

# Report to Council



**Date:** March 10, 2025  
**To:** Council  
**From:** City Manager  
**Subject:** Update on the Redevelopment of Parkinson Recreation Centre

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## **Recommendation:**

THAT Council receives for information this report, dated March 10, 2025, for the Redevelopment of Parkinson Recreation Centre.

## **Purpose:**

To update Council on reaching major milestones as part of the Building a Stronger Kelowna initiative, specific to the Redevelopment of Parkinson Recreation Centre.

## **Background:**

The Redevelopment of Parkinson Recreation Centre has been a priority for the City of Kelowna for over a decade. The [Indoor Recreation Facilities Strategy](#) identified the Redevelopment of Parkinson Recreation Centre as an important investment to meet the wellness needs of the community.

In 2023, Council endorsed funding to plan, design, and construct the Building a Stronger Kelowna Initiative that included the Redevelopment of the Parkinson Recreation Centre. Following funding approval, plans were immediately set in motion to support the comprehensive planning and delivery of each element of the initiative.

## **Project Status**

A dedicated project team has been formed to oversee the Redevelopment of Parkinson Recreation Centre, employing an Integrated Project Delivery (IPD) model. This model fully integrates project teams to leverage the combined skillset in a contractual agreement to maximize the project outcome, mitigate risks, reduce waste, and enhance operational efficiency. The Integrated Project Delivery Team, consisting of 10 partner organizations, spent the past nine months intensively refining the design plans, constructability and schedule influence for the Redevelopment of the Parkinson

Recreation Centre, resulting in comprehensive plans for a state-of-the-art facility that meets Kelowna’s needs and reflects the Okanagan region. This design process involves all key parties —such as architects, engineers, and trade partners (builders) in a co-location environment to establish collaboration to review and confirm that the project goals and plans meet the agreed-upon objectives that have been confirmed to meet the details outlined in the Council adopted functional plan. An executive summary of the design plans is attached.

In addition to the design plans a Form and Character Development Permit for the project has been submitted. Form and character guidelines ensure developments occur in a way consistent with the Official Community Plan. They cover the outward facing elements of a building, including landscaping, site layout, circulation and access as well as building shape and the exterior design and finishes.

### Redevelopment of Parkinson Recreation Centre Design Highlights

The design process is highly collaborative and substantiates that what is delivered to the community is to the right standard for service and accessibility needs, securing competitions and events, and will meet community needs within the necessary budget and timeline.

The Redevelopment of Parkinson Recreation Centre will include an aquatics program, gymnasium, fitness centre, childcare, multi-purpose activity rooms, and general administrative spaces. The park amenities include sports fields, courts, plazas, playgrounds, and walking/cycling trails.

The design plans for the Redevelopment of Parkinson Recreation Centre achieve all of the goals identified in the functional plan endorsed by Council in April 2023. The functional plan asked for amenities that were inclusive, accessible, and welcoming. The design plans for the centre will be 3.2x larger – accommodating Kelowna’s growth, offering more swimming, gym space, courts, and multi-use areas for events, tournaments, and community wellness. Amenity highlights include:

### Facility Amenities

Athletic Program	5x larger	Three full-sized gyms for recreation and competition	✓
		Walking/running track	✓
		Enhanced fitness centre	✓
Aquatic Program	2.5x larger	10 lane x 25m lap pool	✓
		Leisure pool	✓
		Family hot pool	✓
		Wellness area	✓
Athletic/Aquatic Support	1.7x larger	Change rooms	✓
		Equipment storage	✓
		Tournament room	✓
		Administration	✓
Customer Service/Partners	2.2x larger	Lobby and reception welcome users and connect visitors	✓
		Gathering spaces	✓
		Multi-purpose rooms	✓

		Community kitchen	✓
		Childcare and youth areas	✓
		ORL express library	✓
Building Operations	1.7x larger	Mechanical/electrical	✓
Overall Building	3.2x larger	LEED Gold	✓
		Zero Carbon Building Design	✓

### Park Amenities

Apple Bowl Commons	Public space link between Apple Bowl, RPRC and future SD23 school	✓
Plaza (outdoor event space)	An open space designed to integrate inside/outside programming, events and celebrations	✓
Sports Fields	6 sports fields	✓
Sport Courts	24 pickleball courts	✓
	4 Tennis courts	✓
Multi-Sport Box	Supports hockey, lacrosse, dry-land training, and special events	✓
Outdoor Fitness	Circuit training for seniors	✓
Children's Play Space	Two accessible playgrounds	✓
	Dedicated space for childcare	✓
Walking and Cycling Trails	A cycle track will connect to the Okanagan Rail Trail	✓
	Multi-use pathways will connect to Mill Creek	✓
Cultural Gathering Space	A cultural gathering space will be on the north bank of Mill Creek.	✓

### Development Permit for Form and Character

A Form and character permit has been submitted to ensure consistency of this landmark facility with Official Community Plan guidelines. The submission package has been received by staff and include details about the outward facing elements of a building, including landscaping, siting, circulation and access as well as building shape and the exterior design and finishes.

The Redevelopment of Parkinson Recreation Centre is expected to have use of natural materials that reflect the rolling hills, flowing lake, and rich textures of the Okanagan Valley, shaped in collaboration with syilx/Okanagan members of the Westbank First Nation.

Themes are expressed in the exterior cladding and building structure and timber elements used in the entry and extensive canopies. An expansive timber roof will unite the facility, with an extensive canopy to the west entry, supported by 13 columns, reflective of the seasons of the sylix 13-moon lunar calendar. Additional features include:

- **Park Amenities** - The campus integrates with the building, supporting the Mill Creek restoration, sports fields, courts, and the Apple Bowl.
- **Transportation Connections** - A cycle track will connect to the Okanagan Rail Trail with multi-use pathways linking to Mill Creek, new bus stop amenities will improve transit access and three parking lots with approximately 700 spaces, conveniently located near entrances, outdoor amenities, and the childcare area for drop-offs/pick-ups, as well as secure bike parking.
- **Building Placement and Relationship to Mill Creek** - Located near the north end of Parkinson Park, south of the Apple Bowl, and close to Mill Creek, the redeveloped Parkinson Recreation Centre integrates into the park. The L-shaped, 2-storey building features a gymnasium in the north wing and aquatics in the south wing. The design creates a porch-like area opening towards the playing fields and connecting to Mill Creek.
- **Sustainable Building Operations that meet Sustainability Goals** - The building will achieve both LEED Gold and Zero Carbon Building Design certifications.
- **Accessibility** - The Redevelopment of Parkinson Recreation Centre design is working to achieve Rick Hansen Foundation (RHF) Accessibility Certified Gold.
- **Facility Longevity that is Thoughtfully Designed** - The Redevelopment of Parkinson Recreation Centre has been meticulously planned to ensure each building component and system provides long-term efficiency and effectiveness, benefiting residents for decades.

### Next Steps

With the design plans for the Redevelopment of Parkinson Recreation Centre agreed upon by all partners, and the Form and Character Development Permit submitted, these milestones initiate site mobilization and the start of construction.

The Form and Character Development Permit for the Redevelopment of Parkinson Recreation Centre is anticipated to be considered by Council in April, followed by Building Permits.

A formal groundbreaking event is anticipated this spring.

Detailed design, procurement and documentation will be ongoing. Coordination and completion of many major design tasks, site preparations and construction will run concurrently for efficiency in project delivery.

Following the successful completion of all construction and commissioning activities, the Redeveloped Parkinson Recreation Centre is anticipated to open in 2027 with the demolition of the existing Parkinson Recreation Centre in 2028.

**Internal Circulation:**

Partnership &amp; Investments

Active Living &amp; Culture

Infrastructure

Financial Services

Communications

**Existing Policy:**

[The Indoor Recreation Facilities Strategy](#) identified RPRC as an important investment in meeting the wellness needs of the community.

[Imagine Kelowna](#) helps shape our priorities and provides the foundation for future strategies and Projects.

[2040 OCP](#) sets a strategic course for the next 20 years as to how our city should grow.

[The Kelowna Community Sport Plan](#) guides collaboration between the City of Kelowna and the sport community.

**Considerations not applicable to this report:****Legal/Statutory Authority:****Legal/Statutory Procedural Requirements:****Financial/Budgetary Considerations:****Personnel Implications:****External Agency/Public Comments:**

Submitted by: D. Edstrom, Divisional Director, Partnerships & Investments

**Attachments:**

Attachment 1: Redevelopment of Parkinson Recreation Centre Design Plans Executive Summary

Attachment 2: Letters of Support

- Diamond Schmitt Architects Inc. in support of Rick Hansen Foundation (RHF) Accessibility Gold Certification
- Indigenous Collaborators from Westbank First Nation
- Interior Health
- Kelowna Aquajets
- Pacific Sport
- Special Olympics Kelowna
- Swim BC
- Tourism Kelowna
- UBCO Heat Athletics & Recreation
- UBCO, School of Exercises Sciences