



## Kelowna Art Gallery

1315 Water St  
Kelowna, BC V1Y 9R3  
250-762-2226

Website: [kelownaartgallery.com](http://kelownaartgallery.com)

**Year built:** 1996

**Ownership:** Owned by the City of Kelowna and operated by the Kelowna Art Gallery Association under a lease and operating agreement.

**Covenants/Heritage Status:** The Kelowna Art Gallery is located within Kelowna's Cultural District.

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### History

The Kelowna Art Gallery opened in 1975 and was originally housed in the Kelowna Centennial Museum. In 1996, a 15,758 sq. ft. facility meeting national standards for secure, climate-controlled storage and exhibition of artworks was constructed by the City of Kelowna and leased to the Kelowna Art Gallery Association.

The Gallery's permanent collection started with the acquisition of *After the Rain* by Okanagan resident Irvine Adams (1902–1992) in 1977. Since then, close to 900 works of art have been acquired by the gallery through donation and purchase. On November 1, 2006, the Kelowna Art Gallery was granted "A" status by the Minister of Canadian Heritage. All permanent collection artworks are available for view online.

## Facility Amenities

The Kelowna Art Gallery is divided into four exhibition galleries: the Front Project Space, the Mardell G. Reynolds Gallery, the Treadbolt Gallery and the outdoor Rotary Courtyard. Outside the building is the North Terrace and the West Terrace. Programs are delivered in the Front Project Space and the Scotiabank Studio or Art Lab.

- The **Front Project Space** is comprised of 1,350 sq. ft. of multi-purpose/rental space. It has a built-in projector screen and wireless internet. Maximum capacity is 170 people (for a reception). There is an outdoor patio adjacent to this space (the North Terrace).
- The **Treadgold/Bullock Gallery** is 3,000 sq. ft. of exhibition space and is the only climate-controlled gallery in this facility.
- The **Mardell G. Reynolds Gallery** is 600 sq. ft. of exhibition space, adapted from previous education space.
- The **Rotary Courtyard** is a 600 sq. ft. outdoor patio off the Galleria.
- The **Art Lab** is 360 sq. ft. of multi-purpose/programming space.
- The **North End Terrace** provides an outdoor space for Gallery patrons to gather and includes a piece of public art and space for more.

The facility also has administrative space, office space, a small boardroom, a staff room, three accessible public washrooms, a collections storage vault and holding room, in addition to a workshop and preparatory space on the ground floor.

## Service to the Community

The Kelowna Art Gallery offers extensive public programming and events in the community. In 2019, the Gallery held 17 on-site exhibitions and two satellite exhibitions at Kelowna International Airport. The Gallery hosted 343 school tours with over 6,300 students from elementary through university-level classes. Additional community programming included art classes, tours, Family Sundays, Lunchbox Series, talks and artists' presentations and community art projects. Total visitors in 2019 was over 30,000.

Staff: 14 FTE (8 FT, 12 PT)

The Kelowna Art Gallery Association is the primary user of the facility. Ancillary users of the building are one-time facility renters and partner community groups who use the public and meeting spaces.

## Building

Building size: 15,758 sq. ft.

Building footprint: 12,300 sq. ft.

A Building Condition Assessment & Replacement Reserve Study was completed in June 2021. An energy study, performance upgrade analysis and project optimization were not completed as part of the building condition assessment scope of work. For detailed information regarding the condition of the building, the full report should be referenced.

Highlights:

- **Building Functionality:** The exterior sealants observed on-site are at or near the end of their serviceable lives and are recommended to be replaced.
- **General Upgrades:** A contingency allowance is accounted for in the below summary table to account for potential upgrades and major repairs to the plumbing piping and sanitary west related components within the early portion of the term of analysis (i.e., 2-5 years). A contingency allowance is accounted for in the Table of Expenditures to account for potential upgrades and major repairs lighting and branch wiring within the early portion of the term of analysis (i.e., 2-5 years).

The *Building Condition Assessment & Replacement Reserve Study* provides the following summary table of expenditures expected within the next 5-year period. Costs indicated capture like for like renewals using Class D estimates, are future value and account for inflation.

	2021	2022	2023	2024	2025
Substructure	-	-	-	-	-
Shell	-	-	\$23,513	-	-
Interior	-	-	-	-	-
Services	-	-	-	\$146,694	-
Equipment & Furnishings	-	-	-	-	-
Building Sitework	-	\$11,526	-	-	-

## Accessibility

Below is a summary of different assessments that have evaluated the accessibility of Kelowna Art Gallery:

### Key Areas of Success

- **Vehicular Access:** The closest transit stops are regularly serviced between 8 a.m. – 5 p.m., with a large accessible waiting area. An accessible path of travel is provided from the nearby parking areas to the building entrance.
- **Building Entrances:** The building entrance is well drained and has an overhang for shelter from the elements. The doors are wheelchair accessible and the building entrance is levelled.
- **Interior Paths of Travel:** Some areas within the facility are only accessible by stairs.
- **Washrooms:** The Gallery has a unisex washroom and baby facilities are provided in both male and female washrooms. The washrooms feel safe, are aesthetically pleasing and meet all B.C. building codes.
- **Interior Features:** All counters contrast well with their surroundings and have a non-glare finish.
- **Social Connectedness:** An easily accessible AED with clear instructions is recommended.

### Key Areas for Improvement

- **Vehicular Access:** It has been recommended to consider adding accessible parking stalls and a loading zone. The nearby transit stop is over 500 m away from the building.
- **Building Entrances:** There is no relief area for seeing-eye dogs or tactile signage at the building entrance.
- **Interior Paths of Travel:** Some areas within the facility are only accessible by stairs.
- **Washrooms:** The washrooms could include tactile signage, height-friendly soap dispensers and a safe needle disposal container. It has been recommended that the gallery consider adding a component to allow people who are visually impaired to identify the centerline of washroom urinals and toilets. To avoid burns, pipes under the washbasins should be insulated. There are no steps or grab bars available at the urinals.
- **Interior Features:** It has been recommended that the Gallery consider adding visual signal devices for fire alarms that are visible from all areas and signage to identify accessible features of the building.
- **Social Connectedness:** An AED is required that is easily accessible with clear instructions.

## Summary of Community Feedback

The following information was communicated during the public consultation process. The information reflects the opinion of those who responded and should be considered collectively with other information provided.

User interviews and feedback rated the Gallery as being in “fair to good” condition and over capacity. Satisfaction level was not rated, but an analysis of comments shows satisfaction to be in the “moderately satisfied” range. The building requires more space for programming, exhibitions and storage. The art class space is too small, with space for only 15 people comfortably where space for 30 is needed. More space is needed for hands-on activities, especially during school tours. Overall, the Gallery estimates an additional 10,000 sq. ft. is needed for functionality. The Kelowna Art Gallery is a well-used and well-loved facility and though it is more than 20 years old, it has been well taken care of.

## Specific opinions expressed during the consultation:

- With an additional 10,000 sq. ft., KAG could possibly make co-location space available to other organizations for programming.
- The organization would like to proceed with a Request for Proposals to conduct a functional design for an expansion.
- There is a desire to expand the free Art Lab.
- KAG is growing rapidly.
- There is a desire to build off-site storage that could be shared with other arts organizations.
- Parking is considered challenging for staff and patrons.
- Large trucks face challenges navigating the designated loading bay.
- There is a root problem with nearby trees in the Rotary Commons.
- Galleries and art storage areas are required to have stable relative humidity and temperature.
- A 3,000 sq. ft. gallery is needed to display the permanent collection.

## Investment

### Capital Investment

In 2020, the City of Kelowna completed a roof replacement with insulation upgrade and HVAC automation project at the Kelowna Art Gallery.

In addition to general maintenance of the facility (carpet cleaning, window washing, janitorial, etc.), the Kelowna Art Gallery Association installed a small mezzanine (2017) and additional shelving (2020) to support storage of the permanent collection. This project has an estimated value of \$50,000.

### Annual repairs and maintenance investment

	2017	2018	2019	2020	Total
<b>Operator investment*</b>	\$27,159	\$30,788	\$46,332	\$46,077	<b>\$150,356</b>
<b>City Investment**</b>	\$21,549	\$16,943	\$5,220	\$14,092	<b>\$57,804</b>

\*The Operator investment totals were as submitted by the organization and include annual spending on maintenance of the facility. Utility fees (electric, gas, sewer, water) have been removed. This does not include capital expenditures.

\*\*The City investment totals are derived from the Building Services Operations (CC 156/277) annual spending on maintenance of the facility. Utility fees (electric, gas, sewer, water) have been removed. This does not include capital expenditures.





## Rotary Centre for the Arts

421 Cawston Ave  
Kelowna, BC V1Y 6Z1  
250-717-5304

Website: [rotarycentreforthearts.com](http://rotarycentreforthearts.com)

**Year built:** 2002

**Original Building:** Grower's Supply Building built in 1965

**Ownership:** Owned by the City of Kelowna and operated by the Kelowna Visual and Performing Arts Centre Society (KVPACS) under a lease and operating agreement.

**Covenants/Heritage Status:** The Rotary Centre for the Arts is located within Kelowna's Cultural District. The building is on the City of Kelowna Heritage Register.

### History

This building was originally designed by local architect, John Woodworth, a pioneer architect and conservationist and a tireless builder and organizer who loved his community and its natural environment. It opened in May 1965 and housed Growers Supply Company, which supplied local orchardists and farmers with everything they needed for crop production.

The building was extensively renovated as part of Kelowna's downtown-north end cultural revitalization and opened on November 2, 2002. Elements of the original Growers Supply Building have been retained within the current Rotary Centre for the Arts to honour its heritage. The visible remnants of the Growers Supply Building are located at the rear of the current building, including structural wooden and concrete elements.

## Facility Amenities

The RCA's three levels house the 326-seat Mary Irwin Theatre, resident artist studios, a pottery studio, galleries, dance studio, meeting rooms, atrium, a box office and a bistro. The building is fully accessible with 23 parking spaces. The rental/public spaces and 13 studios are:

- The **Mary Irwin Theatre** is a venue for music and dance recitals, theatre productions, concerts, films, corporate presentations and meetings. The 326-seat theatre has exceptional acoustics and state of the art light, sound and stage equipment.
- The **Salloum Rehearsal Hall** is a multi-purpose space equipped with a piano, sprung floor, 6 ft. screen, dance barres and mirrors with curtains. The space is used for dance classes, choir groups, theatre rehearsals and smaller shows, costume shops, private dinner parties, cocktail receptions, computer workshops, birthday parties and recitals.
- The **Sun FM Dance Studio** is centrally located next to the box office and has 1,047 sq. Ft. of studio space with a sprung-wood floor, mirrored walls, an upright piano, a stereo and a dance barre. The space is used for belly dancing lessons, flamenco, jazz, yoga and music recitals.
- The **Pacific Safety Products Boardroom** comes equipped with a boardroom-style table that can be reconfigured, an LCD projector, electronic screen, internet connection and 40 chairs. A conference phone is available upon request. The space is used for corporate meetings, seminars, round tables, marketing meetings, small receptions, strata groups and non-profit group meetings.
- The **Harmony Honda Painting & Drawing Studio** is a multi-purpose studio equipped with a loading door, tables, chairs, 11 built-in wall easels and two sinks. The space is used for workshops, drop-in classes and art lessons, community painting groups, art therapy groups, live drawing sessions, photography sessions, after school programs, catering staging area for large events and annual general meetings.
- The **South Atrium** is an open space with soaring glass walls located next to the main entrance of the RCA. This space is used for receptions, live music, dinner meetings and special events.
- The **Delta Grand Okanagan & Sun-Rype Upper Theatre Lobby** is on the second floor by the upper theatre entrance. The space is used for meet and greet sessions, receptions, workshops, live performances and catered cocktail hour or dessert.
- The **Alex Fong Galleria** is used for trade shows, receptions and art exhibits or openings.
- The **Daily Courier Performance Court** is an outdoor space adjacent to the South Atrium and is used for outdoor performances, art markets and additional space for Atrium events.
- Studio Occupants (at time of this report)
  - New Vintage Theatre | Studio 100 & 114  
[newvintagetheatre.com](http://newvintagetheatre.com)
  - The Alternator Centre for Contemporary Art | Studio 103  
[alternatorcentre.com](http://alternatorcentre.com)
  - Theatre Kelowna Society / Set Shop & Wardrobe | Studio 105, 107 & Basement  
[theatrekelownasociety.org](http://theatrekelownasociety.org)
  - Potters Addict Ceramic Art Centre | Studio 108  
[pottersaddict.com](http://pottersaddict.com)
  - Brandy Masch | Studio 112  
[brandymasch.com](http://brandymasch.com)
  - The Piano Room | Studio 113  
Jaydean Braham - [jaydeanbraham@gmail.com](mailto:jaydeanbraham@gmail.com)  
Danni Fehr - [dannifehr@yahoo.ca](mailto:dannifehr@yahoo.ca)  
[dannifehr.ca](http://dannifehr.ca)
  - Cool Arts | Studio 201  
[coolarts.ca](http://coolarts.ca)

- Tyler Robbins | Studio 202  
[tylerkeetonrobbins.com](http://tylerkeetonrobbins.com)
- Frequency Vocal Studio | Studio 203  
[frequencyvocalstudio.com](http://frequencyvocalstudio.com)
- Ponderosa Spinners, Weavers & Fibre Artists | Studio 204  
[ponderosaguild.org](http://ponderosaguild.org)
- Arts Council of the Central Okanagan | Studio 205  
[artsco.ca](http://artsco.ca)

On-site technical and A/V equipment include a theatre projector, HDMI portable projector, microphone, speaker, pianos, livestreaming, tables and chairs.

## Service to the Community

The Rotary Centre for the Arts sees almost 15,000 hours of use each year. In 2019, the facility had over 2,500 bookings with a total of 230,000 attendees. In 2019, community and youth education programs engaged over 7,600 participants. The Mary Irwin Theatre had 268 days of use, with 21 shows and around 40 performances which entertained more than 8,000 patrons.

Staff FTE: 13 (8 FT, 6 PT, 2 contractors, 4 seasonal – project specific, 60 volunteers)

### Additional annual regular users include:

- Kelowna Culture Days
- Kelowna Fringe Festival (since the inaugural launch in 2019)
- Opera Kelowna
- Ballet Kelowna
- BC Interior Jazz Festival
- Chamber Music Kelowna
- Living Things Festival
- Kelowna Kiwanis Festival
- Craft Culture Market
- Artisan Christmas Market
- Valley First Wine Tastings
- Kelowna Art Market
- Education and Career Fairs
- L'Amore Bridal Fair
- Okanagan Fitness Festival
- Community Sport Hero Awards
- Film Festivals
- Concerts
- Theatre Productions (specifically Theatre Kelowna and New Vintage Theatre)
- Dance Festivals/Competitions
- Distinguished speakers/presentations
- Community forums & workshops
- Art and dance classes/sessions

## Building

Building size: 44,000 sq. ft.

Building footprint: 29,200 sq. ft.

A Building Condition Assessment & Replacement Reserve Study was completed in June 2021. An energy study, performance upgrade analysis and project optimization were not completed as part of the building condition assessment scope of work. For detailed information regarding the condition of the building, the full report should be referenced.

Highlights:

- **Building Functionality:** The low slope modified bitumen (SBS) roof membrane is nearing its serviceable life and is recommended to be replaced. The exterior sealants observed on-site are at or near the end of their serviceable lives and are recommended to be replaced.
- **General Upgrades:** A contingency allowance is accounted for in the Table of Expenditures to account for potential partial upgrades and/or major repairs to the Domestic Water Distribution-Pipes & Fittings, Sanitary Waste and Lighting and Branch Wiring related components that have and/or approaching the end of their service life.

The *Building Condition Assessment & Replacement Reserve Study* provides the following summary table of expenditures expected within the next 5-year period. Costs indicated capture like for like renewals using Class D estimates, are future value and account for inflation.

	2021	2022	2023	2024	2025
Substructure	-	-	-	-	-
Shell	-	\$6,000	\$14,108	\$71,950	\$1,121,627
Interior	-	-	-	-	-
Services	-	-	-	\$318,019	-
Equipment & Furnishings	-	-	-	-	-
Building Sitework	-	-	\$16,136	-	-

## Accessibility

Below is a summary of different assessments that have evaluated the accessibility of the Rotary Centre for the Arts:

### Key Areas of Success

- **Vehicle Access:** There is designated accessible parking and a designated drop-off zone adjacent to the main entrance.
- **Exterior Approach and Entrance:** A low slope ramp with handrails is available and the entrance includes an automated door.
- **Interior Circulation:** The studios are open concept and spacious. Hallways are spacious and well illuminated and stairs have tactile indicators including high contrast nosing.
- **Interior Services & Environment:** There is a variety of seating and tables for a variety of activities.
- **Emergency Systems:** There are clear fire plans and some visual alarms. Firefighting equipment is at an accessible height.
- **Additional Use of Space:** There is clear space to maneuver within the art studio. The studio is well illuminated and has a variety of tables to create art. The food services space on the main level has clear space to maneuver.



## Key Areas for Improvement

- **Vehicle Access:** Accessible spaces are not clearly defined and there is no marked pathway to the sidewalk or main entrance of the building. There are two steps that lead from the designated parking area and these steps do not include high contrast nosing for easy recognition.
- **Exterior Approach and Entrance:** Markings and decals on all glazed doors and walls should be in high contrast. There is an area beside the exterior ramp that may be confusing for people with low vision or cognitive issues. It has been recommended that the RCA consider a guard rail that closes the space between the ramp and the stairs.
- **Interior Circulation:** The art studio does not have automated entrance doors. It has been recommended that the RCA consider a mirror on the back wall of the elevator. To protect people from body impact injuries, soft pad bumpers can be added to the wooden posts in the hallway adjacent to the art studio.
- **Interior Services and Environment:** There is a craft-style kitchen counter and sink within the Art Studio. It is not at an accessible-height and does not have knee space for people using a wheeled mobility device. It has been recommended that the RCA consider renovating the counter and sink area utilizing CSA B651-12 as guide.
- **Washrooms:** There are no emergency call bells in the accessible washrooms. People with limited core strength and limited mobility require a seat back for stability. It has been recommended that the RCA consider seatbacks on tankless open water jacket toilets in the accessible washrooms. Sanitary disposal, mirror, hand dryers, soap dispensers, toilet paper dispensers and coat hooks are not accessible from a seated position in all washrooms. Round knob handles on stall doors are difficult to open for people with closed hand grips and impairments. It has been recommended that the RCA consider installing sliding door locks on stall doors. To prevent burn injuries at sink locations, it has been recommended that the RCA consider wrapping drainpipes.
- **Signage, Wayfinding and Communication:** Many people with low vision or partial sight rely on tactile signage and landmarks for way-finding. It has been recommended that the RCA consider wayfinding signage that uses international symbols and shapes, raised lettering and braille and is mounted at an accessible height. Bold, high contrast room signage that is tactile, utilizes braille and is mounted at accessible height on the latch side of the door could be installed.
- **Emergency Systems:** Visual fire alarms aren't visible from all areas of the building. It has been recommended that the RCA consider bold, high contrast evacuation signage that has marked exit points on a non-reflective surface mounted at accessible height.
- **Additional Use of Space:** The Art Studio could include height-adjustable tables, a lowered height coat rack and storage that is accessible for all users, as well as some chairs that have arm rests and are adjustable in height.

## Summary of Community Feedback

The following information was communicated during the public consultation process. The information reflects the opinion of those who responded and should be considered collectively with other information provided.

In interviews and feedback, users considered themselves to be “moderately satisfied” with the overall functionality of the building and rated the RCA as being in “fair to good” condition. The facility was thought to be somewhat limited in its use and functionality and its condition was described as “creeping on the 1990s.” There is a need for two types of spaces – arts administration/office spaces and additional studio spaces. The building was designed to structurally support a third storey above the studios, which would alleviate some of the space issues.

### Specific opinions expressed during the consultation:

- Some tenants under-utilize their space.
- The co-location with art groups is great. Some organizations are active and fantastic, and the collaboration is awesome.
- Parking has been identified as a concern, particularly during events at Prospera Place.
- The box office/front reception area has no sightlines for safety and monitoring visitors. There has been an increase in security incidents and issues, including drug use in the public washrooms.

- The flooring upgrade is really good. The tables and chairs are starting to get dated.
- Certain spaces have noise issues.
- While the RCA provides opportunities for interactions among artists, users cited challenges with booking availability, storage, rental costs and hours of operation.
- The studio wing has the structural capacity for a third-floor expansion. Adding a third storey would create much-needed space.
- Enhancements of sound-proofing in the current space will allow simultaneous (non-disruptive) use.

## Investment

### Capital Investment

The \$6,800,000 RCA building project in 2002 was funded by the City of Kelowna, the Province and the Federal Government. There were also significant individual contributions, along with donations from special interest groups. The Centre was named after the Rotary Clubs, whose extensive efforts fundraised \$350,000.

New flooring throughout the primary public traffic areas of the facility was installed in 2019. In 2020, boilers were replaced as part of the City of Kelowna Boiler Replacement Program. Exterior lighting was upgraded to LED.

Although a capital improvement fee is charged by the Rotary Centre for the Arts to patrons of the theatre, a reserve fund has not yet been established. To date, the fee has been used to off-set in-year expenses for repairs and maintenance. A future reserve fund will assist with upgrades and new equipment purchases for the facility.

### Annual repairs and maintenance investment

	2017	2018	2019	2020	Total
<b>Operator investment*</b>	\$149,755	\$157,788	\$148,012	\$135,425	<b>\$590,980</b>
<b>City Investment**</b>	\$27,386	\$30,428	\$80,683	\$41,805	<b>\$180,302</b>

\*The Operator investment totals were as submitted by the organization and include annual spending on maintenance of the facility. Utility fees (electric, gas, sewer, water) have been removed. This does not include capital expenditures.

\*\*The City investment totals are derived from the Building Services Operations (CC 156/277) annual spending on maintenance of the facility. Utility fees (electric, gas, sewer, water) have been removed. This does not include capital expenditures.