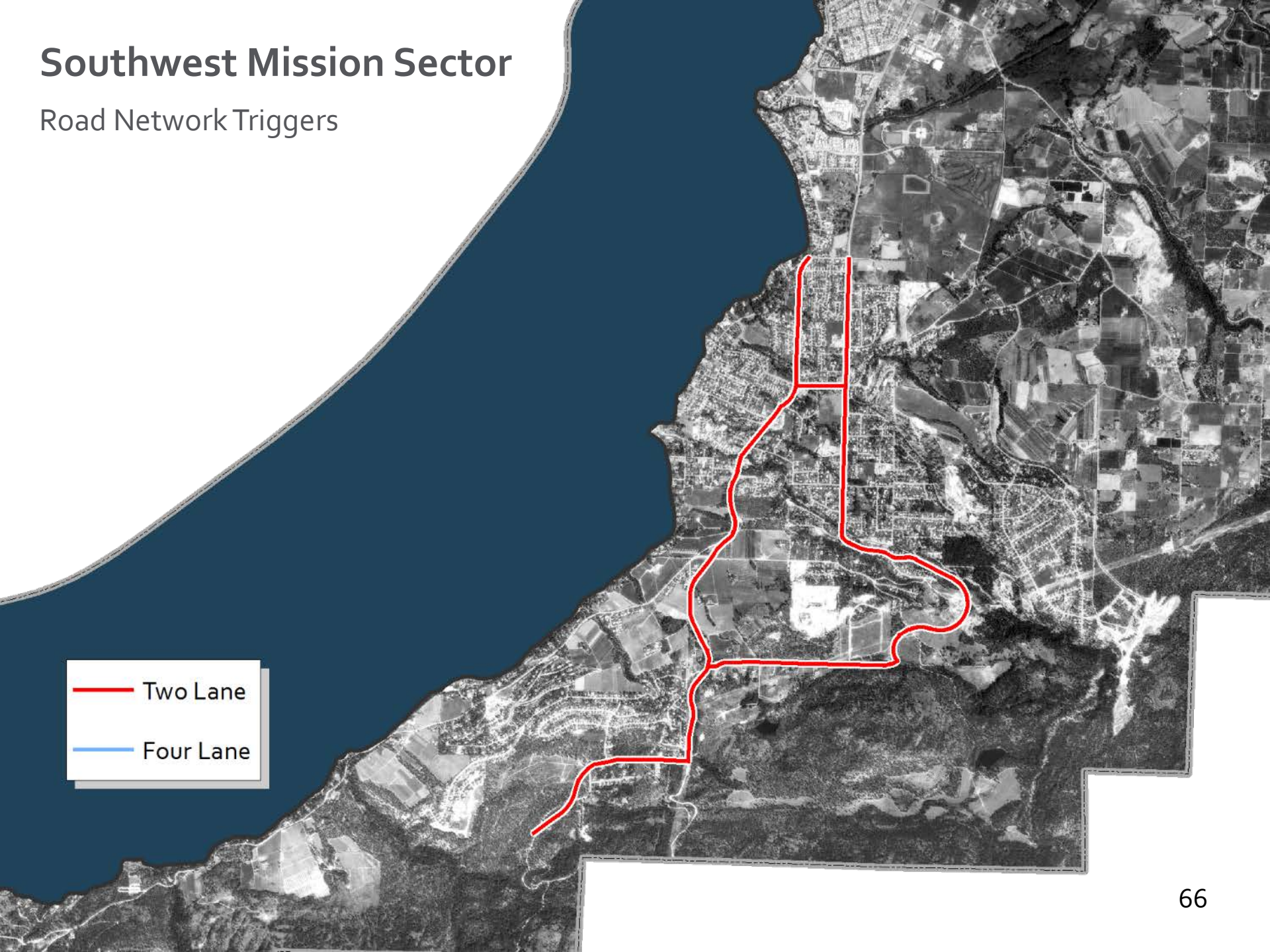
Planned Build Out (2015)

3,850 units were
expected to be built
by 2015



Southwest Mission Sector

Road Network Triggers



— Two Lane

— Four Lane

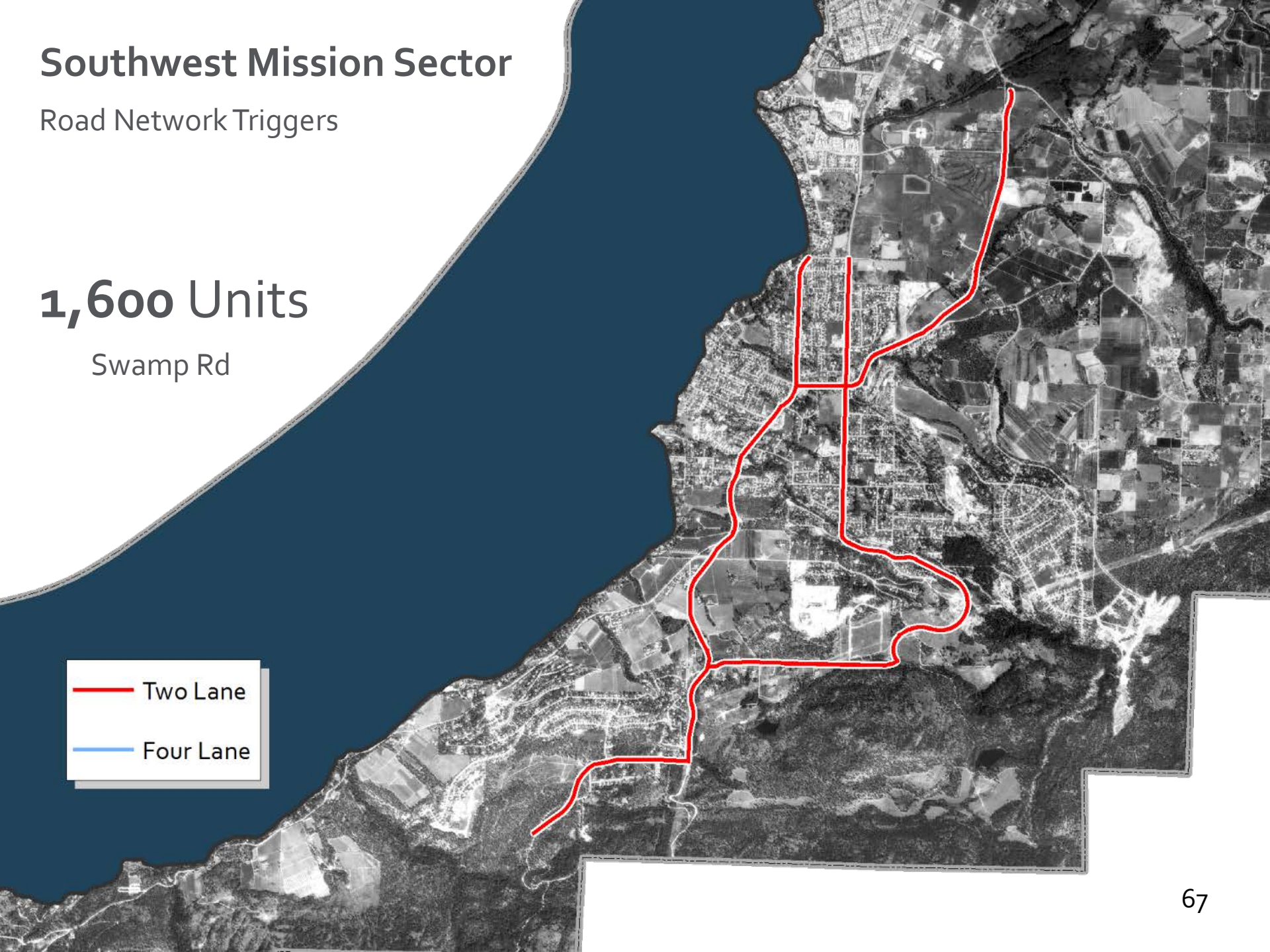
Southwest Mission Sector

Road Network Triggers

1,600 Units

Swamp Rd

— Two Lane
— Four Lane

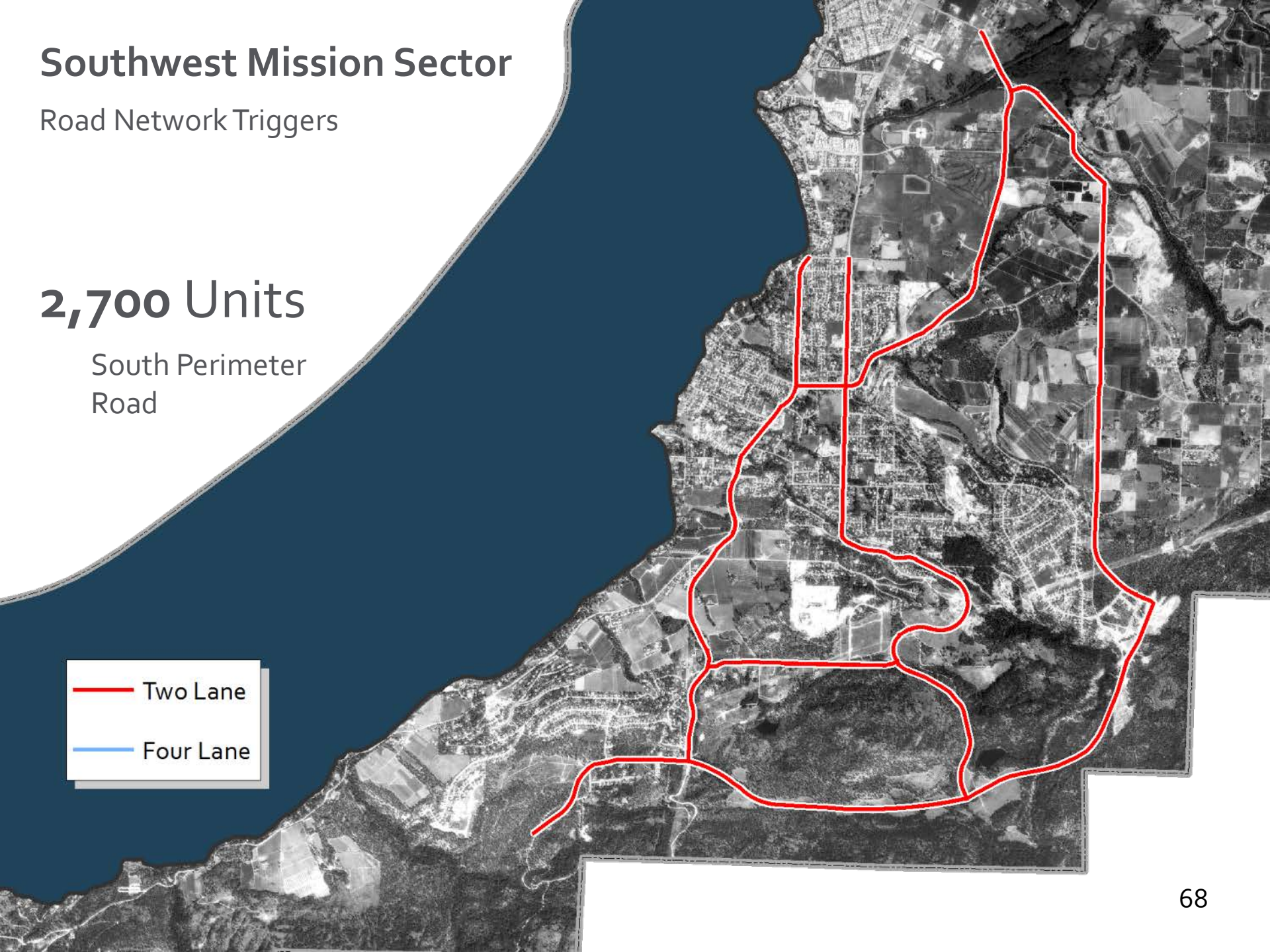
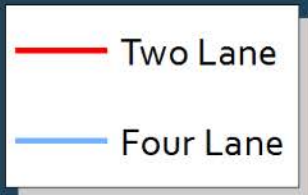


Southwest Mission Sector

Road Network Triggers

2,700 Units

South Perimeter
Road



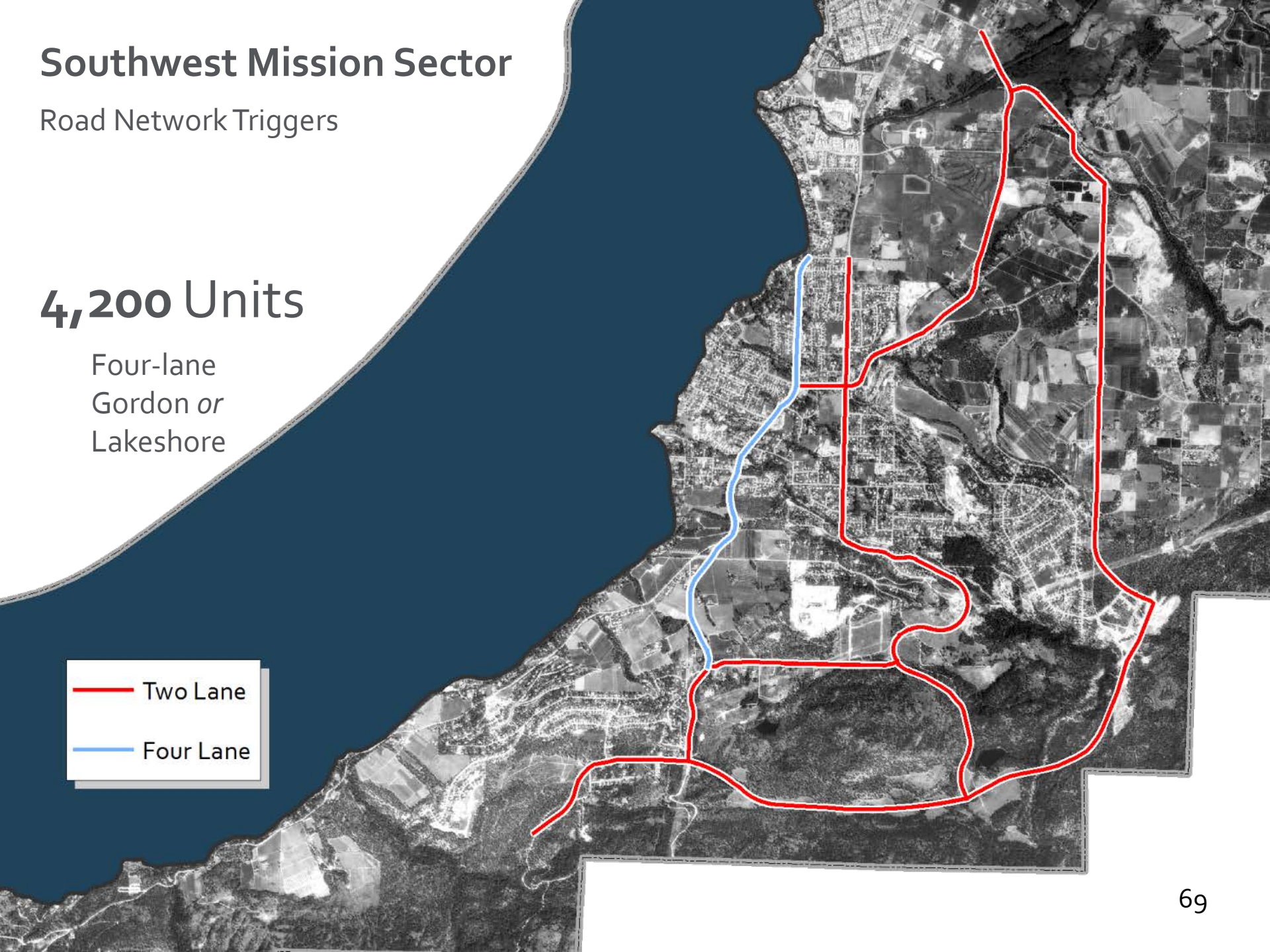
Southwest Mission Sector

Road Network Triggers

4,200 Units

Four-lane
Gordon or
Lakeshore

— Two Lane
— Four Lane



Southwest Mission Sector

2006



Lakeshore Rd

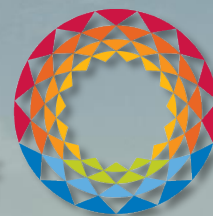
- ▶ Added to 1995 DCC Program as four-lanes (Barnaby to Old Meadows)
 - ▶ To be built after 1,600 units in Neighbourhoods 1 and 2
- ▶ Changed to a three-lane cross section in 2011 DCC Update

Three Lanes Vs. Four



South Perimeter Rd

- ▶ Per Sector Plan, to be built after 2,700 units
- ▶ Scheduled for 2010-2015 in 2009 Servicing Plan
- ▶ Deferred until 2025-2030 in 2011 DCC Update
- ▶ Accelerated by Council in 2012

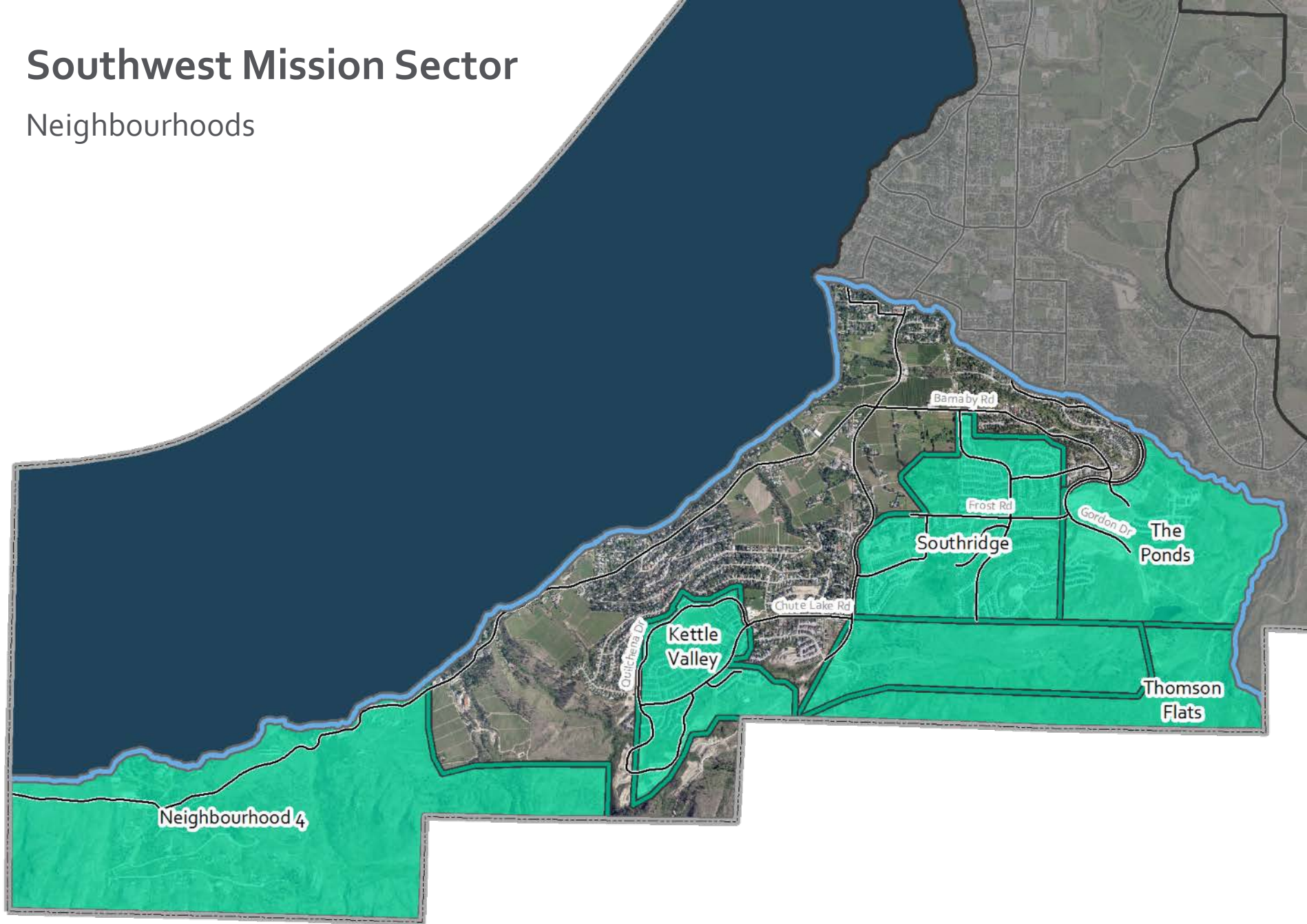


City of
Kelowna

Current Conditions

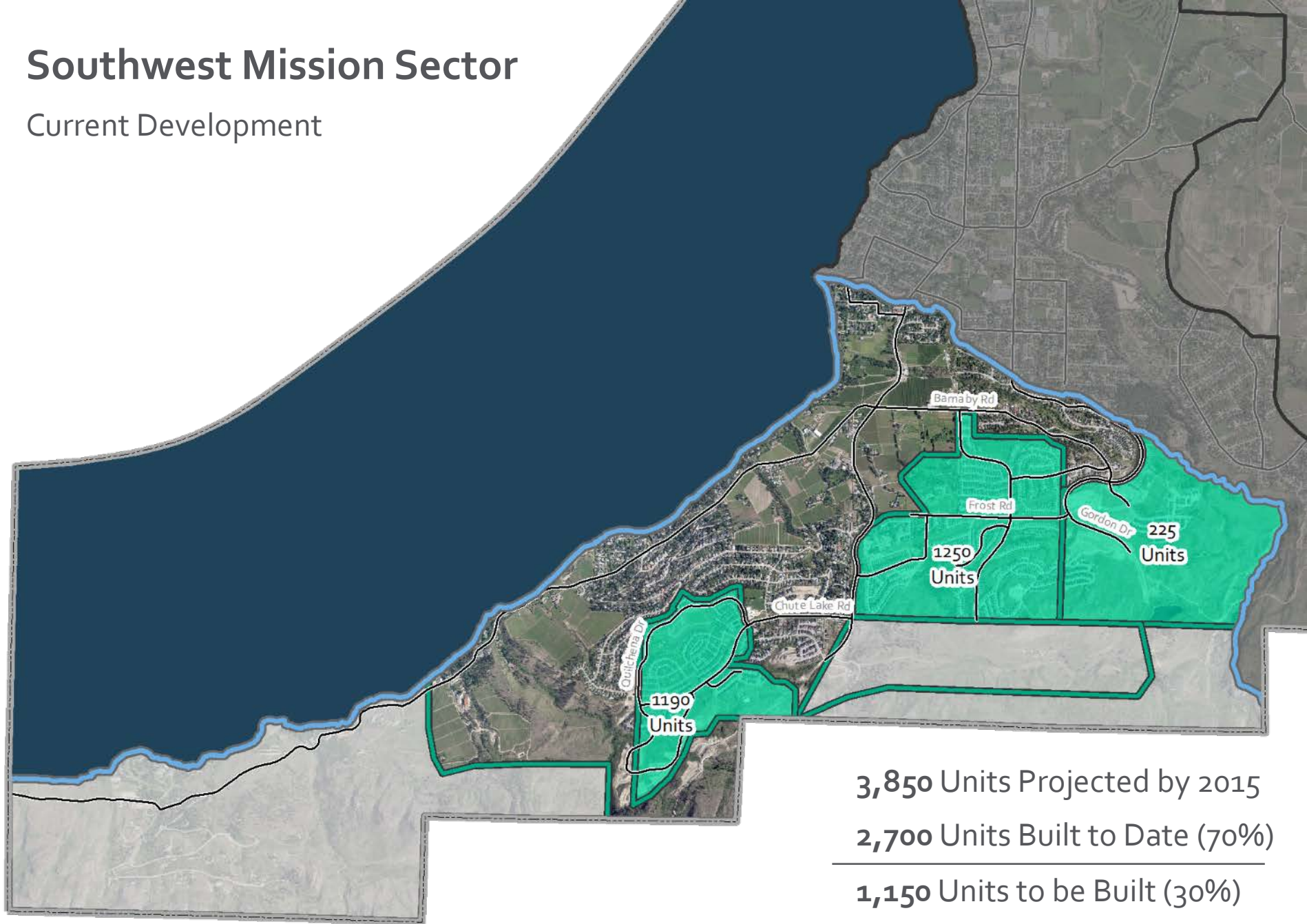
Southwest Mission Sector

Neighbourhoods



Southwest Mission Sector

Current Development



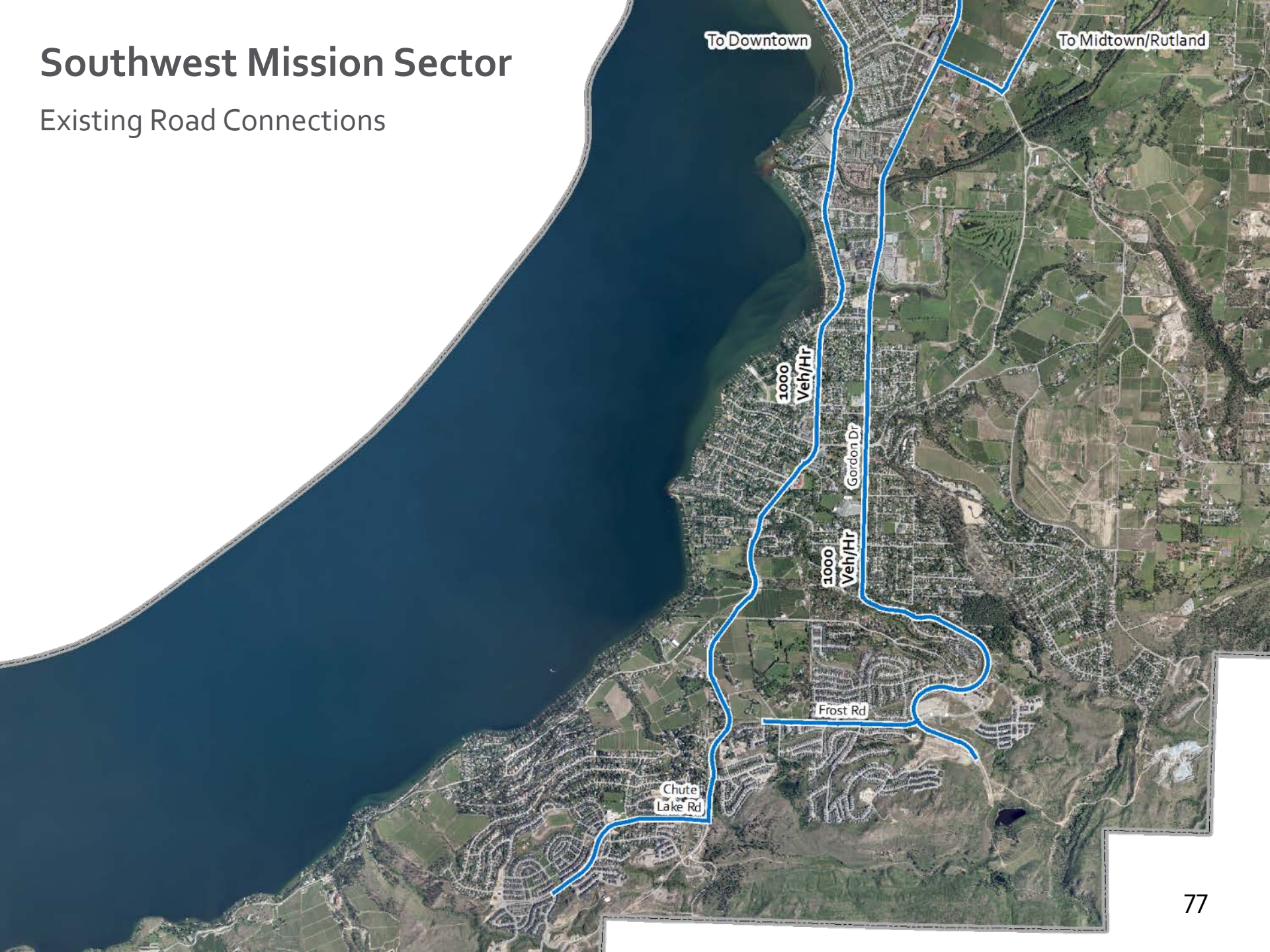
3,850 Units Projected by 2015

2,700 Units Built to Date (70%)

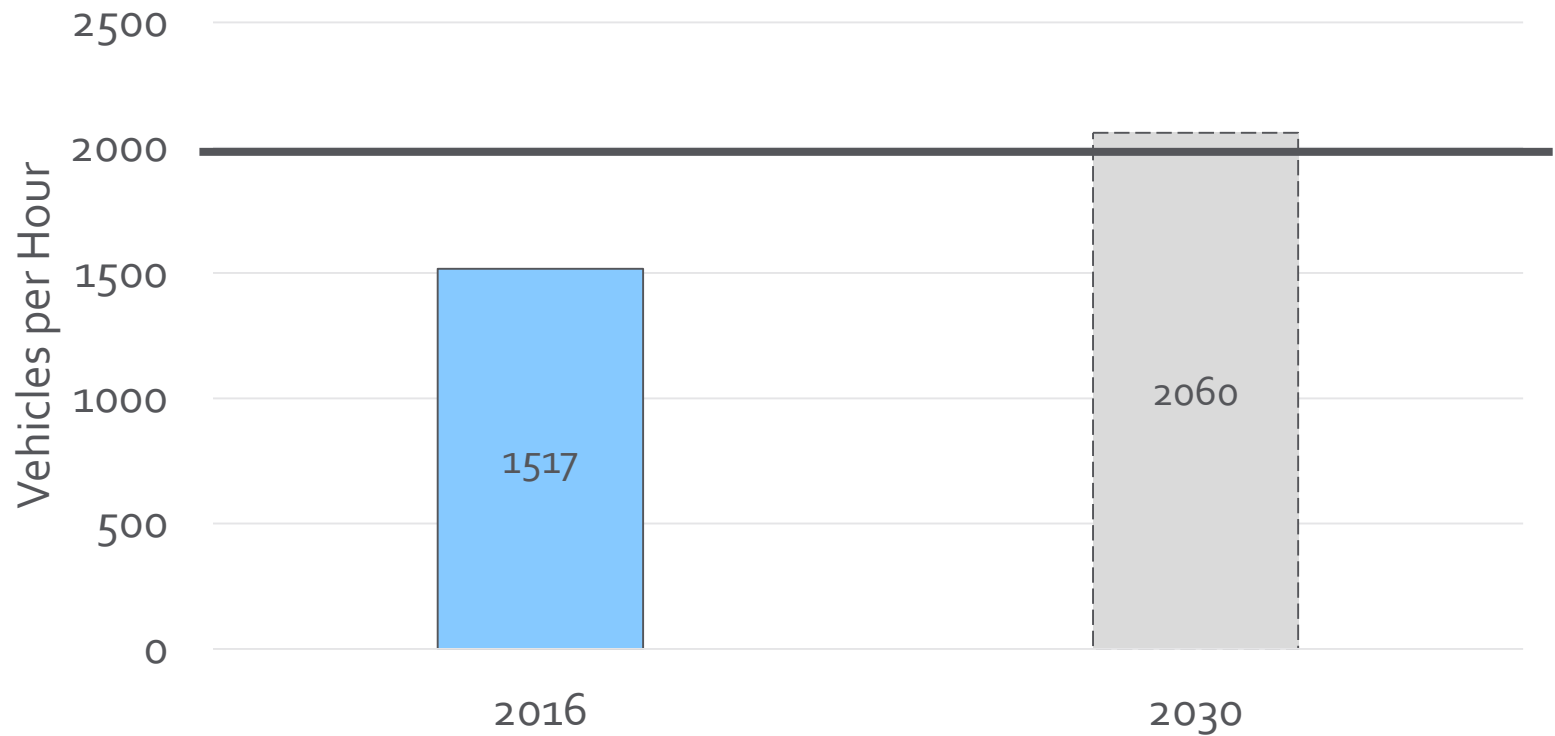
1,150 Units to be Built (30%)

Southwest Mission Sector

Existing Road Connections



Morning Peak Traffic out of Southwest Mission

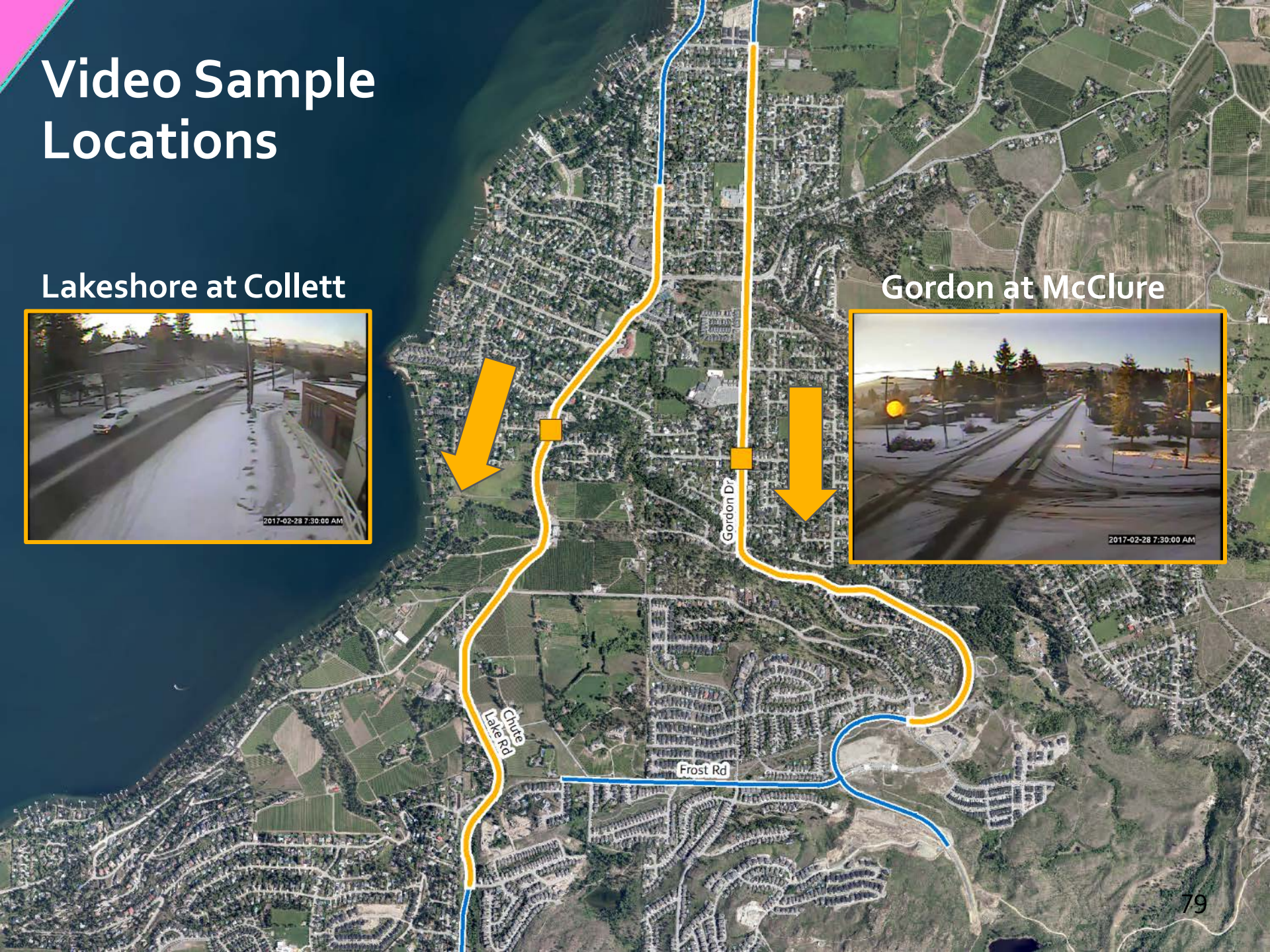


Video Sample Locations

Lakeshore at Collett



Gordon at McClure



Early Morning – 7:30am

Lakeshore

Travel time (South Crest - Kensington)

~5 min

No Delay



Gordon

Travel time (Steele – Old Meadows)

~5 min

No Delay



Early Morning – 8:00am

Lakeshore

Travel time (South Crest - Kensington)

~8 min

+3 min



Gordon

Travel time (Steele – Old Meadows)

~5 min

No Delay



Morning Peak – 8:15am

Lakeshore

Travel time (South Crest - Kensington)

~13 min

+8 min



Gordon

Travel time (Steele – Old Meadows)

~7 min

+2 min



Morning Peak – 8:45am

Lakeshore

Travel time (South Crest - Kensington)

~7 min

+2 min



Gordon

Travel time (Steele – Old Meadows)

~5 min

No Delay



Midday – 1pm

Lakeshore

Travel time (South Crest - Kensington)

~5 min

No Delay



Gordon

Travel time (Steele – Old Meadows)

~5 min

No Delay



Afternoon Peak – 3:20pm

Lakeshore

Travel time (Kensington – South Crest)

~5 min

No Delay



Gordon

Travel time (Old Meadows - Steele)

~5 min

No Delay



Gordon and Lakeshore

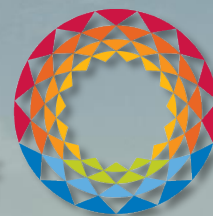
- ▶ Traffic is concentrated in time and space.
 - ▶ Schools and some operational issues, but that is not the structural problem
- ▶ Longest observed delay:
 - ▶ Lakeshore ~8 to 10 min
 - ▶ Gordon ~2 to 3 min

Both roads have excess capacity 23 hours per day

Can we **guarantee** that every person can drive everywhere at any time **with no delay** ?

“Building more roads to prevent congestion is like a fat man loosening his belt to prevent obesity” – Lewis Mumford



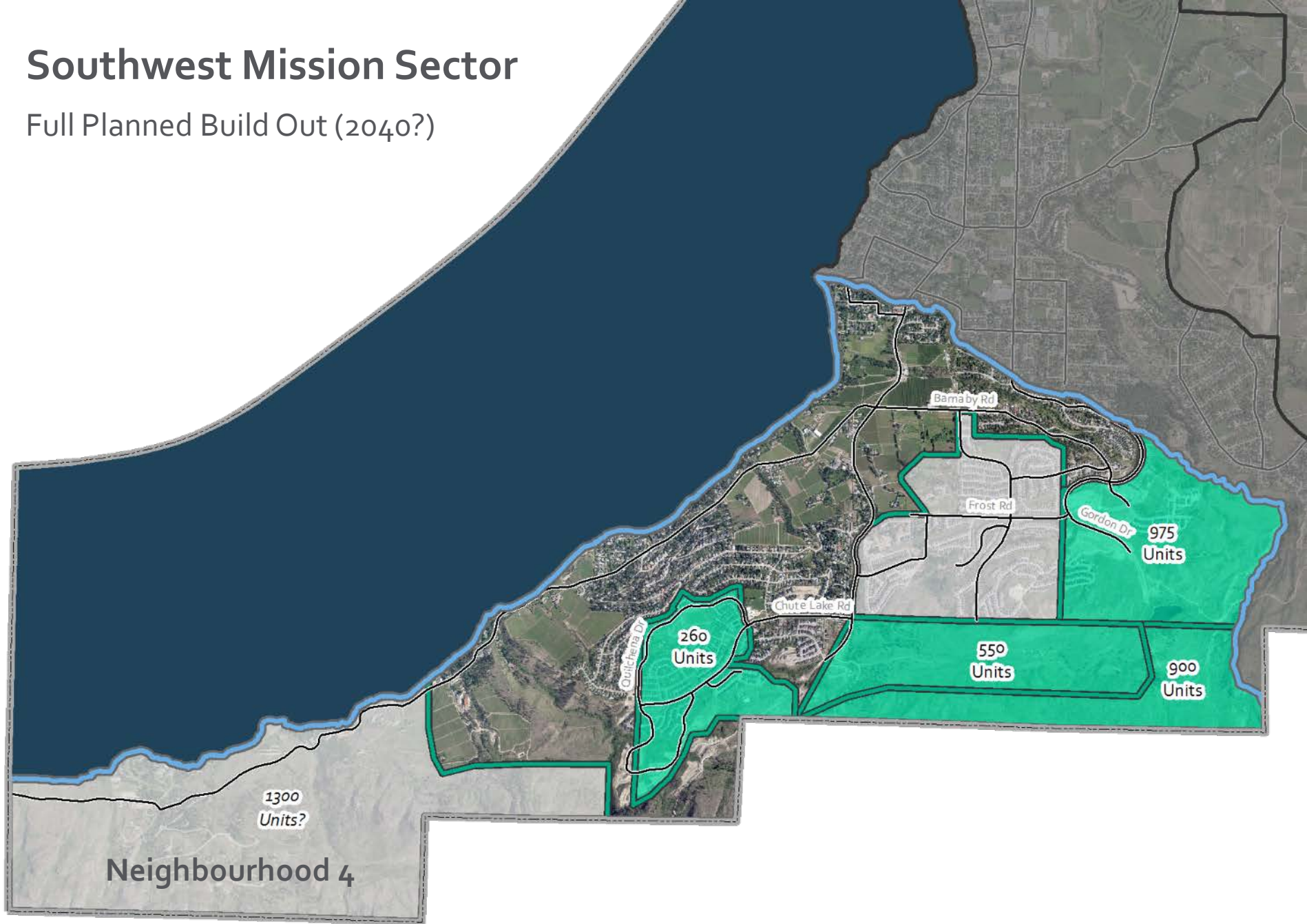


City of
Kelowna

Future Growth

Southwest Mission Sector

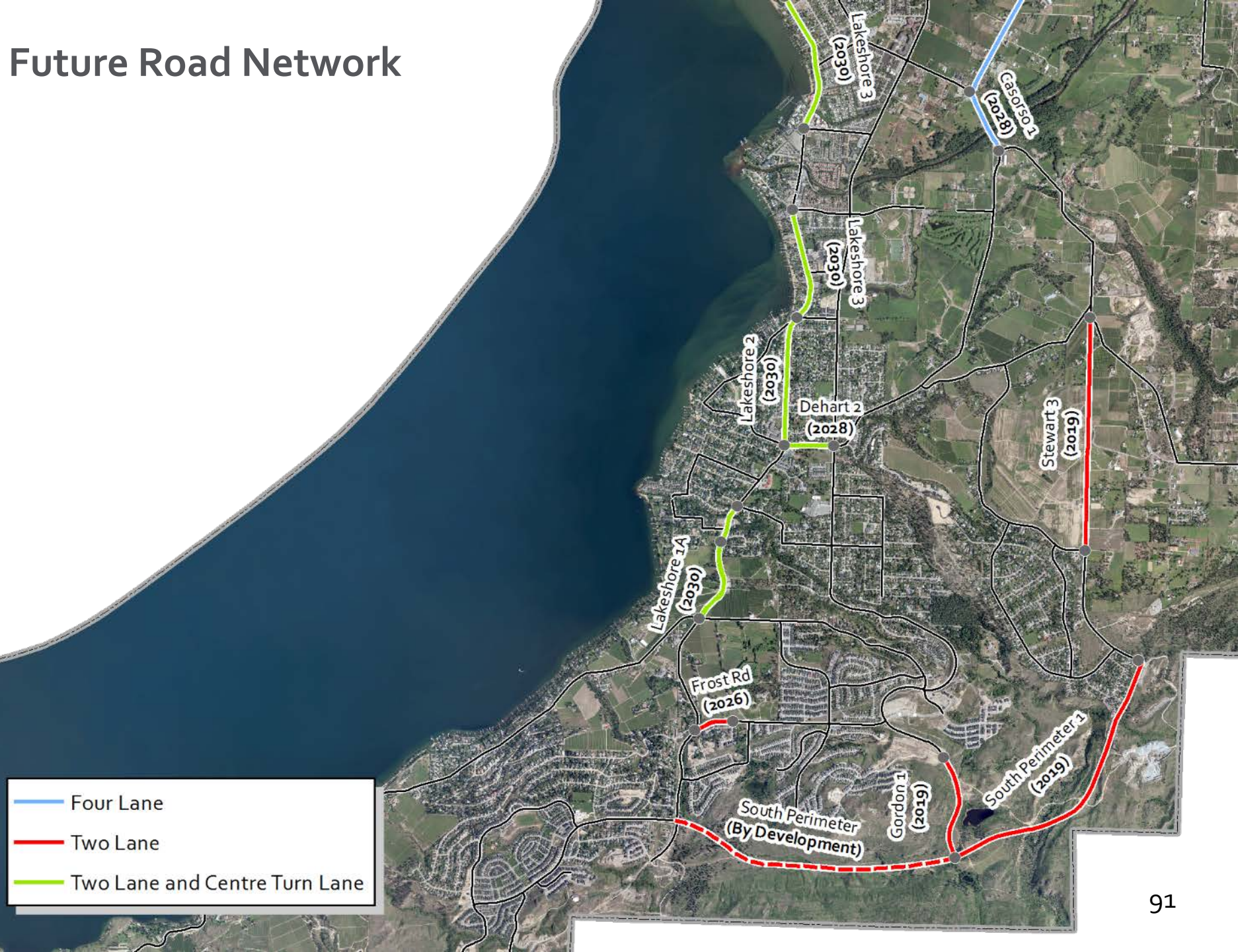
Full Planned Build Out (2040?)



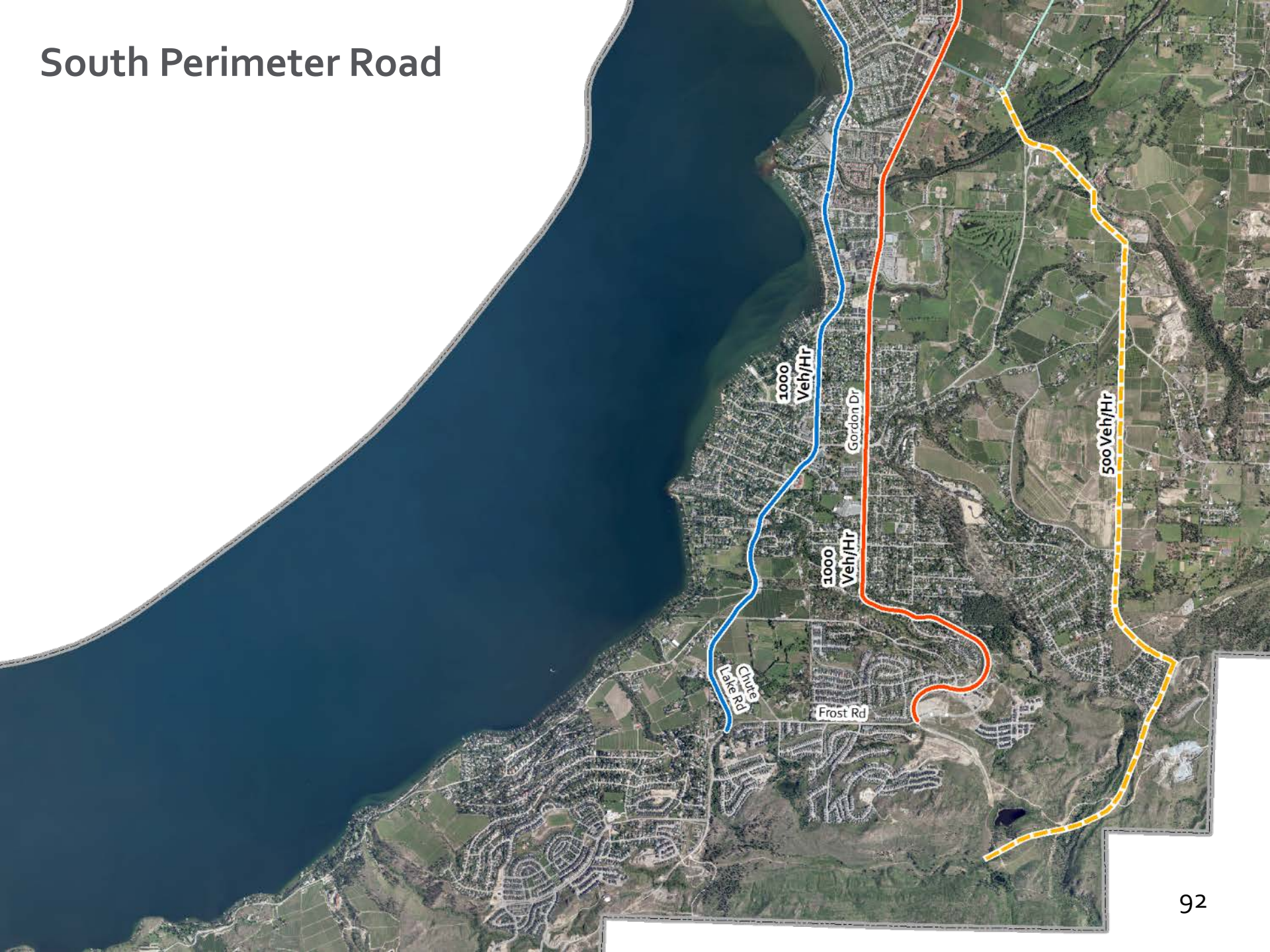
Future Growth

- ▶ Development yields to date are below original forecasts
- ▶ Thomson Flats ASP underway
- ▶ Significant barriers for development in Neighbourhood 4

Future Road Network



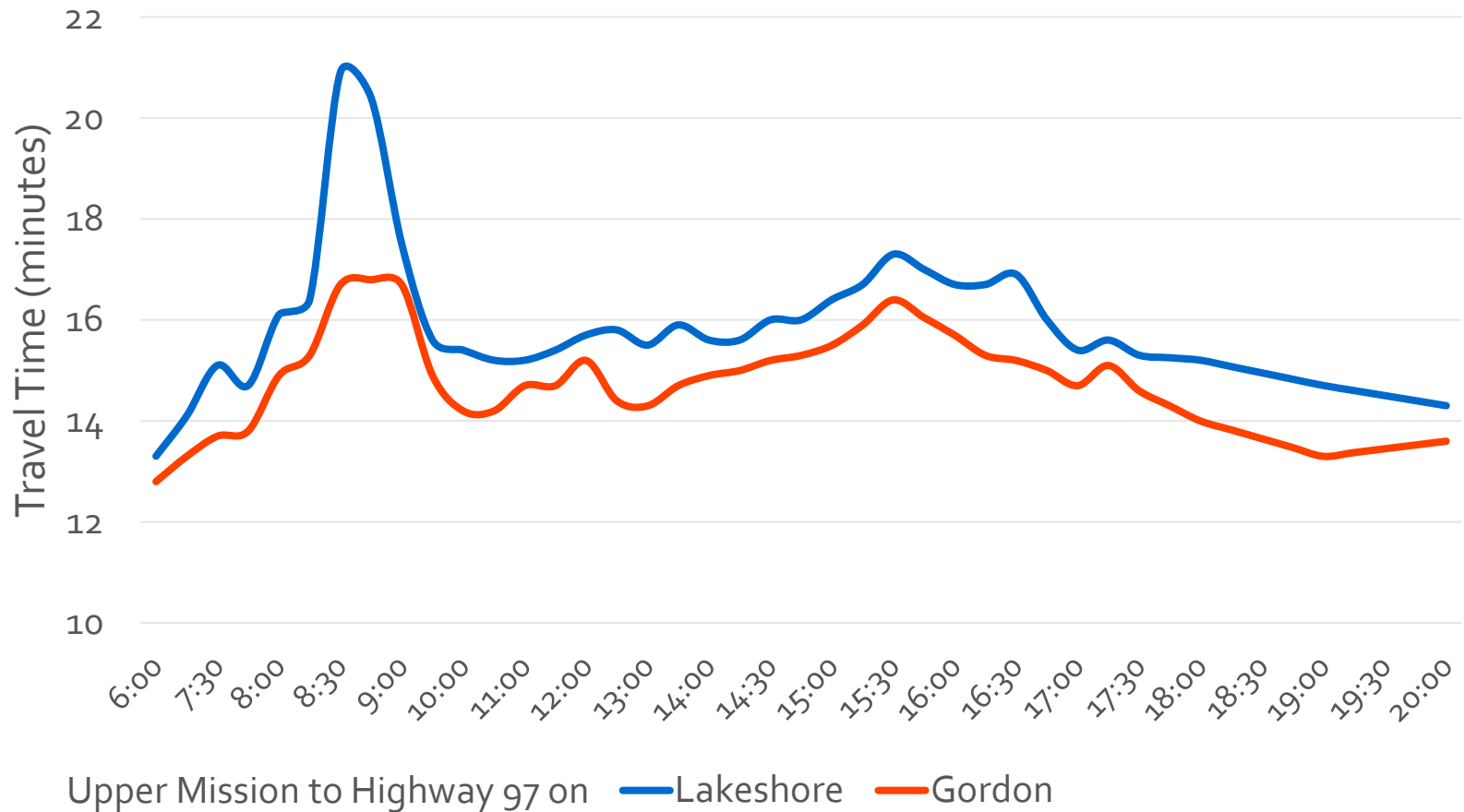
South Perimeter Road



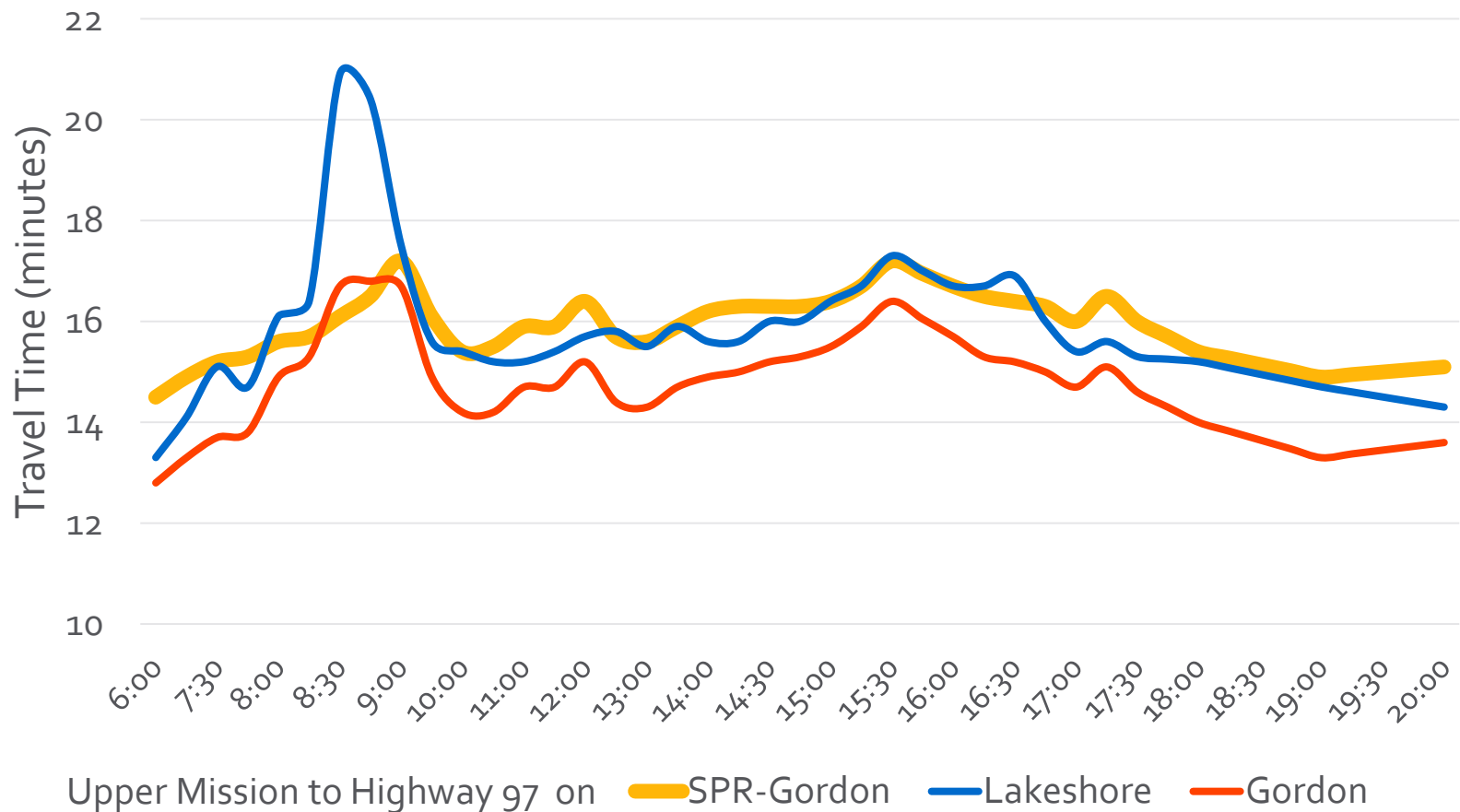
South Perimeter Road



Current Travel Times



Estimated Travel Time on SPR



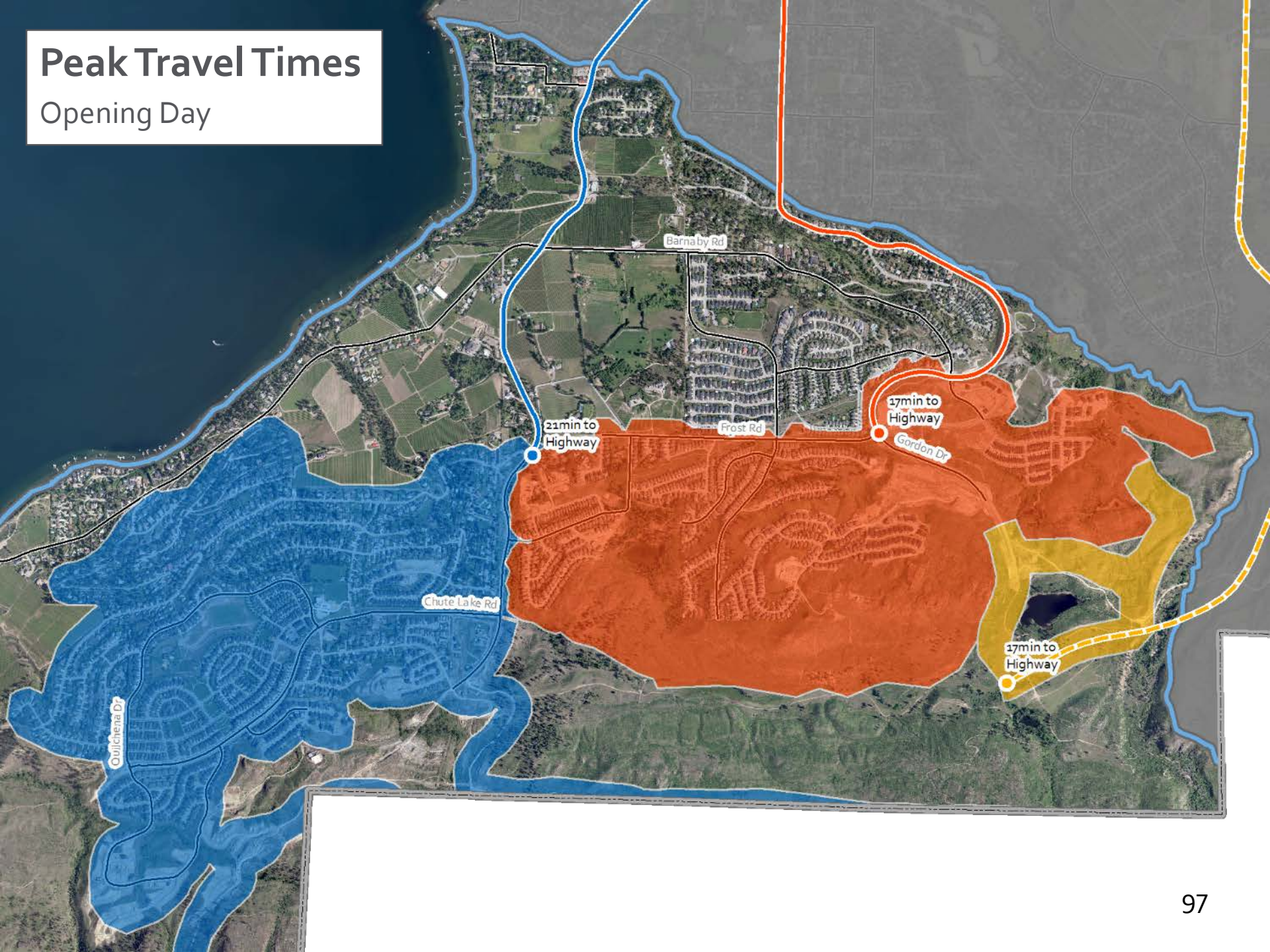
Peak Travel Times

Opening Day



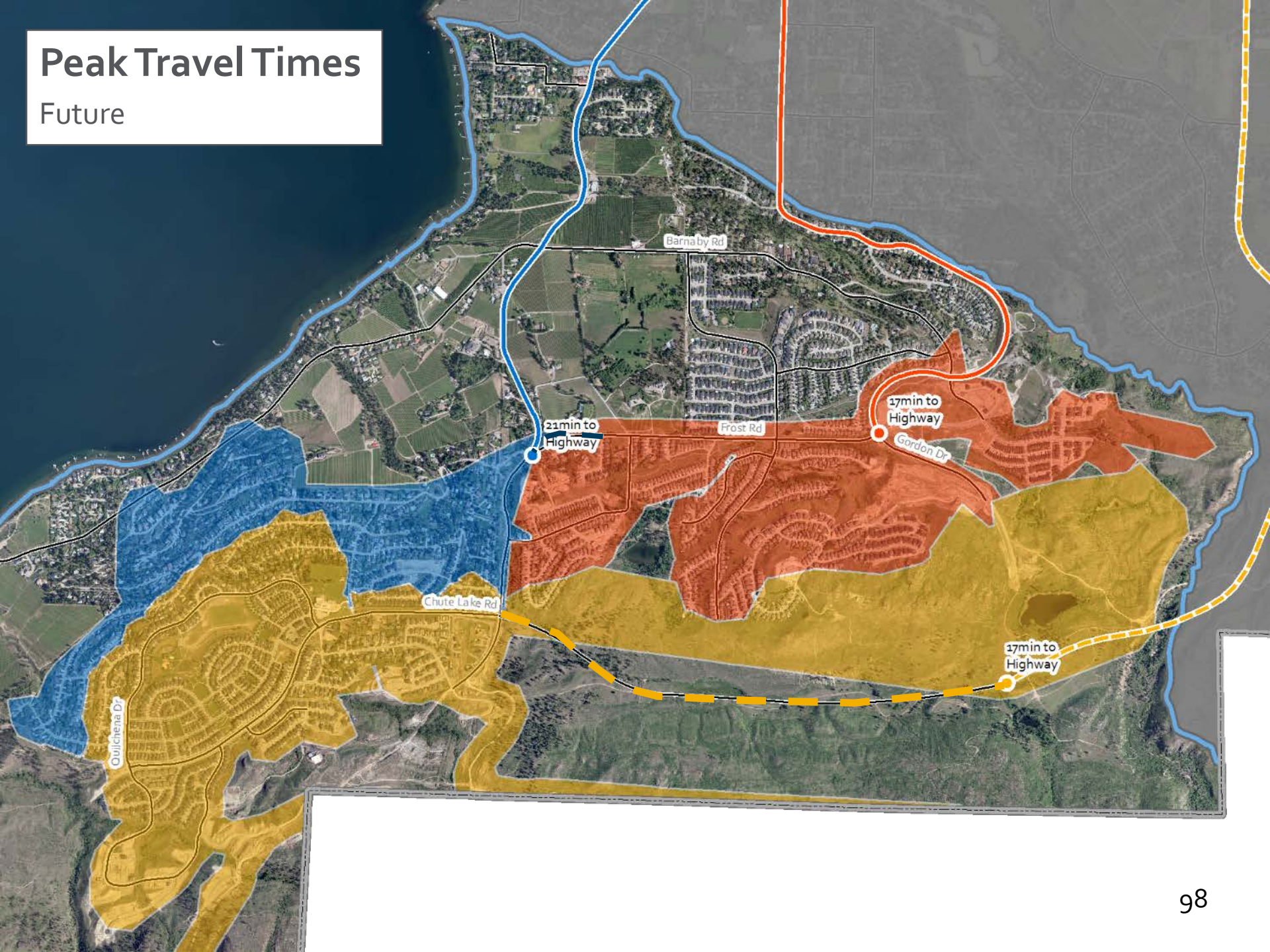
Peak Travel Times

Opening Day



Peak Travel Times

Future

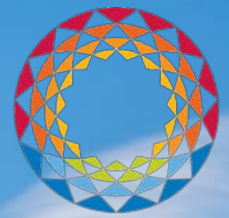


South Perimeter Road

- ▶ Initial benefits limited to the Ponds area
- ▶ Travel times on SPR are competitive when Lakeshore and Gordon are congested
- ▶ Wider benefits expected with connection to Chute Lake

Next steps

- ▶ Structural planning of the areas as part of the City's Transportation Master Plan
- ▶ Continue working on traffic operational efficiencies
 - ▶ School District
 - ▶ Technology
 - ▶ Traffic management
- ▶ Manage expectations
 - ▶ There will be a level of congestion at peaks
 - ▶ We can't guarantee free flow speeds at all times



City of
Kelowna

Questions?