Development Permit





DP25-0050

This permit relates to land in the City of Kelowna municipally known as

1700-1800 Parkinson Way & 1456 Spall Road

and legally known as

Lot 2 Section 20 Township 26 ODYD Plan 32159 Except Plan EPP3465

Lot 2 Section 20 Township 26 ODYD Plan 23634 Except Plan EPP3465

Lot A Section 20 Township 26 ODYD Plan 37596 Except Plans KAP62854, KAP70690 and KAP71139

and permits the land to be used for the following development:

Culural and Recreation Services Participation Recreation Services, Indoor Participation Recreation Services, Outdoor

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	April 14, 2025
Development Permit Area:	Form & Character
Existing Zone:	P1 – Major Institutional, P2 – Education and Minor Institutional
Future Land Use Designation:	PARK - Parks

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

City of Kelowna

Applicant:

Diamond Schmitt Architects

Nola Kilmartin Development Planning Department Manager Planning & Development Services Date of Issuance

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

Planner

Initials

ATTACHMENT

DP25-0050

MT

This forms part of application

А

City of

Kelowi

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP25-0050 for:

- Lot 2 Section 20 Township 26 ODYD Plan 32159 Except Plan EPP3465, located at 1700-1800 Parkinson Way, Kelowna, BC;
- Lot 2 Section 20 Township 26 ODYD Plan 23634 Except Plan EPP3465, located at 1800 Parkinson Way, Kelowna, BC; and
- Lot A Section 20 Township 26 ODYD Plan 37596 Except Plans KAP62854, KAP70690 and KAP71139, located at 1456 Spall Road, Kelowna, BC;

subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule C''_i

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

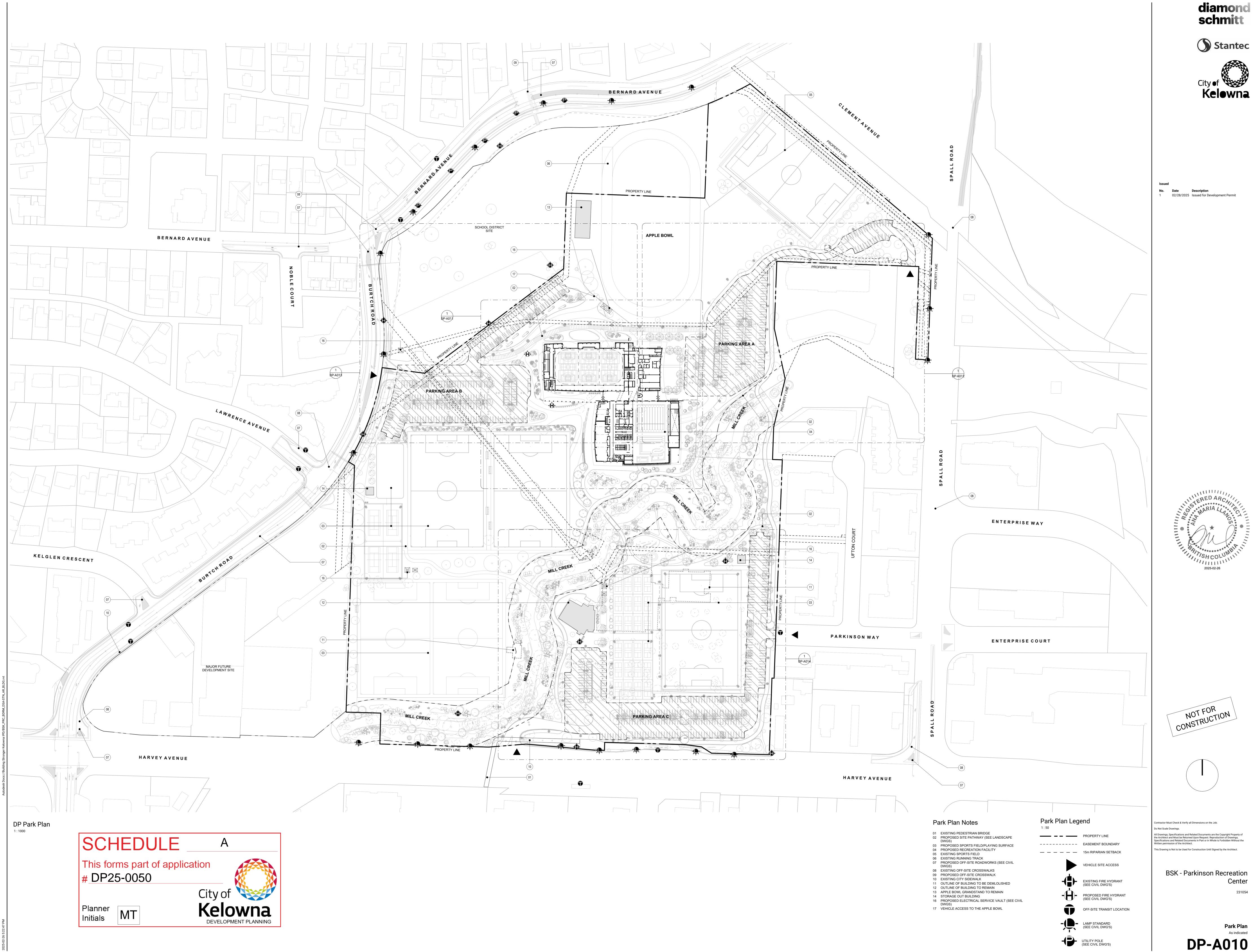
3. INDEMNIFICATION

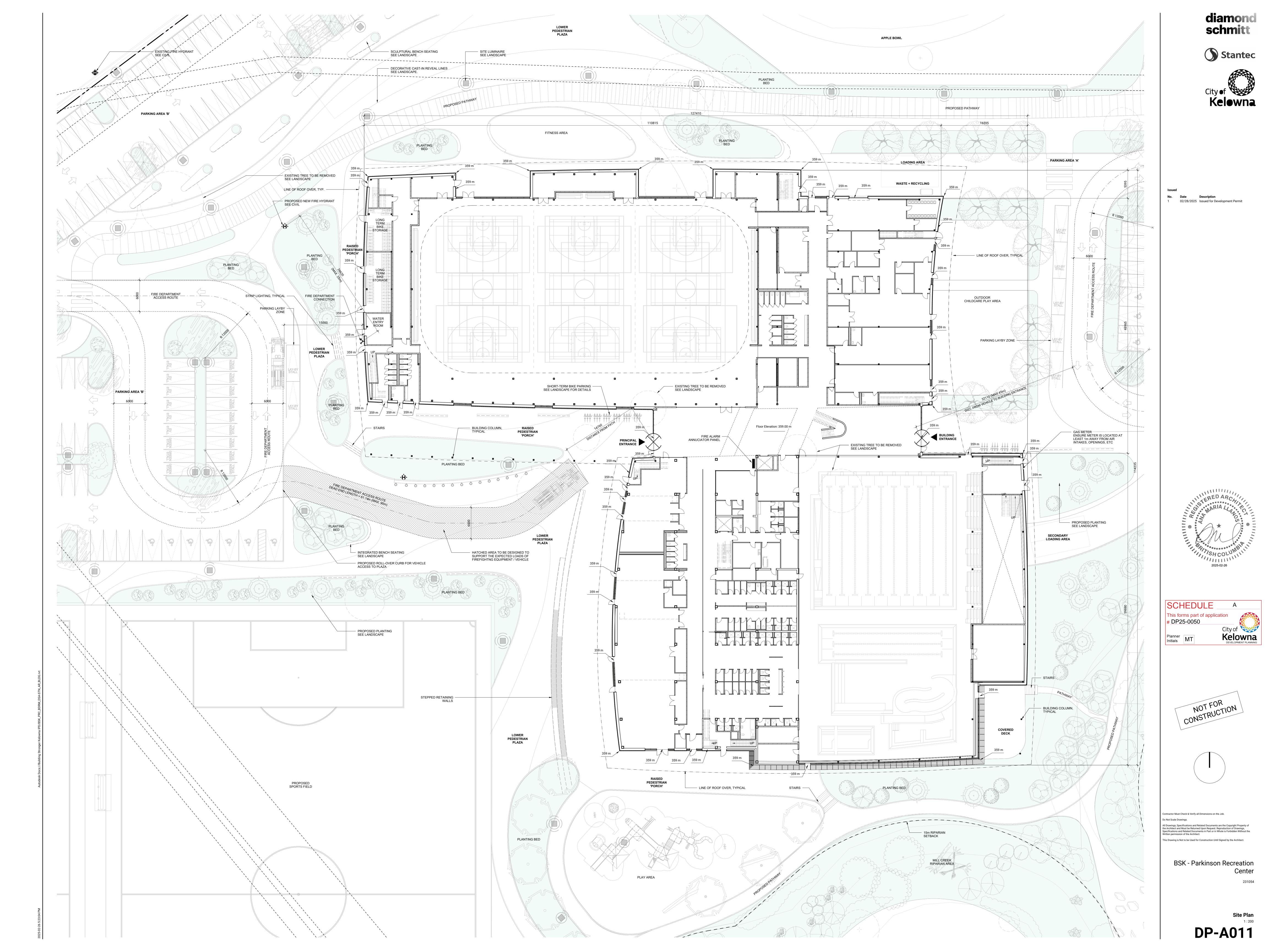
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

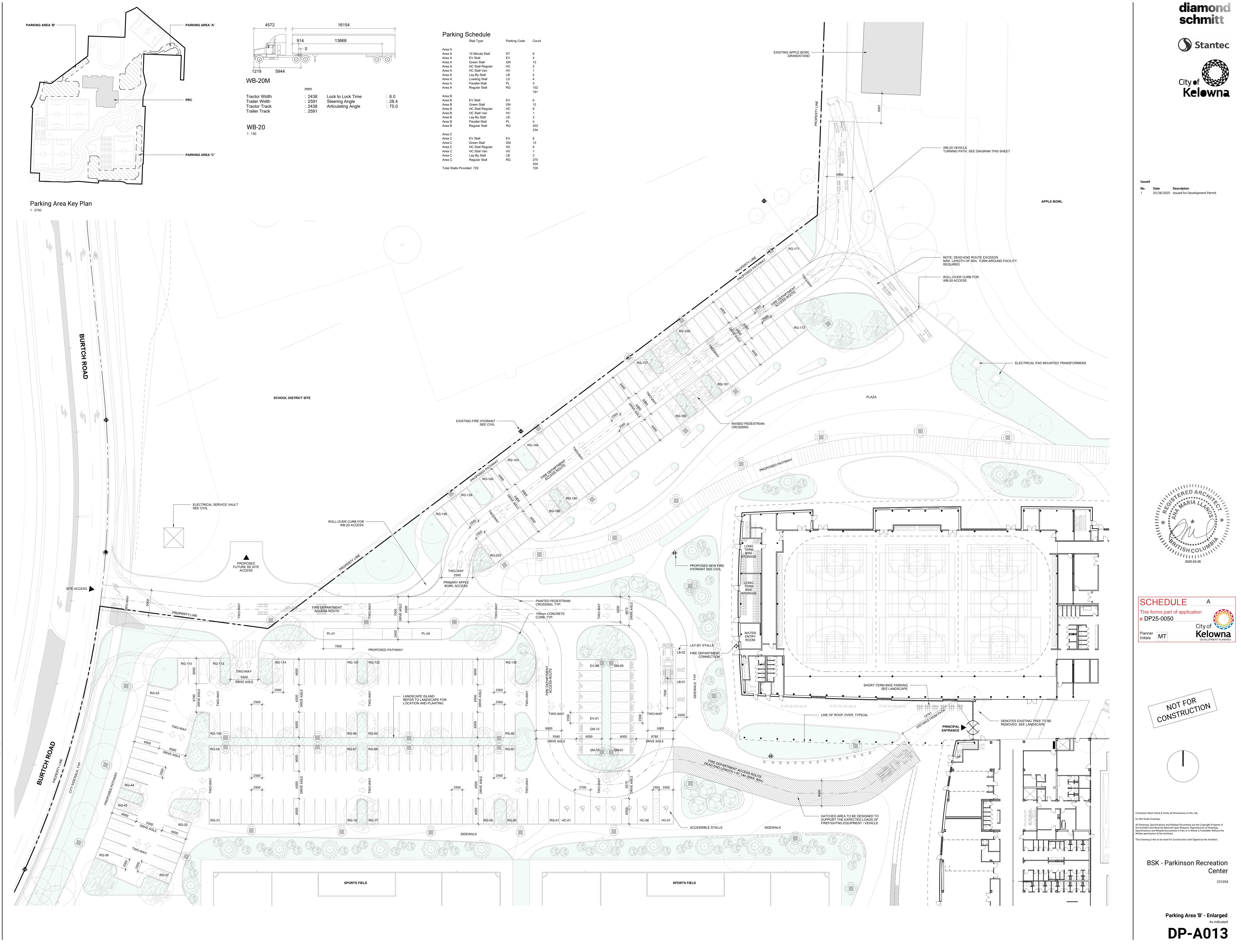
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



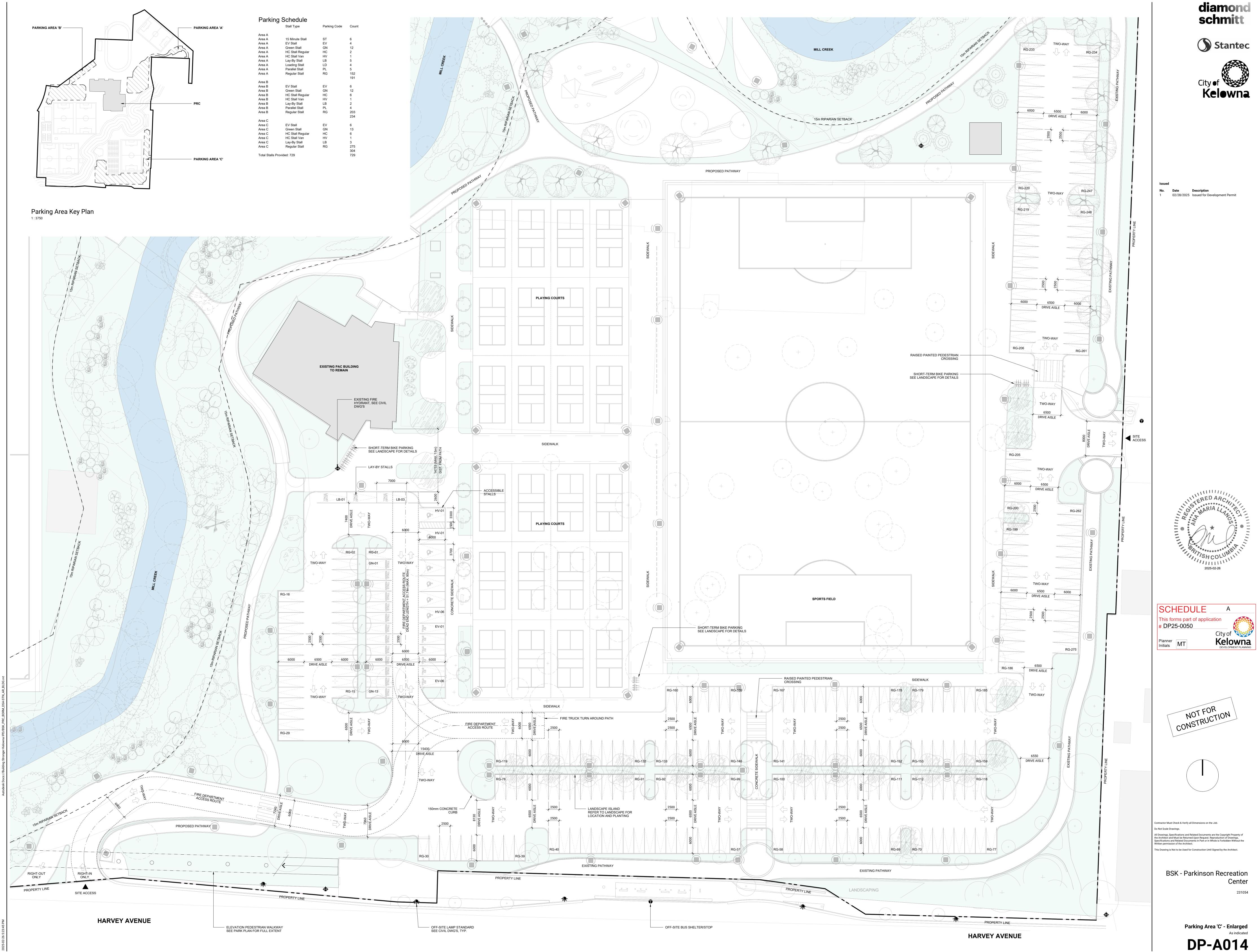






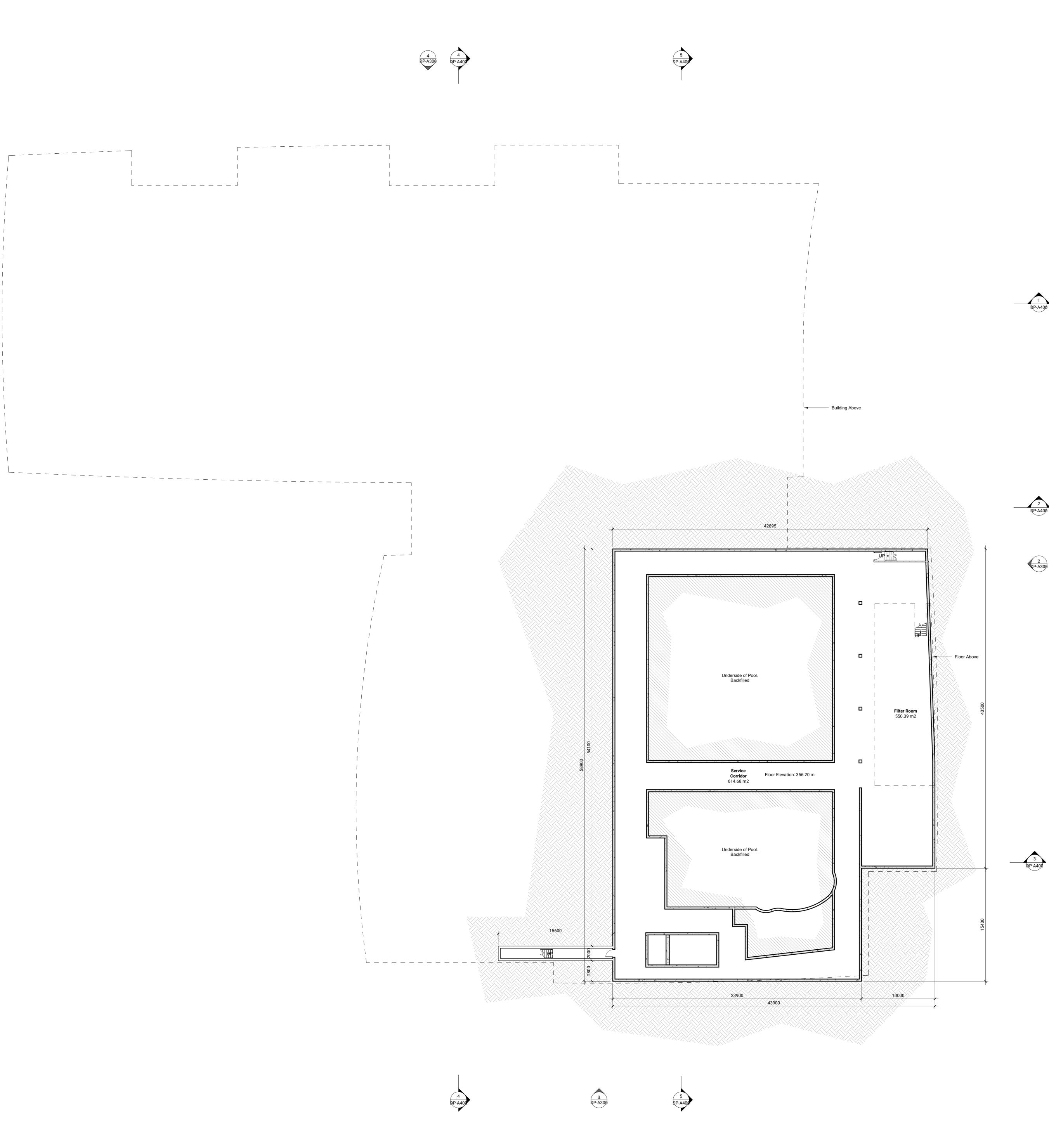
Autodesk Docs://Building Stronger Kelowna IPD/BSK_PRC_BDRM_DSA-STN_AR_BLDG.rvt

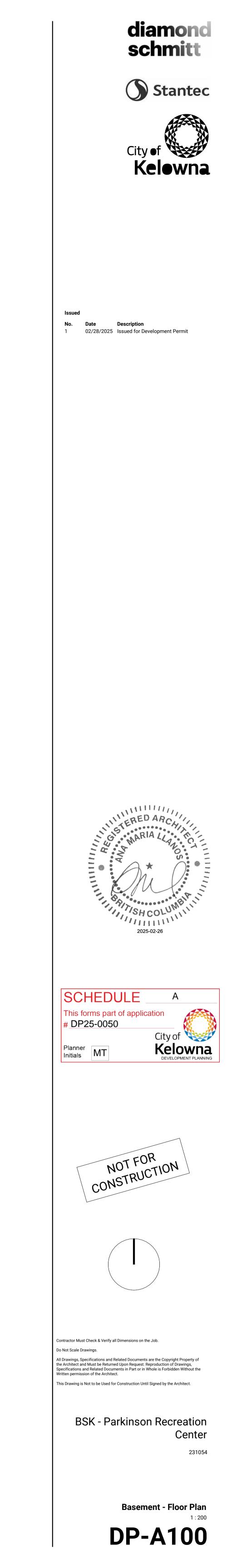
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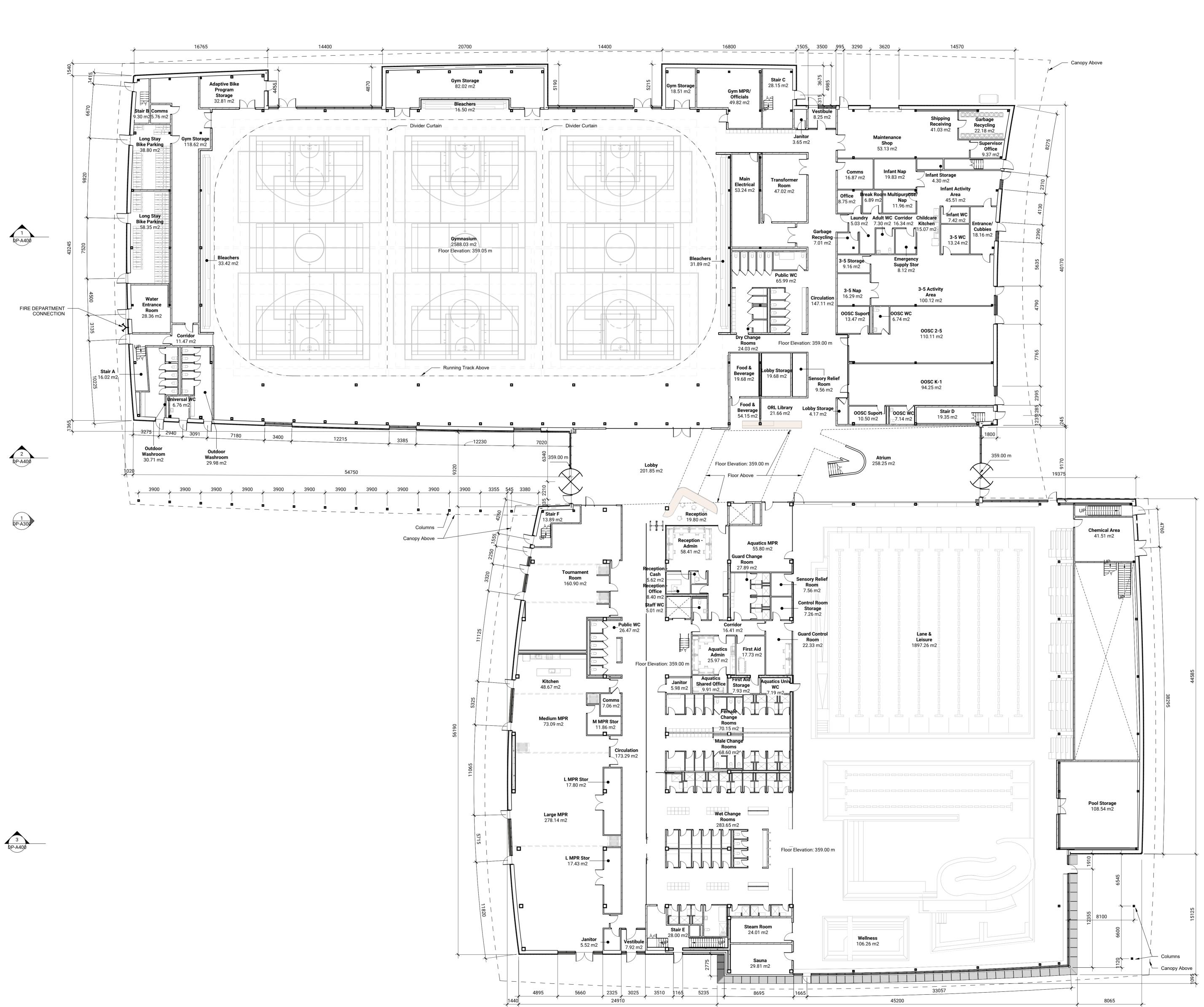
DP-A300

DP-A40Ø

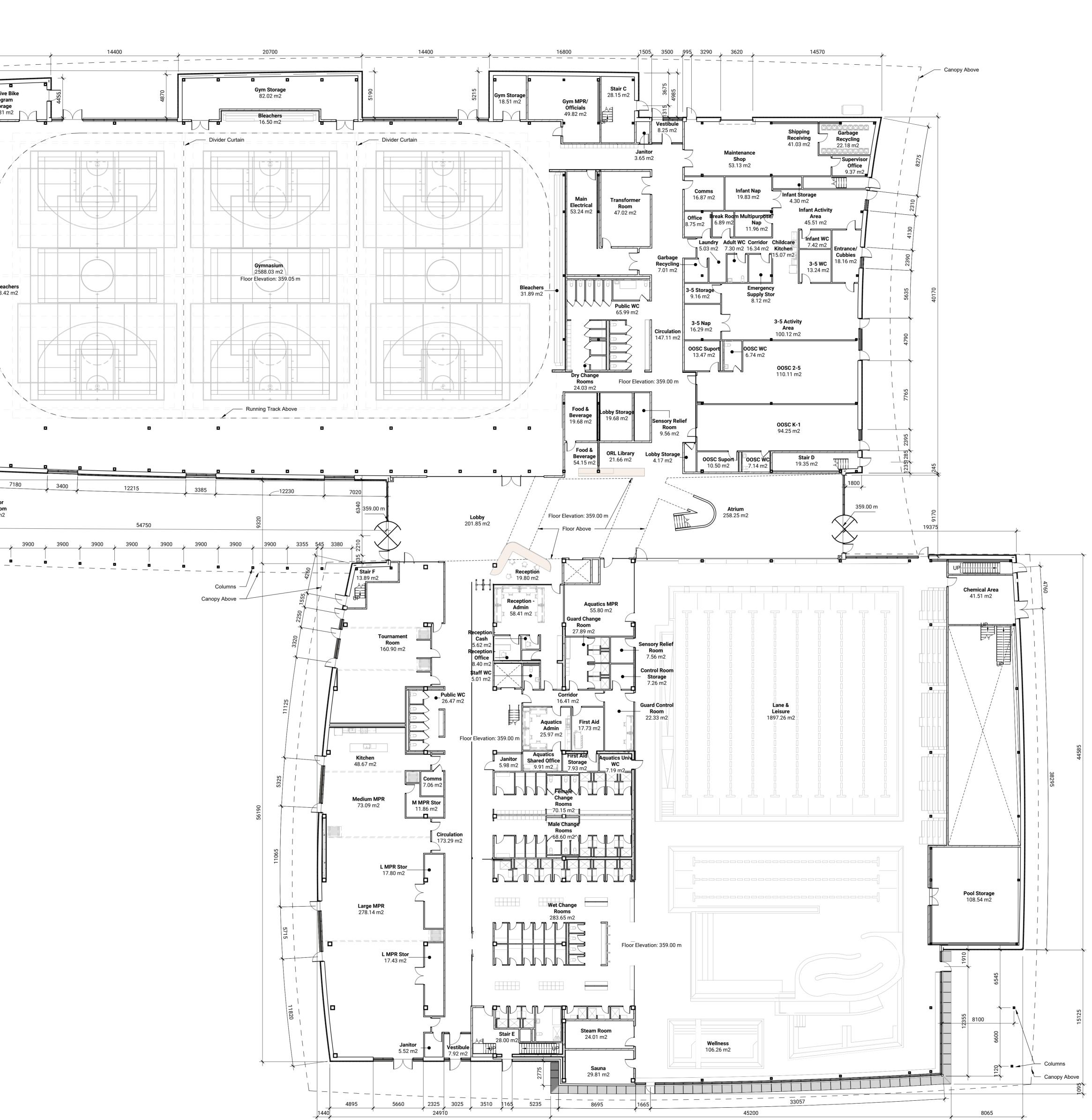




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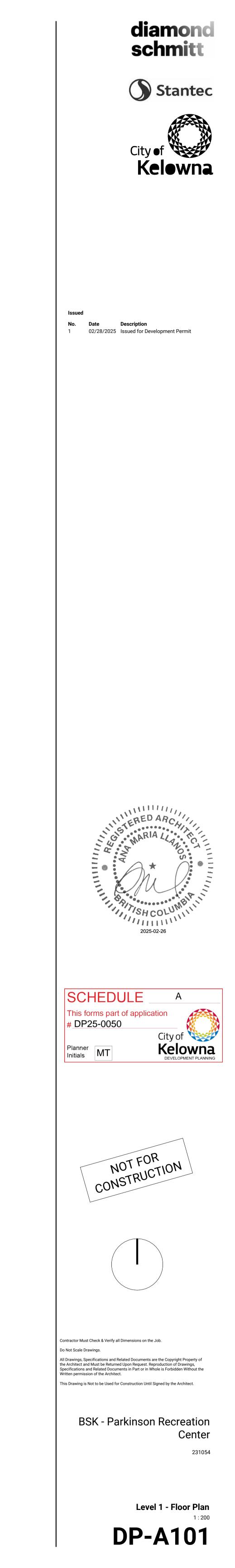
DP-A300 DP-A400



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DP-A300

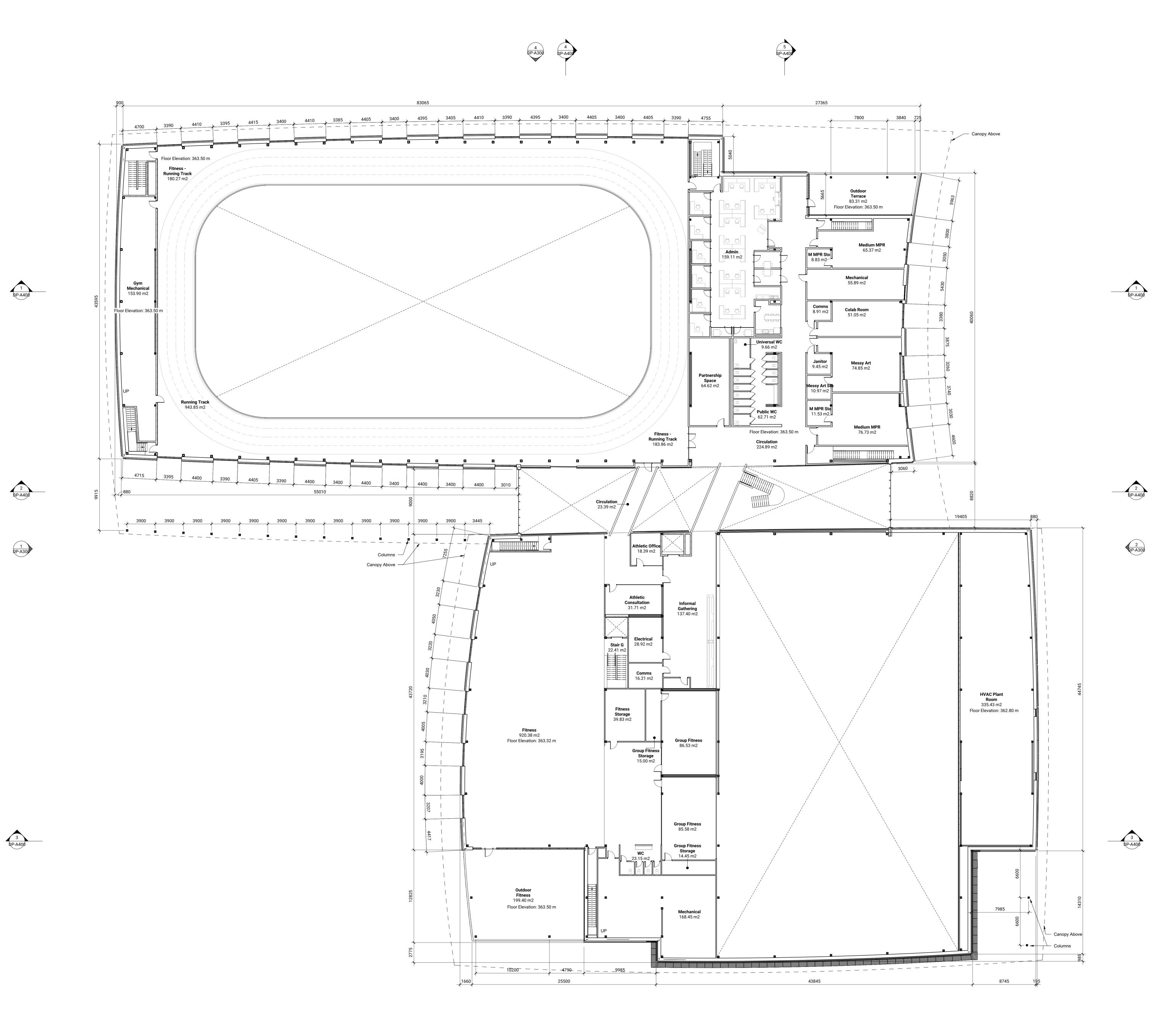
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PP-A300

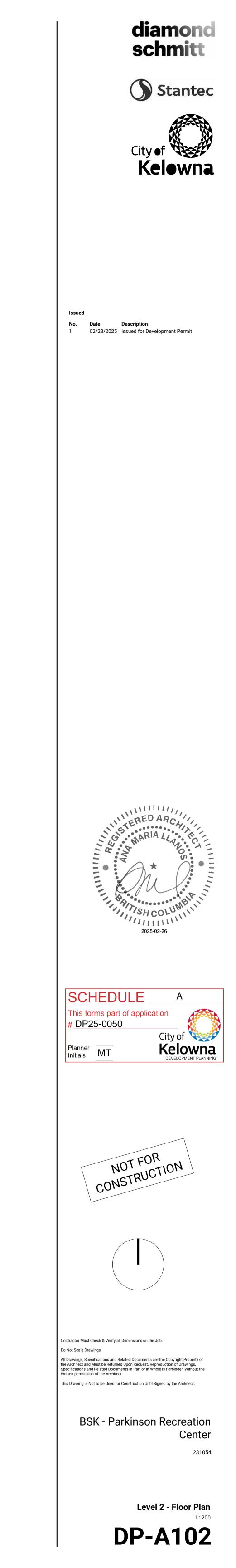
DP-A400

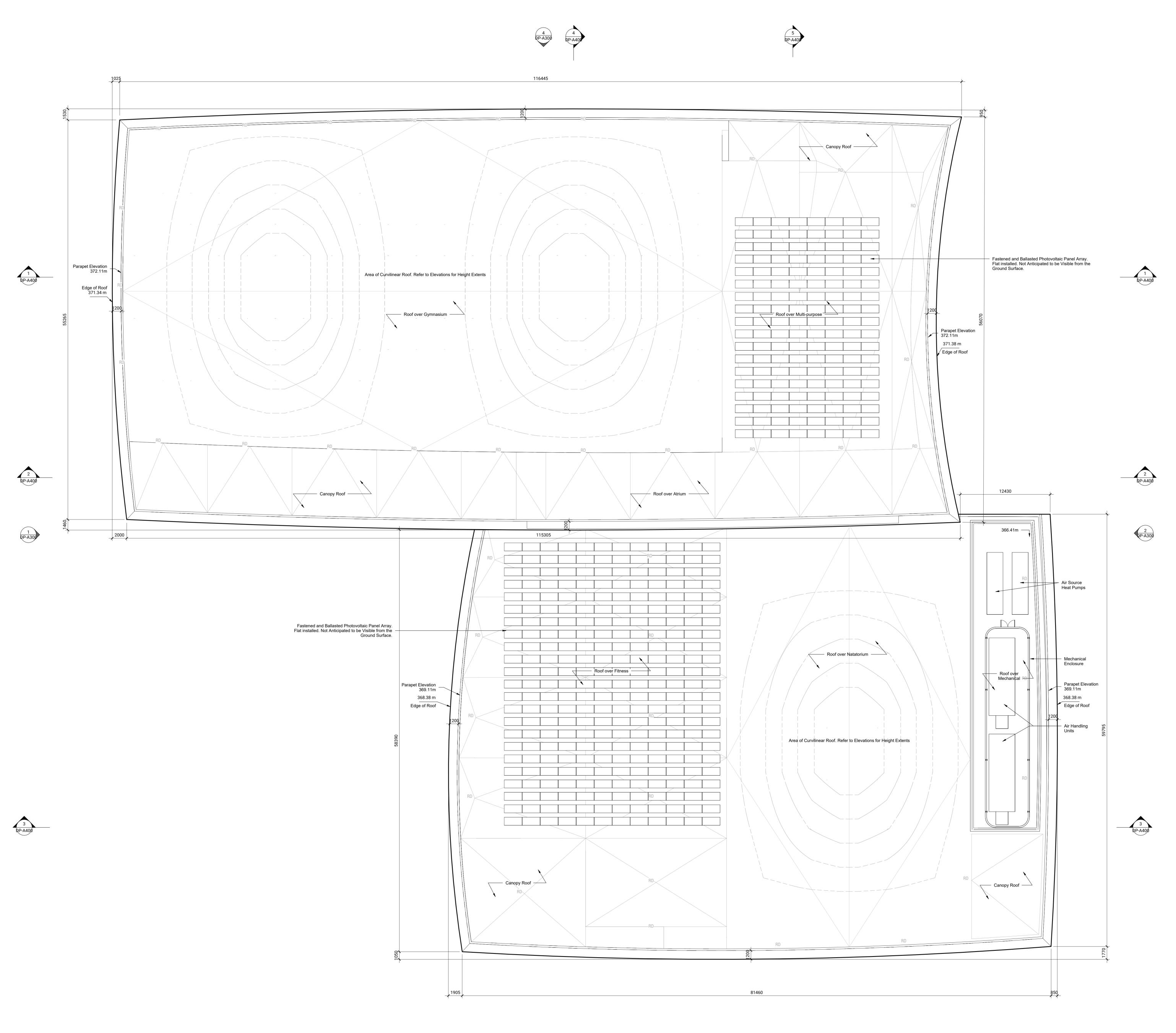


RP-A400

DP-A300

DP-A400

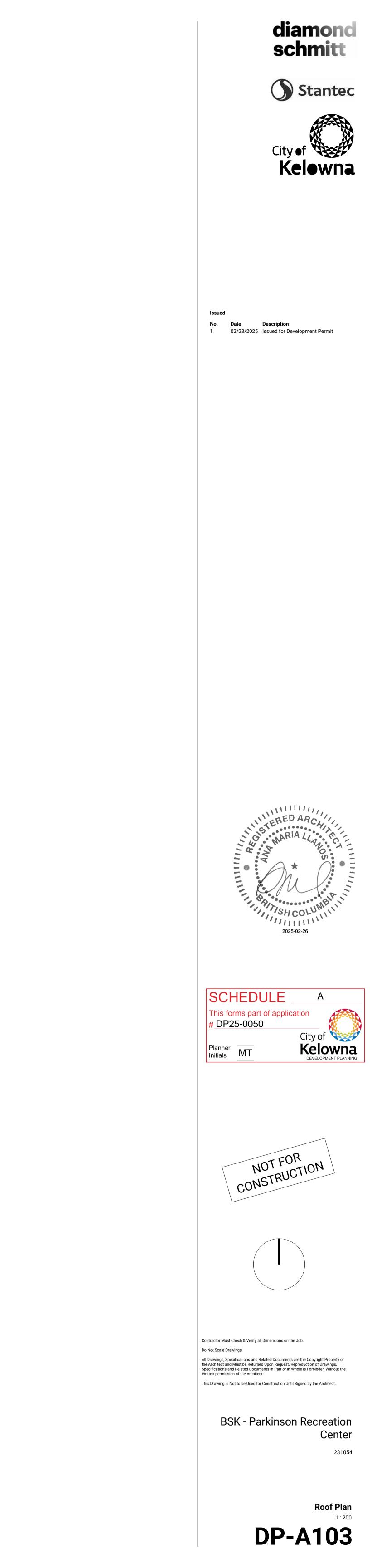




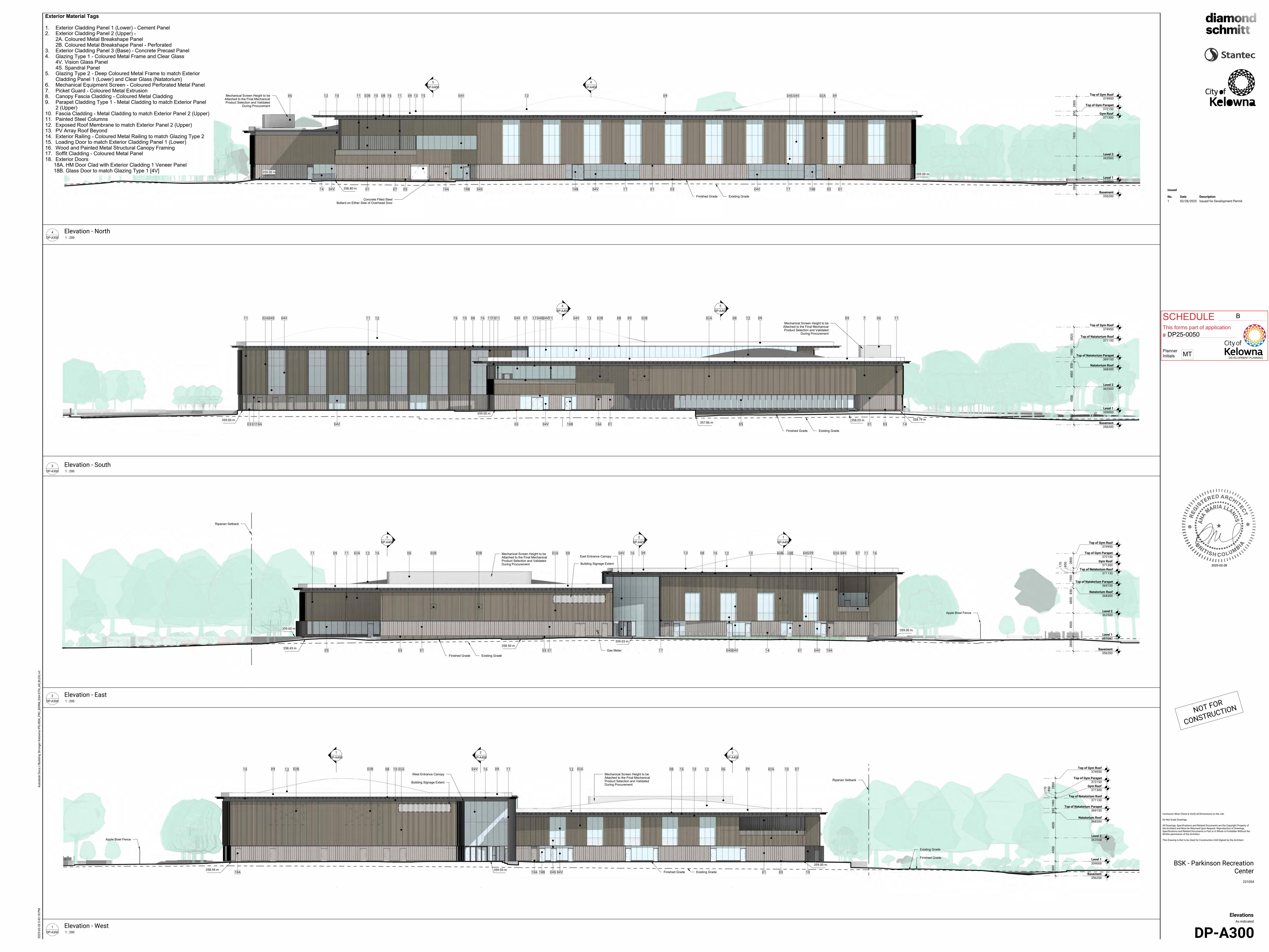
DP-A400

DP-A300

DP-A400



0P-A400





HARDSCAPE LEGEND

	JLIND
	DESCRIPTION
	ASPHALT PATHWAY
	COLOURED CONCRETE PAVING
	CONCRETE UNIT PAVERS
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	MULCH - PLAY AREA
	COMPACTED AGGREGATE

SOFTSCAPE LEGEND

	DESCRIPTION
\bigcirc	TREE PLANTING
	ORNAMENTAL SHRUB PLANTING
	NATURAL / NATIVE PLANTING
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	LAWN

FURNITURE LEGEND

FURNITURE LEG	
	DESCRIPTION
	BENCH - TYPE 1
	BENCH - TYPE 2
****	BIKE RACK
	BINS
@	BOLLARDS
8.	WATER FOUNTAIN
7.	LANDSCAPE BOULDERS
	PLAYERS SHELTER
	BLEACHERS
	LOGS - NATURAL PLAY EQUIPMENT
	PLAY EQUIPMENT

FENCE LEGEND

DESCRIPTION
 1.2 M HIGH CHAINLI
 2.4 M HIGH CHAINL
 3.6 M HIGH BACKST
 EXISTING FENCE

DESCRIPTION 1.2 M HIGH CHAINLINK FENCE 2.4 M HIGH CHAINLINK FENCE - TENNIS 3.6 M HIGH BACKSTOP FENCE

diamond schmitt Stantec

SCATLIFF + MILLER + MURRAY visionary urban design + landscapes





2	MV	ISSUED FOR TP1 REVIEW	04-04-2025
1	MV	ISSUED FOR DP REVIEW	25-02-2025
No.	By:	Description	Date
	REV	ISIONS TABLE FOR DRAWINGS	
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

SCHEDULE This forms part of application # DP25-0050 City of 🛛 🔆 Kelowna DEVELOPMENT PLANNING Planner Initials MT

TREE SCHEDULE

MBOL	BOTANICAL / COMMON NAME	CONT	SIZE	<u>QTY</u>
EES				
	Acer glabrum douglasii / Douglas Maple	#15 pot	1.5m ht.	5
\mathcal{O}	Acer x freemanii `Armstrong` / Armstrong Freeman Maple	B&B	4 cm cal.	28
	Acer x freemanii `Autumn Blaze` / Futumn Blaze Maple	B&B	6cm cal.	40
•	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	#15 pot	2.0m ht	16
•	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B&B	6cm cal.	12
K	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B&B	6cm cal.	36
	Magnolia stellata `Royal Star` / Royal Star Magnolia	B&B	3cm cal.	6
m m	Parrotia persica / Persian Parrotia	B&B	4 cm cal.	12
(Pinus contorta latifolia / Lodgepole Pine	B&B	2.5m ht	65
·	Pinus ponderosa / Ponderosa Pine	B&B	2.5m ht	40
	Platanus x acerifolia 'Exclamation' / Exclamation London Plane Tree	B&B	6cm cal.	11
	Populus tremuloides / Quaking Aspen	B&B	4 cm cal.	22
Annun with the	Pseudotsuga menziesii glauca / Blue Douglas Fir	B&B	2.5m ht	9
	Tilia tomentosa `Sterling` / Sterling Silver Linden	B&B	6cm cal.	21
n al	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B&B	6cm cal.	12

15 M RIPARIAN SETBACK LIMIT OF WORK DP-A BOUNDARY PROPERTY LINE



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Contractor Must Check & Verify all Dimensions on the Job.

Project: BSK - PARKINSON RECREATION CENTRE

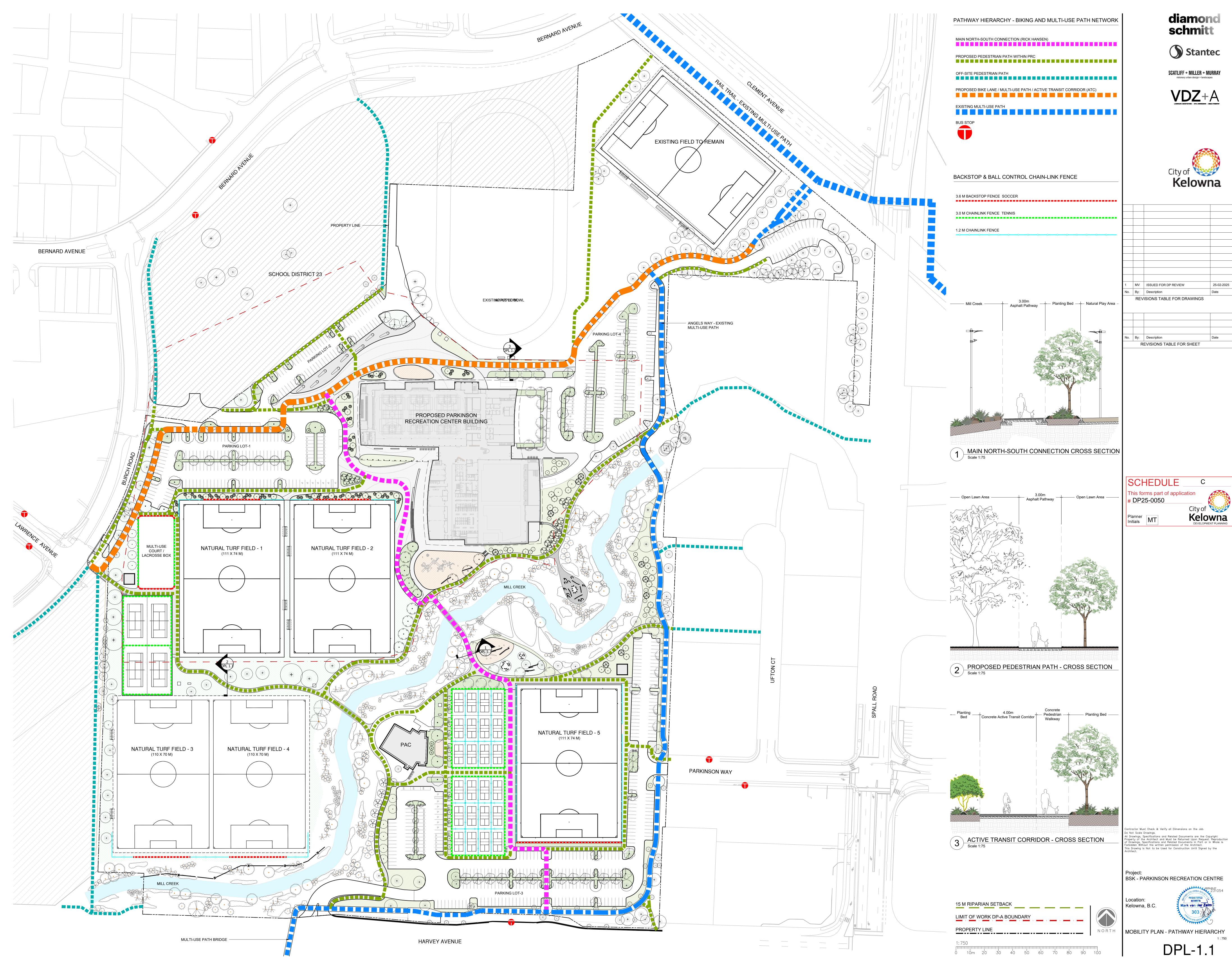
231054

Location: Kelowna, B.C.

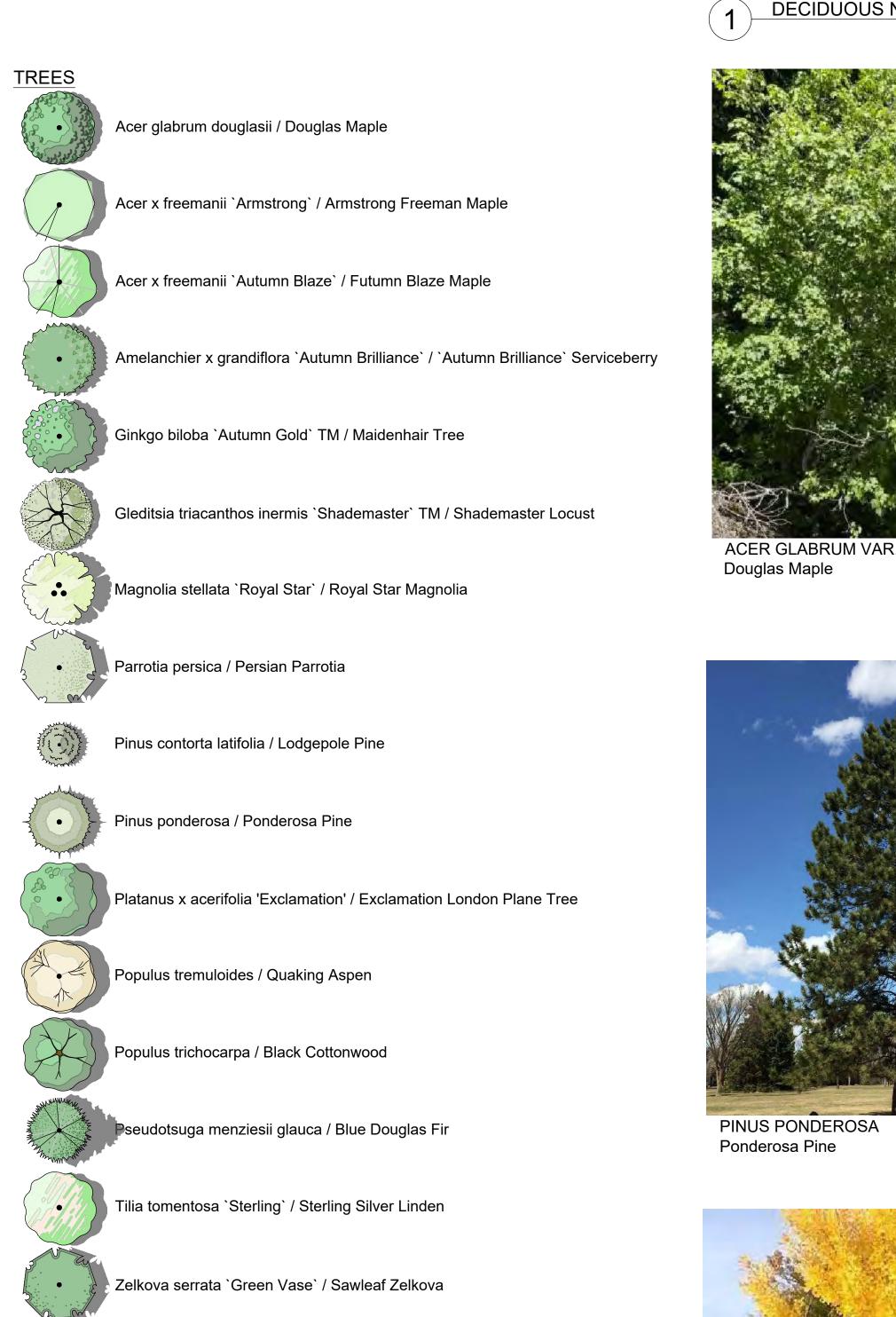
Do Not Scale Drawings.

GENERAL ARRRANGEMENT PLAN 1:750





1 DECIDUOUS NATIVE TREES







ACER RUBRUM 'AUTUMN BLAZE' Autumn Blaze Red Maple



ACER GLABRUM VAR. DOUGLASII Douglas Maple







PINUS CONTORTA VAR. LATIFOLIA Lodgepole Pine



PLATANUS X ACERIFOLIA 'EXCLAMATION' Exclamation London Plane Tree 4 DECIDUOUS FLOWERING TREES



MAGNOLIA STELLATA 'ROYAL STAR' Royal Star Magnolia

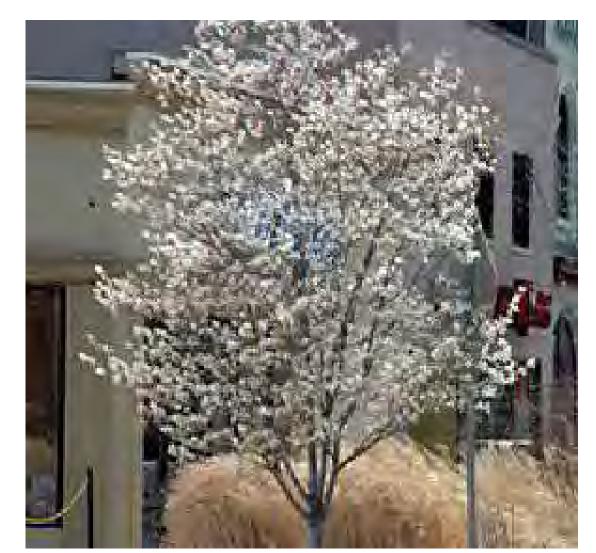




TILIA TOMENTOSA 'STERLING' Sterling Silver Linden



PARROTIA PERSICA Persian ironwood

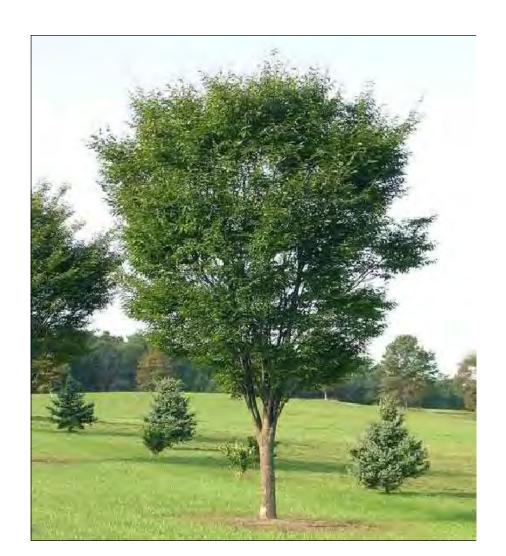


AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' Autumn Brilliance Serviceberry

2 NATIVE CONIFERS



PSEUDOTSUGA MENZIESII VAR. GLAUCA Mountain Douglas Fir



ZELKOVA SERRATA 'GREEN VASE' Sawleaf Zelkova



GLEDITSIA TRI 'SHADEMASTER' Shademaster Locust

5 COLUMNAR DECIDUOUS TREES



ACER X FREEMANII 'ARMSTRONG' Armstrong Freeman Maple



SCATLIFF + MILLER + MURRAY visionary urban design + landscapes





1	MV	ISSUED FOR DP REVIEW	25-02-2025
No.	By:	Description	Date
	REV	ISIONS TABLE FOR DRAWINGS	
No.	By:	Description	Date
	R	EVISIONS TABLE FOR SHEET	



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Contractor Must Check & Verify all Dimensions on the Job.

Project: BSK - PARKINSON RECREATION CENTRE

Location: Kelowna, B.C.

Do Not Scale Drawings.



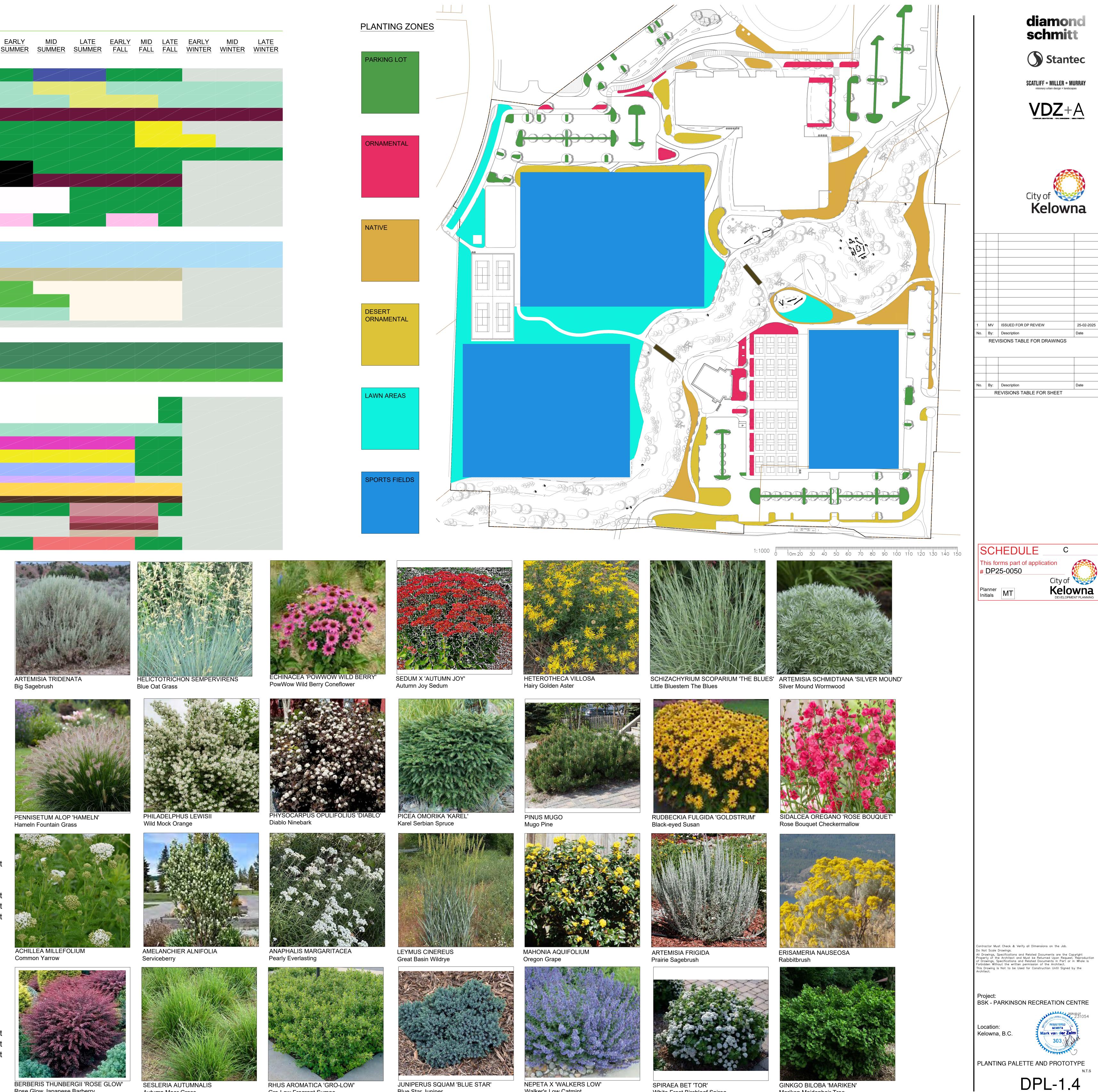
DPL-1.3B

N.T.S

TREE PALETTE

BLOOM SCHEDULE

SHRUBS		<u>LATE</u> PRING	EA SUN
AME SER			
	Amelanchier alnifolia / Serviceberry		
Af2	Atemisia frigida / Prairie Sagebrush		
At3	Artemisia tridentata / Big Sagebrush		
BER RO2	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry		
Gm3	Ginkgo biloba 'Mariken' / Mariken Maidenhair Tree		
En	Erica nauseosa / Rabbitbrush		
BER COM	Mahonia aquifolium / Common Barberry		
PHI WI2	Philadelphus lewisii / Wild Mockorange		
PHY DI2	Physocarpus opulifolius `Diabolo` / Diablo Ninebark		
Rg2	Rhus aromatica 'Gro-Low' / Gro-Low fragrant sumac		
SPI TOR	Spiraea betulifolia `Tor` / Birchleaf Spirea		
Ss5	Syringa meyeri 'Anny2013-18' / Flowerfesta Pink Dwarf Korean Lilac		
GRASSES			
FES GLA	Festuca glauca `Elijah Blue` / Blue Fescue		
HEL SEM	Helictotrichon sempervirens / Blue Oat Grass		
Lc2	Leymus cinereus / Great Basin Wildrye		
PEN HAM	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass		
S2	Sesleria autumnalis / Autumn Moor Grass		
Ss7	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem		
DWARF CO	DNIFERS Juniperus squamata 'Blue Star' / Blue Star Juniper		
Pk3	Picea omorika 'Karel' / Karel Serbian Spruce		
PK3 PIN HHO	Pinus mugo `Mughus` / Mugo Pine		
ACH MIL	Achillea millefolium / Common Yarrow		
Am3	Anaphalis margaritacea / Pearly Everlasting		
As3	Artemisia schmidtiana 'Silver Mound' / Silver Mound Artemisia		
Ee3	Echinacea x 'PAS702917' / PowWow Wild Berry Coneflower		
Hv2	Heterotheca villosa / Hairy False Goldenaster		
NEP WLO	Nepeta x `Walker`s Low` / Walker`s Low Catmint		
RUD GO2	Rudbeckia fulgida sullivantii `Goldsturm` / Black-Eyed Susan		
	Sedum x `Autumn Joy` / Autumn Joy Sedum		
SED AU3	Sedum x Aulumn Joy / Aulumn Joy Sedum		
Ss2	Sidalcea oregano 'Rose Bouquet' / Oregon Checkermallow		
	Artemisia Artemisia tridentata / Big Sagebrush Echinacea x 'PAS702917' / PowWow Wild Berry Coneflower Helictotrichon sempervirens / Blue Oat Grass Heterotheca villosa / Hairy False Goldenaster	#1 Pot #5 #1 Pot #1	
	Bluestem	#1 Pot #1 Pot #1 Pot	
	Bluestem	#1 Pot #1 Pot	t t t
	Bluestem Sedum x 'Autumn Joy' / Autumn Joy Sedum ORNAMENTAL PLANTING Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass Philadelphus lewisii / Wild Mock Orange Physocarpus opulifolius 'Diablo' / Diablo Ninebark Picea omorika 'Karel' / Karel Serbian Spruce Pinus mugo / Mugo Pine Rudbeckia fulgida Goldsturm / Black-eyed Susan Rudbeckia	#1 Pot #1 Pot #1 Pot #1 Pot #1 Po #1 Po #10 #2 #1 Po	t t t t ot



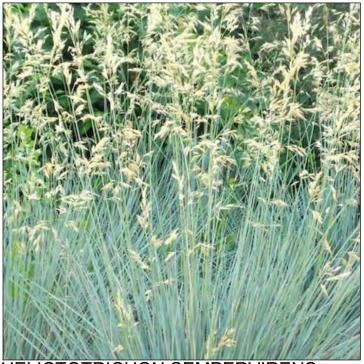








BERBERIS THUNBERGII 'ROSE GLOW' Rose Glow Japanese Barberry



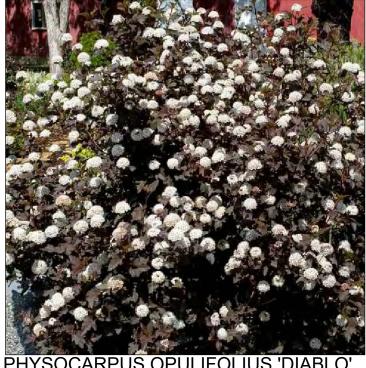






SESLERIA AUTUMNALIS Autumn Moor Grass









RHUS AROMATICA 'GRO-LOW' Gro-Low Fragrant Sumac









JUNIPERUS SQUAM 'BLUE STAR' Blue Star Juniper









Walker's Low Catmint









SPIRAEA BET 'TOR' White Frost Birchleaf Spirea

GINKGO BILOBA 'MARIKEN' Mariken Maidenhair Tree

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 7.0 INSTITUTIONAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE			2	3	4	5
(1 is least complying & 5 is highly complying)						
6.1 General Guidelines						
6.1.1 General Guidelines	N/A	1	2	3	4	5
a. Design institutional buildings to respond to the Design						<
Foundations and General Guidelines while respecting the need for						
functional (e.g. access or parking) or site-specific design solutions.						
b. Key institutional buildings may incorporate landmark or						<
emblematic design features, such as prominent vertical elements,						
significant corner treatments, and entry plazas or large extensions						
of the public realm.						
c. In large-scale projects, demonstrate variety in massing and						<
materiality.						
d. Design buildings such that their form and architectural character						\checkmark
reflect the building's internal function and use (e.g. a school, a						
hospital, a museum).						



GMC

Redevelopment of Parkinson Recreation Center

Development Permit Design Rationale Booklet V1 Submission: February 28th 2025





Land Acknowledgment

Ale

The City of Kelowna and the IPD Team acknowledges our presence on the traditional, ancestral, and unceded **tmx^wúla?x^w** of the syilx / Okanagan people who have resided here since time immemorial.

tmx^wúla?x^w means the land and everything that lives and interacts on it. It is an all-encompassing word that expresses the intersectionality of land and nature.

We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.





Owner

City of Kelowna 1435 Water Street, Kelowna, BC V1Y 1J4 T: (250)-469-8820



IPD & LEAN Practice Advisors + Project Manager **Colliers Project Leaders** 1499 St. Paul Street, Suite 805, Kelowna, BC ViY 6P2 T: (250)-317-7328



Architect **Diamond Schmitt Architects**

1050 W Pender St., Suite 2010, Vancouver, BC V6E 3S7 T: (604)-674-0866



Project Team

General Contractor **Bird Construction** 1626 Richter St., Suite 200, Kelowna, BC V1Y 2M3 T: (236)-361-0477



Landscape Architect VDZ+A

1181 Sunset Drive., Suite 302, Kelowna, BC V1Y OL4 T: (604)-546-0920



Landscape Architect Scatliff + Miller + Murray 815 1st St. SW, Suite 604, Calgary, AB T2P 1N3 T: (403)-262-9744

SCATLIFF + MILLER + MURRAY visionary urban design + landscapes

Mechanical

AME Group 638 Smithe St., Suite 200, Vancouver, BC V6B 1E3 T: (604)-684-5995



Structural

WSP

237 4th Avenue SW., Suite 3300, Calgary, AB T2P 4K3 T: (587)-390-8211

Electrical

AES Engineering

505 Burrard St., Suite 950, Vancouver, BC V6B 6A3 T: (604)-695-2700



Structural Fast + Epp 397 West 7th Avenue, Suite 300, Vancouver, BC V5Y 1M2 T: (604)-731-7412



Electrical Contractor

WestcanaPro 960 Alsgard St., Kelowna, BC V1X 7J2 T: (250)-488-1147



Mechanical Contractor Arpi's North 123 Avenue, Suite 14445, Edmonton, AB T5L 2Y1 T: (780)-982-1147





Architect

Stantec

111 Dunsmuir St., Suite 1100, Vancouver, BC V6B 6A3 T: (604)-696-7974





Civil

Stantec 1620 Dickson Avenue, Suite 400, Kelowna, BC V1Y 9Y2 T: (250)-863-6358



Mill Creek Stantec 1620 Dickson Avenue, Suite 400, Kelowna, BC V1Y 9Y2 T: (250)-863-6358



Sustainability

AME Group 638 Smithe St., Suite 200, Vancouver, BC V6B 1E3 T: (604)-684-5995





1. Introduction

1.1	Project Overview
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2. Context

2.1	Site Description
2.2	Surrounding Land Use
2.3	Connectivity Network
2.4	Local Amenities

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1.1 Project Overview

Building

1. Introduction

This facility will reside on a 19.4 hectare site, easily accessible to pedestrians, cyclists, and transit users, with multiple amenities, including the Apple Bowl, the Parkinson Activity Centre, sports fields, athletics, sports courts, Mill Creek, and access points to the Okanagan Rail Trail. Moreover, its strategic location between two growing urban centres make it a prime canvas for the City's vision.

The new Redevelopment of Parkinson Recreation Centre (RPRC) in Parkinson Recreation Park (PRP) facility is envisioned as a multi-purpose campus that capitalizes on the synergies of these elements, embodying the forward-thinking spirit of the City. The facility components will include a natatorium, gymnasium, fitness and track and training rooms, multiple convertible program and activities rooms, and general administration spaces.

te ha

Outdoor amenities include sports field facilities, courts, plazas, playgrounds, and walking and cycling trails.

The RPRC project is proposing a new aquatics and athletics building on the north side of Mill Creek in the general area of the existing tennis courts to replace the existing PRC along with 5 reoriented high quality sports fields, tennis courts, a multi-sport court, among other site amenities.



The plan for the southeast portion of the site is to demolish the existing PRC and retain the PAC building. This demolition allows for the construction of a new sports field, and new pickle-ball courts.

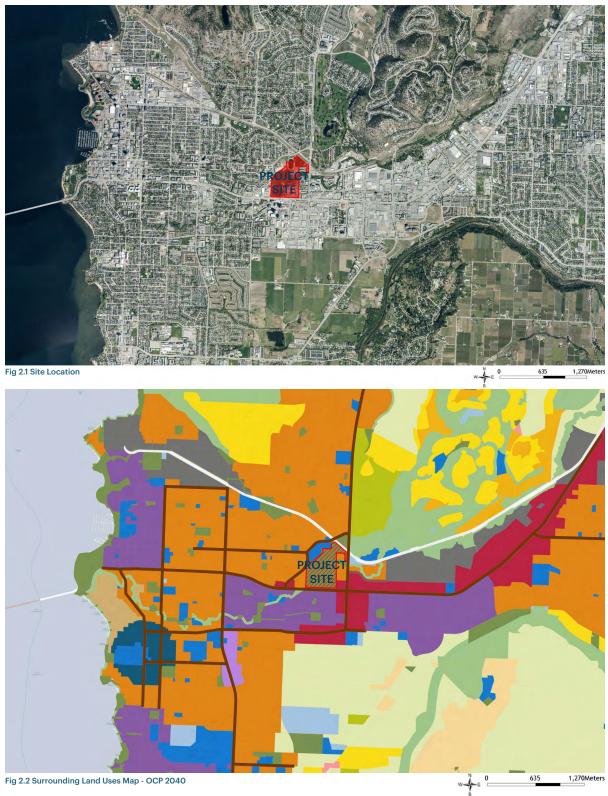


2.1 Site Description

This site is located in 1700-1800 Parkinson Way, bounded on the east by Spall Rd, on the south by Harvey Ave, to the north by another site for school development. This site is primarily designated for recreational and community use. The land is home to the Parkinson Recreation Centre, a comprehensive facility offering various fitness, aquatic programs and community programs.

This site is uniquely divided by Mill Creek, a natural feature that flows form the east side of the Okanagan Basin and into Okanagan Lake in the city centre.

The surrounding land use is predominantly focused on recreational activities, providing residents and visitor with ample opportunities for sports, fitness, community connection and to be in nature.



2.2 Surrounding Land Uses

The area surrounding the site, encompasses a mix of residential, commercial, and recreational uses.

To the north and east of this site, there are established residential neighbourhoods characterized by single-family homes and low-rise apartments. These communities provide housing options for a diverse populations.

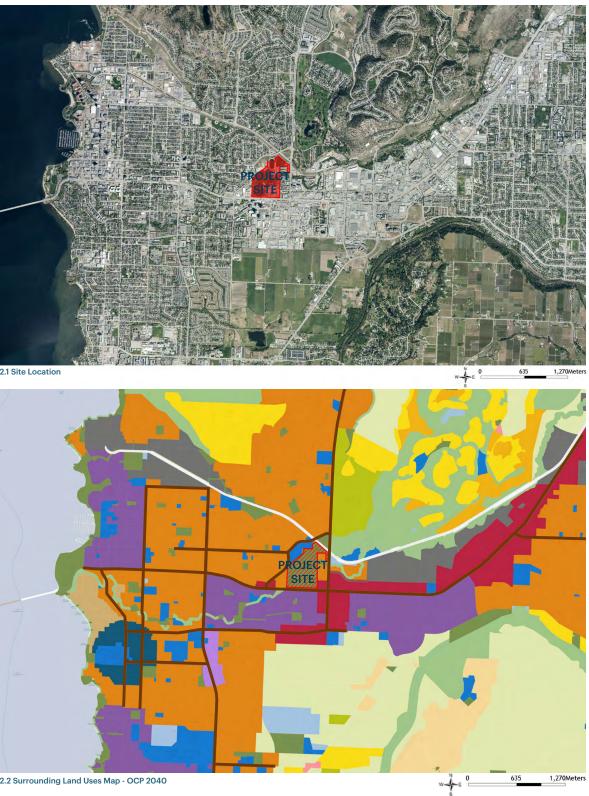
West of the site, along Harvey Avenue (Highway 97), lies a commercial corridor featuring various businesses, including retail stores, restaurants, and service providers. This area serves as a hub for shopping and dining, catering to both residents and visitors.

This diverse mix of land uses contributes to a vibrant community atmosphere, balancing residential living with commercial amenities and recreational opportunities.

Locating at centre of Landmark District, the site is surrounded by transit supportive corridors, providing convenient public access from the surrounding neighbourhoods.

Legend

- OCP 2040 Transit Supportive Corridors UC - Urban Centre
- VC Village Centre
- C-NHD Core Area Neighbourhood
- C-HTH Core Area-health District
- C-HER Heritage Conservation Area
- S-RES Suburban Residential
- S-MU Suburban Multiple Unit
- R-RES Rural Residential
- R-AGR Rural-Agricultural & Resource
- RCOM Regional Commercial Corridor
- NCOM Neighbourhood Commercial
- IND Industrial
- EDINST Education / Institutional
- PARK Park and Open Space
- REC Private Recreational
- NAT Natural Area
- TC Transportation Corridor
- PSU Public Service Utilities
- D FNR First Nations Reserve



2. Context





2.3 Network Connectivity

The vicinity is served by multiple bus routes, including the rapid transit line, facilitating convenient travel to key destinations such as downtown Kelowna and the University of British Columbia Okanagan campus. The nearest but stops, such as Parkinson at Ufton and Enterprise at Spall, are within a short walking distance, approximately 3 to 5 minutes away.

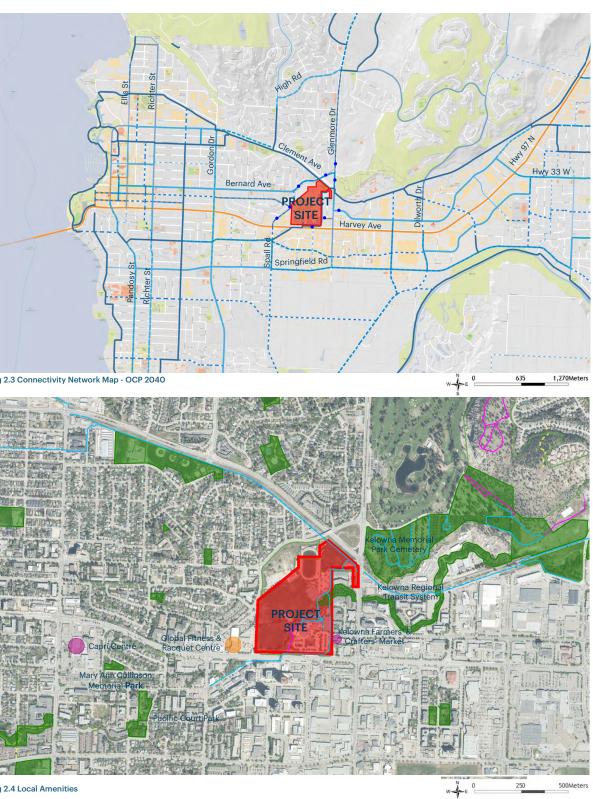
The area benefits from proximity to major thoroughfares, notably Harvey Avenue (Highway 97), which provides efficient routes for vehicular travel across the city and to neighboring regions.

The OCP envisions road network improvements to strengthen the road network, increasing connectivity and redundancy within the urban centre. Providing more opportunities to travel east-west within the urban centre for pedestrians, cyclists, transit users, and drivers. Making active modes of transportation a safe and convenient option.

Legend



- 💻 💻 Bike Future Primary
- Bike Existing Secondary
- - Bike Future Secondary
- BC Transit Bus Stops



2.4 Local Amenities

The Capri-Landmark area is a vibrant urban centre offering a diverse array of amenities that cater to residents, professionals, and visitors alike.

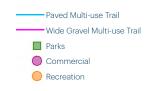
The Capri Centre Mall features a variety of retail stores, dining options, and essential services, providing convenience for daily needs.

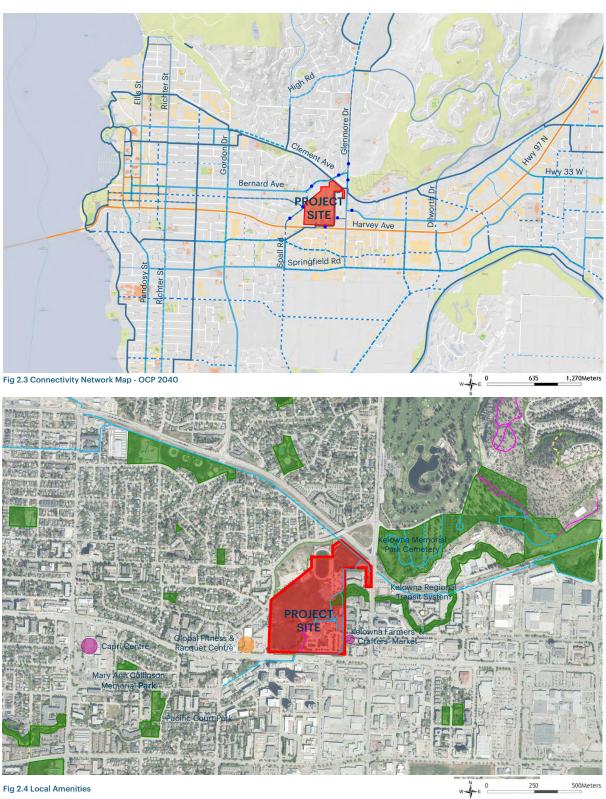
Several creeks run through the area. For example, Mill Creek, one of Okanagan Lake's main tributaries. Also, other smaller watercourses connect to Mill Creek, including Ritchie Brook.

Two parks are located within Capri-Landmark urban centre: Pacific Park, which is host to a successful community garden, and Mary Ann Collinson Memorial Park. Both parks contain play structures and open green spaces.

These amenities contribute to the Capri-Landmark area's appeal as a desirable neighbourhood, balancing residential living with commercial conveniences and recreational opportunities.

Legend









3. Vision and Inspiration

3.1 Vision

The redevelopment of Parkinson Recreation Centre (RPRC) 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 in meeting the wellness needs of the community. In 2023, Council approved funding to plan, design, and construct the Building a Stronger Kelowna initiative that included the redevelopment of Parkinson Recreation Centre (RPRC), Parkinson Recreation Park (PRP), all-ages activity centres in Mission and Glenmore, and sports fields in Rutland Recreation Park.

The architectural design and landscape master plan for the Redevelopment of the Parkinson Recreation Centre has set out to achieve a vibrant and inclusive master plan that is uniquely Kelowna. The landscape strives to capture the spirit and essence of the existing Parkinson Recreation Centre through the preservation of the natural open park character while enhancing connectivity, active sport, multi-use open space and opportunities for culturally significant experiences.

3.2 Inspired by Kelowna for Kelowna

One of the driving forces is to provide a legacy facility that will embody the look and feel of Kelowna. The building's materials, form, and character were inspired by both the material nature of the Okanagan valley as well as influenced significantly by collaboration with syilx





members of the Westbank First Nation who provided knowledge, tours and insight to the stories, material culture and significance of living within the region. In this respect, many elements have come to embody and reflect these traditions.

3.3 Guiding Principles

The project was guided by Kelowna's vision and commitment to community and environmental health. The symbols below have been distributed throughout the document to help identify how these commitments have been implemented into the overall Parkinson redevelopment.



























The project includes several mandates that informed the approach in terms of design and layout considerations.

Indigenous Collaboration

The building and park design will help achieve reconciliation goals by reflecting the living history of the Okanagan region in collaboration with syllx / Okanagan members of the Okanagan Nation Alliance (ONA) and Westbank First Nation (WFN).

Refer to Indigenous Collaboration section for additional description.

Inclusion & Diversity

The commitment to make the new RPRC building a hub of the community and promoting a welcoming, accessible and supportive environment for all visitors. Through consultation, the design accommodates a wide array of user preferences.

Accessibility

Equitable and safe access for people of all abilities is an important part of the design for all City of Kelowna facilities. Provisions to achieve Rick Hansen GOLD Certification have been implemented in the design, many of which go beyond minimum building code in an effort to serve a diverse demographic, and the increased use of all facilities by people with disabilities. City of kelowna has made a firm commitment to ensure all are afforded full, fair and equal access to all services, programs and facilities.

Refer to Architecture and Landscape

Design Rationale for additional description.

🙆 Sustainability

The building design identified opportunities to design a high performance, low carbon building which positively contributes to both natural and human ecosystems and supports the Kelowna's broader sustainability objectives.

Refer to sustainability section for additional description.

Campus Siting

The building was placed to provide a level of separation from adjacent neighbourhood as well as a central hub for the sprawling site. The building provides functional adjacencies to the surrounding landscape to support field sports. As a four sided building, all mechanical and service spaces are designed and positioned to ensure a pleasant pedestrian experience around the entire perimeter of the building.

Refer to Landscape and Architecture Design Rationale sections for additional description.

Diverse Spaces

Special consideration was provided to pedestrian connections both on and off site.

Innovative Design

The project is innovative in approach and designed to support existing strategies

as well as anticipate evolving trends to ensure the facility can service the public for decades to come.

Transportation

A well-integrated approach to vehicular site access and parking, active transportation connectivity and transit accessibility, as well as pedestrian movements are thoughtfully considered over the extent of the site.

Refer to Parking Section for additional description.

Site Security & Safety

A thoughtful design and the effective use of the built environment has been proposed to address safety and security for pedestrians and infrastructure across the site w th the intent of achieving l reduction in crime, and an improvement in the quality of life.

Refer to Landscape and Architecture Design Rationale sections for additional description.

🖄 Planting

The Parkinson Recreation Park (PRP) planting strategy includes a palette with native and adapted species for warmer and drier conditions. Emphasis has been placed on providing shade through the transplanting, and augmented planting of deciduous trees. Existing trees have been maintained where possible and enhanced planting strategies are being pursued to ensure the natural vibrancy of the campus.

Refer to Landscape Design Rationale for



additional description.

Fields

Sport and recreation are a significant part of Parkinson Recreation Park (PRP) and will be an important part of the redevelopment. The Park will be a destination for field sports and will be able to host provincial, national and international tournaments.

Refer to Landscape Design Rationale for additional description.

Mill Creek Revitalization

The project will also include improvements to Mill Creek focusing on mitigating the anthropogenic effects of urbanization by improving the aquatic and riparian habitats in the Mill Creek corridor.





4. Project Description Parkinson Recreation Center



4.1 Project Scope Summary

The Redevelopment of the Parkinson Recreation Centre (RPRC) will include several key areas; Athletics, Aquatics, General Program areas. Customer Service and Administration, as well as Building Operations to support the facility.

Athletics

The athletic program consists principally of a triple gymnasium capable of supporting competition basketball, volleyball, pickleball, badminton as well as recreation drop -in activity. One main court will allow for event viewing for approximately 1000 spectators with movable retractable seating. The gymnasium will be surrounded by a 4-lane running track with curved corners allowing for recreation and indoor track training. An open Fitness Area will provide strength training, cardiovascular and functional fitness amenity. Two group Fitness Studios adjacent to the Fitness Area will provide space for classes such as aerobics, yoga or dance. An Outdoor Fitness area will be provided, accessible from the open Fitness Area.

Aquatics

The Aquatics area is a significant program element and will accommodate a host of user requirements, ranging from recreation drop-in swimming and instruction to large invitational competition events. Additionally, a focus on wellness will allow for therapy and training amenity. The aquatics program includes three areas within the Natatorium; the lane pool, the leisure pool, and the wellness area, which includes hot and cold plunge pools as well

as steam room and sauna. The lane pool will accommodate competition events as well as water polo training, aquatics and swim lessons.

The leisure pool will support recreation activities for children and families as well as provide space for teaching and fitness. The leisure pool will include a gradual stepped entry as well as an accessible ramp. To ensure the leisure pool provides a 'fun factor' various spray water features will be incorporated. Connected to the leisure pool will be a family hot pool, providing a relaxing, warmer social experience. The wellness area will include both an adult hot pool and a cold plunge pool, to be located adjacent the Steam Room and Sauna for therapy and recreational use.

Change Rooms will be provided through two distinct areas. The main Pool Change will be a Family style/ Universal Change room with accessible and private change stalls. There will also be distinct Male and Female Dry Change Rooms also with private and accessible stalls, lockers, washrooms and showers which will serve both the Fitness component as well as opportunity to use the aquatics facility.

General Program

A wide range of amenities ensure that community events and activities are accommodated, multi-purpose rooms have been thoughtfully considered to be reconfigurable and able to accommodate a mix of uses and have access to adjacent outdoor space. Next to the large multipurpose room will be a community teaching kitchen. Three additional multipurpose rooms will accommodate smaller groups, including a messy arts space, able to accommodate creative and tactile experiences. A multi-use/tournament room will be provided, able to be subdivided into three separate rooms to accommodate registration when large field-based events are occurring. As well, a dedicated partnership space will be provided.

The Okanagan Regional Library will have a public facing and flexible space, allowing for lending.

There will be a dedicated Childcare and Out of School Care (OOSC) program space. Licensed Childcare will be provided with associated outdoor playground space. Two OOSC spaces will also be provided as well as provide additional multipurpose room space.

Outdoor washrooms integrated within the facility with access from the exterior will provide service for outdoor activities during daylight hours.

An enclosed bicycle parking area will provide secure parking for both staff and patrons.

Customer Service

A main public lobby will form the backbone of the facility linking all the program elements upon entry. It will function as the community living room, provide intuitive wayfinding and allow for space to relax as well as view activities. A reception area adjacent the lobby will welcome patrons and provide support for programs, memberships, and provide security to paid and controlled program areas, such as fitness and aquatics. The lobby will be accented with dedicated areas describing the history of the Central Okanagan sport



and particularly Hall of Fame members. A concession area providing food and beverage amenity will flank the lobby as well, providing refreshments for patrons. Throughout the facility, informal gathering spaces will be integrated, providing a pace for lounging, meeting, relaxing or watching and enabling community interaction.

Administration

A dedicated facility administration space will be provided with a mix of private offices and open workstations, complimented with meeting space, storage and support. This administration support will likely be distributed to allow for recreation and aquatic support to be adjacent those activities.

Building Operations

A dedicated Shipping and Receiving area as well as Garbage and Recycling and a maintenance shop will be provided to ensure the efficient handling, storage and maintenance of materials and equipment. Ease of access to the exterior as well as efficient distribution through the building will be a consideration. Custodial rooms will be efficiently distributed throughout the building.

Indigenous Collaboration

We are writing as Indigenous Collaborators working alongside the Building a Stronger Kelowna project team, with the approval of Westbank First Nation (WFN) and the Okanagan Nation Alliance (ONA), to represent Indigenous perspectives and the syilx/ Okanagan living history of the region.

We wish to express our gratitude for the outstanding efforts in Indigenous integration, collaboration, and consultation that have been fundamental to the planning and design of the Redeveloped Parkinson Recreation Centre.

This project has been a positive starting point for us personally, as we navigate living in two worlds (western world and Indigenous world) and this acts as a steppingstone to reconciliation in our own community here in the Okanagan where the final building will incorporate a modern take on the living syilx stories and beautiful landscapes that surround us. We are grateful for being included in this project and the group that is working on this project as they are all genuine and curious and willing to think outside of the box to create a building that is meaningful, incorporates stories, considers future generations and prioritizes inclusivity of all who may use the facility for years to come.

We commend the City of Kelowna and all partners involved in this meaningful project and look forward to seeing the continued positive impact of this collaborative effort. It is our hope that moving forward, other projects will take this approach and the wheels of change and positive relationships will begin to turn and gain more momentum for years to come so that our children and grandchildren's paths will be just a little bit smoother as we ponder the idea of: **stim xast a kl mnim{amp}** (will it be good for us all)?

Llana Teichroeb Westbank First Nation Elder Kim Kosik Westbank First Nation Member



the grant of a barrier of a low the state of the state of



5. Indigenous Collaboration

5.1 Introduction

Collaboration between the City of Kelowna and the WFN/ONA on the RPRC has evolved from visioning workshops to a more formalized role as Indigenous Collaborators. Together, we are working to design a space that not only honours syilx/Okanagan culture but also fosters a deep sense of belonging for all community members.

From the project's inception, the inclusion of Indigenous perspectives has been integral in shaping a facility that is both respectful and reflective of the rich cultural heritage of the syilx/Okanagan people. This collaborative approach has been essential in fostering unity and mutual respect, which are key to the project's success and long-term sustainability. It has been incredible so far to witness the learning in the room and then watch how each person took that and used different pieces as inspiration for their specific roles. Whether that was from looking at unique pool filtration ideas to mimic a pit house, sourcing Indigenous plants to use for the landscape, asking questions about local stories to incorporate into a variety of areas, interest in using local art, exterior building design that honors the land we are on, and so many more elements. The consultation process has been rooted in meaningful dialogue with Indigenous leaders, Elders, and community members. Their invaluable insights and traditional knowledge have been thoughtfully incorporated into the design and functionality of the facility and has felt organic and led with utmost respect.



Fig 5.1.1 Photo of Leroi Bent

Key elements of the redevelopment include:

Creation of Culturally Inclusive Spaces: Thoughtful design ensures that the facility includes spaces for cultural ceremonies, storytelling, and educational workshops, making it welcoming for all community members.

Design Inspired by Indigenous Collaboration: An intentional effort was made to avoid designing a building that looked and felt institutional. Instead. materials inspired by the natural environment were chosen. The shape and curvature of the building are welcoming and organic, with hard lines removed. Materials like wood were celebrated for their texture and finish. Design elements like the shape of the roof, material choices, such as exterior cladding that features vertical patterning reflective of tule reeds, the natural ventilation system that mimics traditional pit houses, organic shapes of the campus landscape design, and the connection to water with Mill Creek reflect the living history of syilx/Okanagan people



Commitment to Environmental Stewardship: Reflecting Indigenous values, the redevelopment prioritizes sustainability and environmental responsibility.

Incorporation of Indigenous Art and

Symbolism: The facility will feature Indigenous art and symbolism, creating a connection to Indigenous ways of knowing and being.



5.2 Connection

The Integrated Project Delivery (IPD) method aligns remarkably well with Indigenous cultures and ways of being, fostering a collaborative, holistic, and inclusive approach to project management. By emphasizing teamwork, mutual respect, and shared responsibilities, IPD mirrors the Indigenous principles of community, collective effort, and interconnectedness. This methodology encourages open communication and trust among all interested parties, reflecting the Indigenous value of honoring every voice and perspective. Additionally, the sustainable and long-term focus of IPD resonates with Indigenous practices that prioritize environmental stewardship and the wellbeing of future generations. In essence, the IPD method not only complements but also honours the rich traditions and values inherent in Indigenous cultures.

The IPD team will continue to collaborate with WFN in meaningful ways to find

opportunities for syilx culture to be reflected in the architectural design of RPRC. This may include, but is not limited to finishes, features, art, wayfinding signage that references the **nsyilxcan** and culture in an accessible, genuine way.

5.3 Process

Building Relationships Before the Project Began

In the years leading up to the project, efforts were made to build strong relationships within the community. By establishing connections early on, trust was cultivated, laying the groundwork for meaningful collaboration throughout the project. This proactive approach helped foster an environment where community input was valued and ensured the project was aligned with the needs and values of local residents.





Fig 5.3.1 Photo from WFN Annual General Meeting

Attending Events to Gain Recognition and Trust

To strengthen ties within the community, attendance at various events, including Annual General Meetings (AGMs), became a priority. These events provided opportunities to engage directly with community members, allowing team members to become familiar faces that were both recognized and trusted. This presence helped build rapport and established a sense of transparency and commitment to the community's interests and concerns.

Visioning Workshops with Community Members

Engaging with the community in visioning workshops allowed for the sharing of ideas and expectations for the project. These workshops provided a platform for community members to voice their perspectives, ensuring the design process was inclusive and responsive. By actively listening to the community's feedback, the project was able to reflect their values, desires, and long-term goals.

Outreach to Community Members in **Collaboration with WFN/ONA**

In collaboration with the Westbank First Nation (WFN) and Okanagan Nation Alliance (ONA), outreach was conducted to gauge interest from WFN members in becoming Indigenous Collaborators on the project team. This outreach ensured that Indigenous voices were integrated into the design process and provided an opportunity for community members to play an active role in shaping the project's direction, while also acknowledging their cultural significance.

IPD Team Touring Important Indigenous Cultural Sites

To deepen their understanding of Indigenous culture, the IPD team toured key sites, including the **sncawips** Heritage Museum, WFN Community Core, sansisyustan House of Learning, and Okanagan Heritage Museum. These visits offered valuable insights into the region's history and traditions, fostering greater respect for the community's Indigenous heritage.





Indigenous Collaborators in the Design Process

Indigenous collaborators played an integral role as part of the design process, where they participated in the creation of the project's design. Their involvement was crucial not only in contributing culturally significant elements but also in teaching the IPD team about the nsyilxcan language and syilx/Okanagan culture. This collaboration enriched the design process, ensuring that the project authentically represented Indigenous values, knowledge, and traditions.

Setting a Condition of Satisfaction that incorporates Indigenous guiding principles.:



Art & Symbolism

Fig 5.3.2 BSK Indigenous Framework



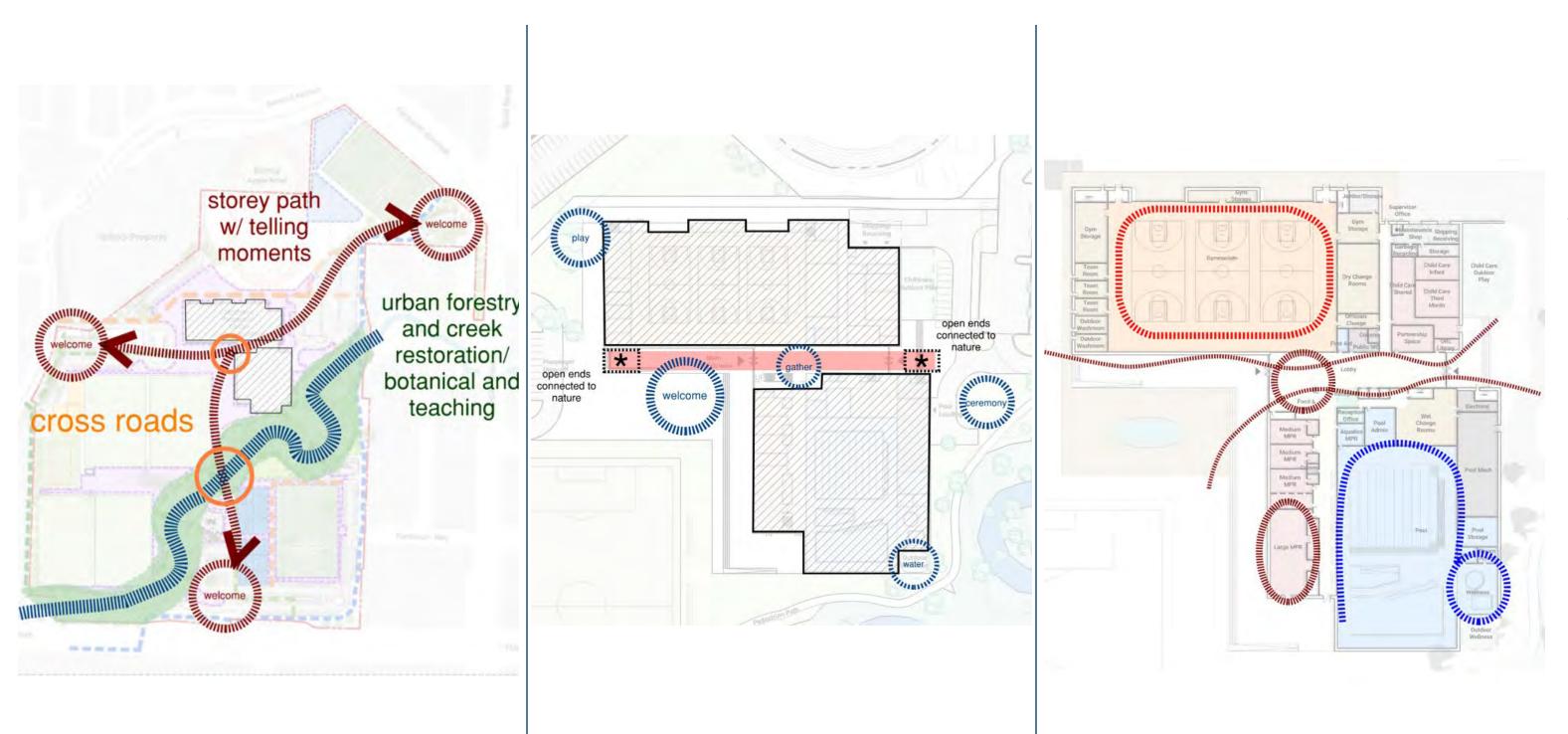








Fig 5.4.1 Three Bitterroot Flowers



5.4 Honoring Indigenous Perspectives in **Design and Collaboration**

The IPD team is committed to meaningful and lasting collaboration with Indigenous communities, ensuring that Indigenous perspectives, knowledge, and culture are woven into the design and delivery of the project. This commitment extends beyond the built environment—it is about fostering relationships, respecting traditions, and creating spaces that reflect the deep connection between people, land, and culture.

Commitment to Collaboration

The IPD team is dedicated to ongoing engagement with Westbank First Nation (WFN) and the Okanagan Nation Alliance (ONA) throughout the RPRC project and beyond. Recognizing that relationships are at the heart of this work, we will continue to invest time and resources in relationshipbuilding activities to strengthen and honour the bonds established through this process.

Gathering Spaces

Culturally significant gathering spaces will be thoughtfully integrated into the site and building. A ceremonial gathering space, anchored by a fire pit, is envisioned near Mill Creek, creating a place for connection, reflection, and storytelling. Within the facility, areas such as the atrium and multipurpose rooms will be designed to accommodate ceremonies, gatherings, and other Indigenous uses.

Restoring Mill Creek

Honouring the natural world and the teachings of the syilx/Okanagan people, the Mill Creek rehabilitation project will prioritize the protection and enhancement of salmon habitat, supporting the ongoing stewardship of this vital ecosystem.

Culturally Significant Landscaping

The landscape strategy will incorporate native plant species with deep cultural significance to the syilx/Okanagan people, ensuring the land itself tells a story of tradition, sustainability, and respect for natural systems.

Incorporating nsyilxcan Language

Language is central to culture and identity. The IPD team is committed to integrating the **nsyilxcən** language into wayfinding and signage throughout the site and facility, celebrating and reinforcing the presence of the syilx/Okanagan people.

Childcare and Cultural Connection

Opportunities to connect childcare spaces with natural elements, storytelling, and Indigenous ways of learning will be explored in collaboration with operators once they are on board.

Architecture Rooted in Culture

The building's design will reflect the land, history, and traditions of the region. Structural and façade elements will provide opportunities for Indigenous expression, ensuring that the facility embodies cultural



meaning and significance. Materials will be chosen to reflect the natural environment, while avoiding institutional or colonial aesthetics. Patterning, colors, imagery, and storytelling will be thoughtfully incorporated through interior finishes and public art, with space for a variety of Indigenous art forms to be celebrated throughout the building.

This project is an opportunity to create a space that acknowledges, respects, and uplifts Indigenous culture, ensuring that it is a welcoming and meaningful place for all.



ə'nowkinwix^w

"Coming to an understanding through a gentle integrative process."

This term originates in a philosophy to nurture voluntary cooperation or form a consensus. The term is based on a metaphorical image created by the three syllables that make up the Okanagan word. The image is of liquid being absorbed drop by single drop through the head (mind).



tṁxʷúla?xʷ

"Land"

All living things are going through seasonal and yearly cycles on the land which is going around.

tm, from tmix" = all living things x"ui = spiraling la, from ala? = here now la?x", from {uk"la?x" = dirt



Scan for pronunciation

stim xast a? kl mnim{əmp?

"Will it be good for us all?"



Scan for pronunciation

nsyilxcən

Indigenous Okanagan Language



Scan for pronunciation







siwłk water declaration siwłk is a part of us and a part of all life.

siwłk must be treated with reverence and respect. Our relationship with **siwłk** is not taken lightly; we are responsible to ensure that our relation can continue to maintain the health and resiliency of our **trowwulaxw** and **timixw**

siw{k is the lifeblood of our **tmxwulaxw** and our **timixw** and we as syilx People recognize **siw{k**} as a sacred entity and relative that connects all life.

siwłk comes in many forms and all are needed for the health of **tmxwulaxw** and for the **timixw**.

siwłk is our most sacred medicine: siwłk nourishes, replenishes, cleanses, and heals. Any use of siwłk should be an act of reverence and a commitment to our responsibilities to all life: now and to come, as syilx People.

siwik comes from the sky and the highest places yet it never willfully rises above anything.
It will always take the lowest path in its humility, yet of all the elements, it is the most powerful.

Our sacred **siwłk** water teaches us that we have great strength to transform even the tallest mountain while being gentle, soft, and flexible.

siwłk will always find a way around obstructions: under, over and through. It teaches us that anything is possible.

siwłk movements, pathways, resiliency and power teach us who we are and who we can be as people.





Base Program & Design Narratives

Several Solution New York



25-0050



6. Architectural Design Rationale



Fig 6.1.1.1 Existing Campus Layout

6.1 Campus Layout Plan Design

6.1.1 Existing Campus Layout

The Parkinson Recreation Centre, originally built in 1972, sits at the heart of Kelowna, BC, within Parkinson Recreation Park, a key recreational space in the city. This park is uniquely divided by Mill Creek, a natural feature that flows from the east side of the Okanagan Basin and into Okanagan Lake in the city center.

The existing recreation facility is located on the south side of Mill Creek and includes a mix of aquatic and dryland recreation facilities, as well as the Parkinson Activity Centre. The primary access points are from Harvey Avenue and Spall Road, while the rest of the park is accessible from Spall Road and Bernard Avenue, adjacent to undeveloped land designated for a future school. Parkinson Recreation Park is home to several community sports amenities, including:

- Five soccer fields
- Multisport box
- Pickleball and tennis courts
- Apple Bowl Stadium

6.1.2 "Laying the Groundwork" for a New Campus

As we began envisioning a new, integrated campus of recreation amenities within the park, it was essential to define a structured approach for evaluating potential site layouts. A set of key criteria was established to guide the placement of major components, ensuring a well-connected and functional design:

- Relationship of Major Elements (Pool, Gym, Change Facilities)
- Connection to Mill Creek
- Proximity to the Future School
- Sense of Arrival & Public Gathering
 Space
- Ease of Access & Connectivity
- East-West Site Flow & Movement
- Integration with the Park

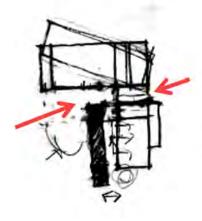
With these priorities in mind, a 'Building Program Workshop' was held on 5 June 2024, bringing together diverse perspectives to explore the site's future.

6.2 Architectural Design6.2.1 Building Placement

Situated near the north end of Parkinson Recreation Park, to the south of the Apple Bowl and near the meandering banks of Mill Creek, the new RPRC carefully integrates the facility, establishes numerous community linkages to the west, the east, north and south, and provids an open and inclusive community space that is welcoming for all.

The building is composed of two major elements; one to the north oriented principally east west, and one to the south, oriented north south, and which are united by a central interior lobby that links all activities within. These major elements embrace the site and anchor the building, creating a porch-like condition that opens to the south west and the playing

> sense of arrival

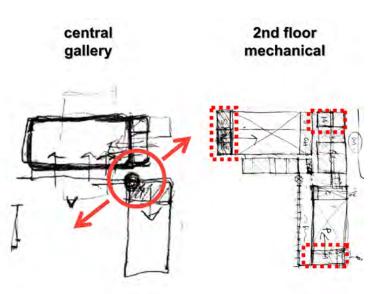


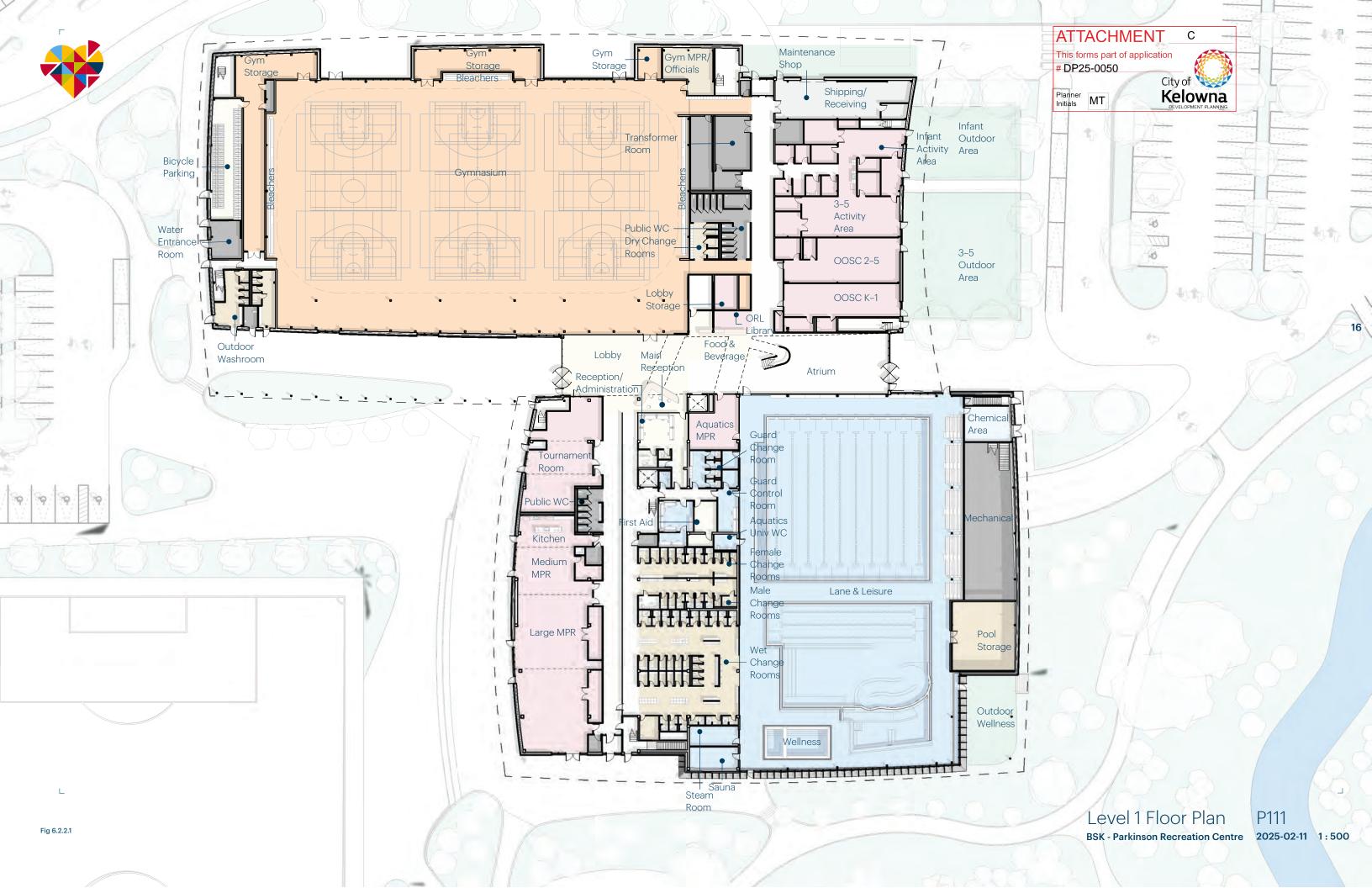


fields beyond, and establishes a direct relationship with Mill Creek to the east, grounding the facility within the park and the city proper. An expansive timber roof unites the facility, with an extensive canopy at the west entry, supported by 13 columns, reflective of the 13 seasons of the syilx calender, that extends through into the building to create a clerestory condition at the lobby, inviting patrons to take part in activities within.

6.2.2 Major Program Elements

The two major building elements contain all the significant program elements and transcend the Conditions of Satisfaction to create a comprehensive and interactive facility that the community will find welcoming and exciting to occupy, play and learn within.





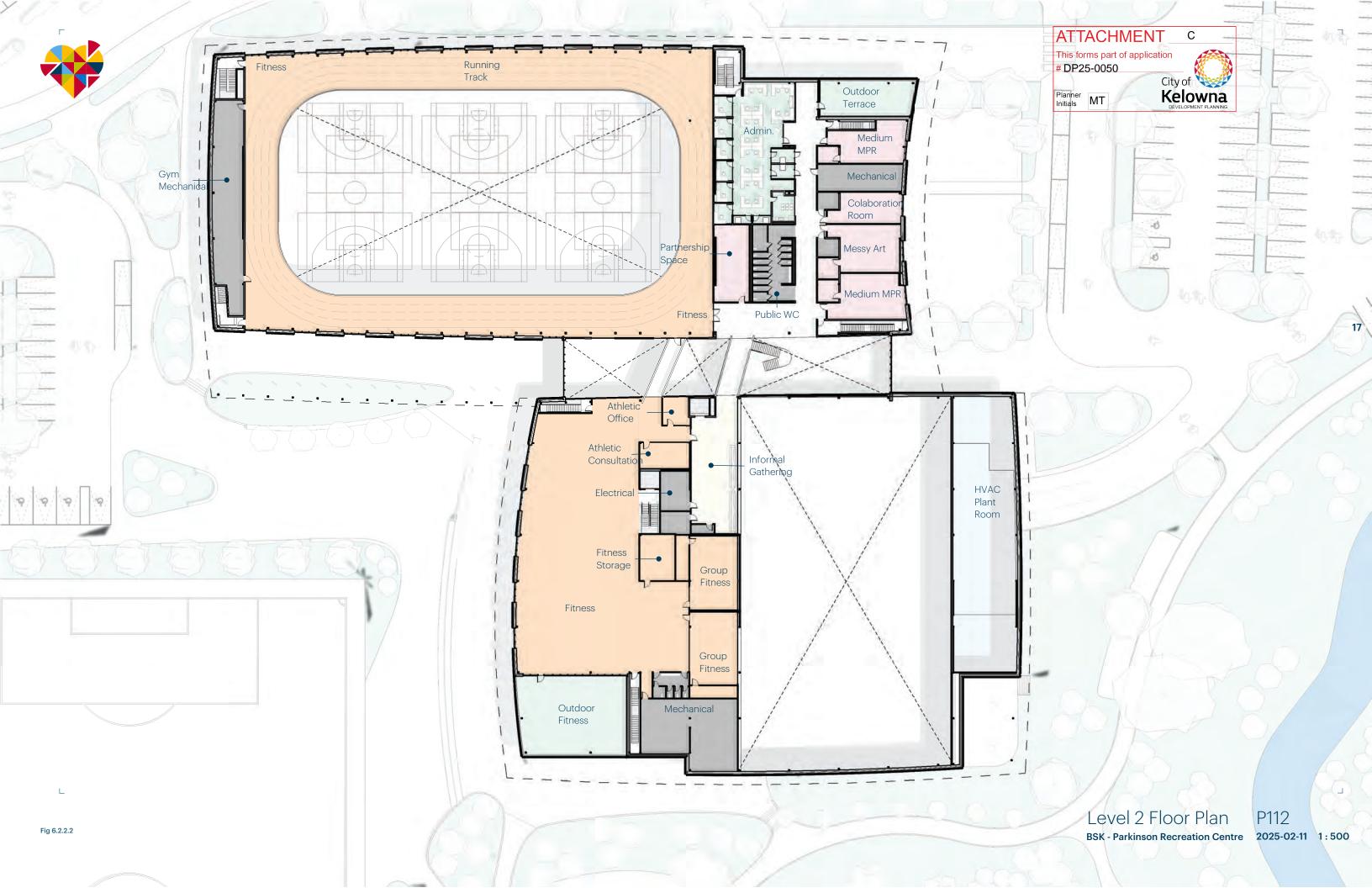






Fig 6.2.3.1 Artistic rendering looking at the east entrance

Upon entry one will occupy an open and light filled lobby, illuminated at the top with a continuous clerestory. Wayfinding is clear and intuitive, with a central reception desk as well as expansive glazing providing views to the gymnasia and the natatorium with comfortable spaces to view activity or pause. A feature stair animates the space and allows connection to the second level activities. Opposite the reception will be a small express branch for the Okanagan Public Library, as well a dedicated food and beverage venue providing refreshments to patrons. A centrally located elevator next to the reception desk also provides access to that level for all ages and abilities.

To the north is the largest program space, containing the triple gym and an upper level surrounded by a running track, with glazed connection to the Apple Bowl beyond. The gymnasium will allow for a range of activity, including 3 full size FIBA

courts, 6 volley ball courts, pickle ball, badminton and a breadth of other events on a sprung wood surface. Adjacent on the east side at ground level are programed childcare spaces, with a dedicated outdoor playground and the out of school care, which can also function as supplementary multipurpose rooms. Drop-in change areas at the east entry to the gym provide private change and day lockers for patrons. Loading and service are discretely housed at the northeast corner, with access from the east parking area. Level two of the north block contains a number of multi purpose spaces on the east and access to an outdoor terrace overlooking the Applebowl. Facility administration space is also located at this level with glazed views to both the gym and to the north. All perimeter areas of the building will be assessed for CPTED considerations in detail design to ensure the safety of the

community.

The south block includes principally the natatorium, as described later, but containing the significant features of a 10 lane 25m lap pool, a leisure pool with lazy river and water features, a wellness component, with hot plunge, cold plunge and family warm pools, sauna and steam rooms as well as gendered, family and private change areas. Accessing the natatorium will be through a controlled entry adjacent the main reception. The natatorium has a considered and direct relationship with Mill Creek passing by adjacent to the east, with glazing overlooking that meandering water system and an opportunity for the wellness area to connect with an adjacent outdoor deck space. To the west of the natatorium and change areas are a series of multipurpose spaces, as well as a flexible bank of team rooms, providing support and connection to indoor and outdoor activities. A teaching kitchen will link directly with the flexible large multipurpose room, allowing for contained or expanded culinary events that can cater to a breadth of cultural activities. particularly for the host nations.

Level two of the south wing contains a large fitness area, overlooking the park to the west. The fitness area is accessed through a controlled means from the change corridor, either by a dedicated stair or elevator. The fitness room will allow for a range of aerobic and strength training activity with a breadth of dedicated equipment. On the east side of the fitness room are two dedicated fitness studios with sprung wooden floors providing space for specific classes. These rooms also provide an environmental barrier to the natatorium adjacent, insulating the cool temperature of the fitness room from the high humidity environment of the pools. The fitness area also has a dedicated bridge crossing the lobby and providing direct access to the running track. The second level track has four lanes on a synthetic surface that will allow for high performance as well as recreational training. The east side of the natatorium provides space for the bulk of the mechanical systems and equipment necessary for that side of the building as well as pool filtration.

6.2.3 Form and Character

One of the driving forces is to provide a legacy facility that will embody the look and feel of Kelowna. The building's materials, form, and character were inspired by both the material nature of the Okanagan valley as well as influenced significantly by collaboration with syilx members of the Westbank First Nation who provided knowledge, tours and insight to the stories, material culture and significance of living within the region. In this respect, many elements have come to embody and reflect these traditions. The building's exterior will be clad at the upper levels with a vertically ribbed and patterned warm colored metal cladding, reminiscent of a vertical weave pattern inspired by many of the syilx traditional baskets, interrupted with vertical glazing that provides controlled natural light within. The lower level will explore an GFRC panel or suitable alternate, similarly patterned but contrasting with a darker color to create a substantial base. This pattern will extend into the main lobby space, where a vertical wood slat acoustic cladding will provide a warm and inviting presence for visitors. An





Fig 6.2.3.2 Tule Reeds at Sncewips Heritage Museum

















Fig 6.2.3.5 Flow Diagram

theme for the character of the facility, and which will be expressed by providing subtly curving facades and spaces, that draw the user though and around the building and reinforce the inherent importance of water to the syilx culture and the adjacent lake.

Timber elements will play a significant role, expressed though the major long span structure systems, as well the entry canopy and extensive canopies that protect the outdoor spaces, as well as within the interior spaces as an acoustic and expressive measure in the main lobby. The structural members that span the gymnasium and aquatics build on the theme of 'Flow', by providing a hybrid steel and glulam beam structure that gently undulates as one passes from one end of the large space to the other. Both the top

and bottom chords of this truss subtly rise and fall, creating a flow from one end of the volume to the other. This shape was inspired both by the curving rhythmic notion of flow as well as the clarity of the assembled fishing implements of the syilx peoples. These trusses will create the long span structure in both the gymnasium and the natatorium.

The interior spaces will also build on drawing from the character of the Okanagan, with tiling patterns in the wet spaces developed to subtly reinforce the weave culture of syilx artifacts, but also use a colour palette that draws from the materiality of the region, using local timber such as hemlock and douglas fir, as well as emphasising major elements or points of entry with the vibrancy of colour from the Okanagan such as the purples of bitteroot

or rabbit brush yellow.

6.2.4 Accessibility

Making the building accessible for all is a prime requirement for the success of the building. While pursuing alignment with the Rick Hansen Foundation Accessibility Certification and implementing prescriptive technical requirements outlined within the CSA B651-18 'Accessible Design for the Built Environment', fundamentally the design of the facility prioritizes:

- Accessible access to all program areas and facility features
- Barrier-free entrances and exits
- Accessible washrooms and change facilities
- Clear and easy-to-read signage which incorporates tactile elements and Braille
- Elevators and ramps where necessary
- Wide pathways, corridors, and doorways to accommodate a variety of mobility devices
- Enhanced lighting levels at exterior lit pathways
- Sensory quiet rooms located adjacent to both natatorium and gymnasium spaces to support mind-friendly environments.

Particularly within the natatorium, which can be a notably technical space as it relates to accessibility, each pool includes a barrier free ramp as well as entry steps. The leisure pool includes graduated entry steps that provide a gentle entry to those with limited ability as well as an entry ramp. Wheelchair storage will be located nearby

at the pool deck. A dedicated universal change room with a barrier free shower, adult change table and lift ensures access for those requiring assistance. An ondeck universal washroom ensures ease of access at pool side. Black-out blinds will be provided for all glazed areas overlooking the pool allowing for privacy for gendered or culturally dedicated swims.

The design for the facility is rooted in the belief that accessibility is not just a requirement but a fundamental right, ensuring that every visitor can experience the facility with ease, dignity, and independence. By integrating thoughtful, barrier-free solutions throughout the building the project goes beyond compliance to create an inclusive and welcoming environment for all. This commitment to accessibility reflects a broader vision: a place where everyone, regardless of ability, can fully participate,



Fig 6.2.4.1 Photo of Lunenburg Natatorium



- connect, and thrive.



7. Landscape Design Rationale

7.1 Landscape Masterplan

The landscape master plan for the RPRC has been guided by the City of Kelowna (CoK) Conditions of Satisfaction to achieve a vibrant and inclusive master plan that is uniquely Kelowna. The landscape strives to capture the spirit and essence of the existing Parkinson Recreation Centre through the preservation of the natural open park character while enhancing connectivity, active sport, multi-use open space and opportunities for culturally significant experiences.

The spatial program is defined by the CoK Park performance requirements. The design was developed through a collaborative process and features:

- Transportation alignment of vehicle, pedestrian and cyclist networks including on-site connectivity with connections to off-site works.
- Vibrant, synergistic public realm connection to the Apple Bowl that supports events and allows for future Apple Bowl expansion.
- Thoughtful public realm relationship of the future SD23 middle school site and RPRC.
- Redevelopment of the existing Parkinson Recreation Centre once demolished to accommodate exterior site program elements integrated and connected with the overall site.
- New parking lot(s) and adjustment of existing parking lots to align with transportation study, supporting campus strategy and connection to site elements.

- Integration of the existing PAC into the overall master plan with ease of access to parking and compatible program elements.
- Five new natural turf fields to *FIFA quality* standard, replacing the exisitng fields that do not meet FIFA standards
- Twenty-four pickle ball courts and three to four tennis courts.
- Multi-sport box
- Multi-use grass area(s) for community events, informal training, cultural and social activities.
- Accessible playground(s) to replace existing.
- Integration with Mill Creek restoration project.
- Childcare outdoor space to provincial requirements.
- Removal of Rugby / Cricket Pavilion and Bocce court.
- Relocation of existing outdoor fitness equipment including high performance equipment and circuit training for seniors.
- Integration of indigenous plants, and the creation of a cultural gathering space

7.2 Public Realm

The public realm of the RPRC project encompasses the space between the active sport program elements. These spaces include areas for individual and collective gathering as well as formal and informal activities. These spaces are defined by two plazas. The **Porch Plaza** is a central public space at the west main entrance, serves as a venue for ceremonies, events, and gatherings. It features vehicle-rated concrete pavers, large naturalized planting areas with wood and concrete seating walls, and sculptural terraced seating on the east edge offering views of the soccer fields.

The Apple Bowl Plaza is located on the north side of the new PRC building and provides a vibrant synergistic public space link between the new building, the existing Apple Bowl and the future SD23 Middle school. It includes a 4m wide Active Transportation Corridor (ATC) that is surfaced in cast in place concrete with textured designated pedestrian crossings. The south edge of the commons adjacent to the building provides a seamless indoor / outdoor connection to the gym space allowing for formal and informal activities. The existing high performance fitness area is reloated within the Apple Bowl Commons.





7.3 Sports Fields & Courts

The campus will be a destination for field sports and will elevate the conditions of play to meet *FIFA quality* to support provincial, national and international tournament play. Associated storage, lighting infrastructure, and spectator viewing have been considered in the sizing, placement and orientation of these fields.

Space allowance for 24 new pickleball courts with associated fencing, and lighting infrastructure will be constructed adjacent to the redeveloped PAC building. This adjacency improves player experience with more readily available support facilities. Moving the courts away from property lines is expected to reduce noise impacts on surrounding residential properties. Tennis remains a part of the PRC campus albeit in a reduced number of courts. The multi-sport box will be reconstructed to contemporary standards to support a variety of box games including hockey, lacrosse, dry-land training, pre-tournament staging, and special events.





7.4 Playgrounds

The campus plan will include two playgrounds situated between Mill Creek. The first playground will be a combination of adventure play with traditional and natural playground equipment. The surfacing will be a combination of resilient rubber and Fibar mulch. The playground will have accessible portions. The second will be natural in character comprised of a small tower, climbing logs and natural boulder features. The playground surfacing will be Fibar mulch.

7.5 Cultural Gathering Area

A cultural gathering space is provided south of the natatorium on the north bank of Mill Creek. The cultural gathering space has been sensitively located with thoughtful input from the project team's Indigenous Collaborators. Located on a peninsula, the gathering space is within the restored natural planting area of Mill Creek with clear views of the water and the adjacent tule reed wetland. The cultural gathering space is accessed from a gravel pathway. The seating circle is formed by natural boulders and large timber logs milled from trees removed from Mill Creek.

This gathering space is designed to be a place of reflection, connection, and community engagement, honouring the cultural significance of the location. The thoughtful integration of natural materials and landscaping not only creates a visually appealing environment but also promotes environmental stewardship by using reclaimed materials. Additionally, the proximity to Mill Creek and the tule reed wetland enhances the connection to nature, making the space ideal for cultural events, ceremonies, and informal gatherings. The design aims to offer a peaceful sanctuary that encourages interaction with the landscape while supporting the broader community's connection to Indigenous heritage.

7.6 Softscape/Planting Strategy

The Campus planting and softscape strategy aligns with the current uses of PRC but moves forward with an enhanced planting palette that includes more native and adapted species that are more climate adapted for warmer and drier conditions. Emphasis has been placed on providing shade through the transplanting, and augmented planting of deciduous trees. The current urban forest of PRC includes significant trees that have grown in place for several decades. Some of these specimen trees have been reviewed for transplant suitability.

Shrub plantings and foundation plantings are proposed around all sides of the RPRC. These plantings have been vetted with the parks operations team to help ensure alignment with other public garden spaces throughout the city. Where appropriate, the horticulture strategy incorporates native plants with specific cultural significance to the syilx Okanagan Nation.

As part of the project sustainability objectives the reuse, and amendment of site soils is anticipated. Testing of soils has been done throughout the PRC foundation excavation and around the site to confirm suitability for reuse and amendment. By utilizing in-situ soils the project reduces trucking, carbon, and disposal waste. In addition, some reclamation of existing site turfgrass/sod may be possible further reducing the overall waste disposal, and potential for supporting other private or city initiatives. Site testing, and review with regional turfgrass and soils specialists has helped to inform these decisions.

7.7 Mill Creek

Mill Creek rehabilitation will be a key part of the campus landscape. Coordination between the environmental and landscape teams will ensure consistent plantings and a unified vision, extending into the riparian zone and creating complementary transitions throughout the site.

PRC represents an opportunity to explore alternative aesthetics for xeric landscapes in Kelowna. Introducing some landscape typologies that are more drought tolerant, and non-irrigated in some specific areas of the site may serve as an educational opportunity for residents of Kelowna to understand alternative landscape





typologies as we anticipate longer periods of drought and water restrictions.

Protecting and enhancing salmon habitat is a priority for the Mill Creek rehabilitation project. As part of ensuring a campus-wide strategy for protecting fish habitat the project is exploring the feasibility of registering the site with the "Salmon Safe" program. The certification team works with owners to develop strategic plans that require harmonizing stormwater management, integrated pest management, chemical uses, and ongoing operational plans to protect stream environments.



8.1 Site Security and Safety

The design responds to CPTED principles, having particular regards for:

- Defensibility and reducing opportunities for loitering.
- Theft in the parking areas.
- Mitigation of alcoves or vandalism opportunities, such as graffiti.

The design thoughtfully integrates elements to provide:

- Natural Access Control
- Natural Surveillance
- Territorial Reinforcement
- Maintenance
- Activity Support

8.2 Maintenance

Staff and maintenance teams provides an extensive and ongoing group to create a well-maintained campus creating a sense of ownership and ongoing site activity that deter criminal activity and presence.

8.3 Natural Surveillance

Public spaces throughout the campus are active and designed to provided expansive surveillance opportunities to occur.

- Building frontages are active pedestrian areas, which help maximize visibility and deter potential offenders.
- Extensive windows at grade to provide

surveillance opportunities maximizing how much can be seen by occupants and passersby in order to deter potential criminals because of the risk of being observed.

- Covered building alcoves have been minimized and where present for functional reasons are glazed for maximum visibility.
- •Video surveillance serves as an integral component of the electronic security system recording entry/exit points and high-risk areas bolstering the safety measures for both staff and visitors.

•The intrusion detection system, and integral part of the electronic security system, will be implemented across the entire facility, aimed at monitoring and preventing unauthorized access to designated secure and restricted areas.

- The landscape design, particularly the outdoor plaza and open spaces, provide good natural surveillance such that it contributes to having a more active space at all entry points. In addition, grades gently slope away from the building providing clear sight lines from the building across the site.
- Building lighting extensively illuminates pathways, stairs, entrances/exits, storage areas, garbage/recycling areas, and the loading alcove areas to increase passive surveillance and security.
- Site illumination has been carefully studied and curated to ensure safe pedestrian movement and minimize dark areas. A photometric plan has been provided with the DP submission. Refer to appendix for more information.

• The building will be complemented by mechanical and organizational measures, e.g. security cameras can be added in areas where window surveillance is unavailable.

8.4 Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

• Building entrances and exits are clearly identifiable and carry consistent architectural language to promote visibility from the streets and around the perimeter.

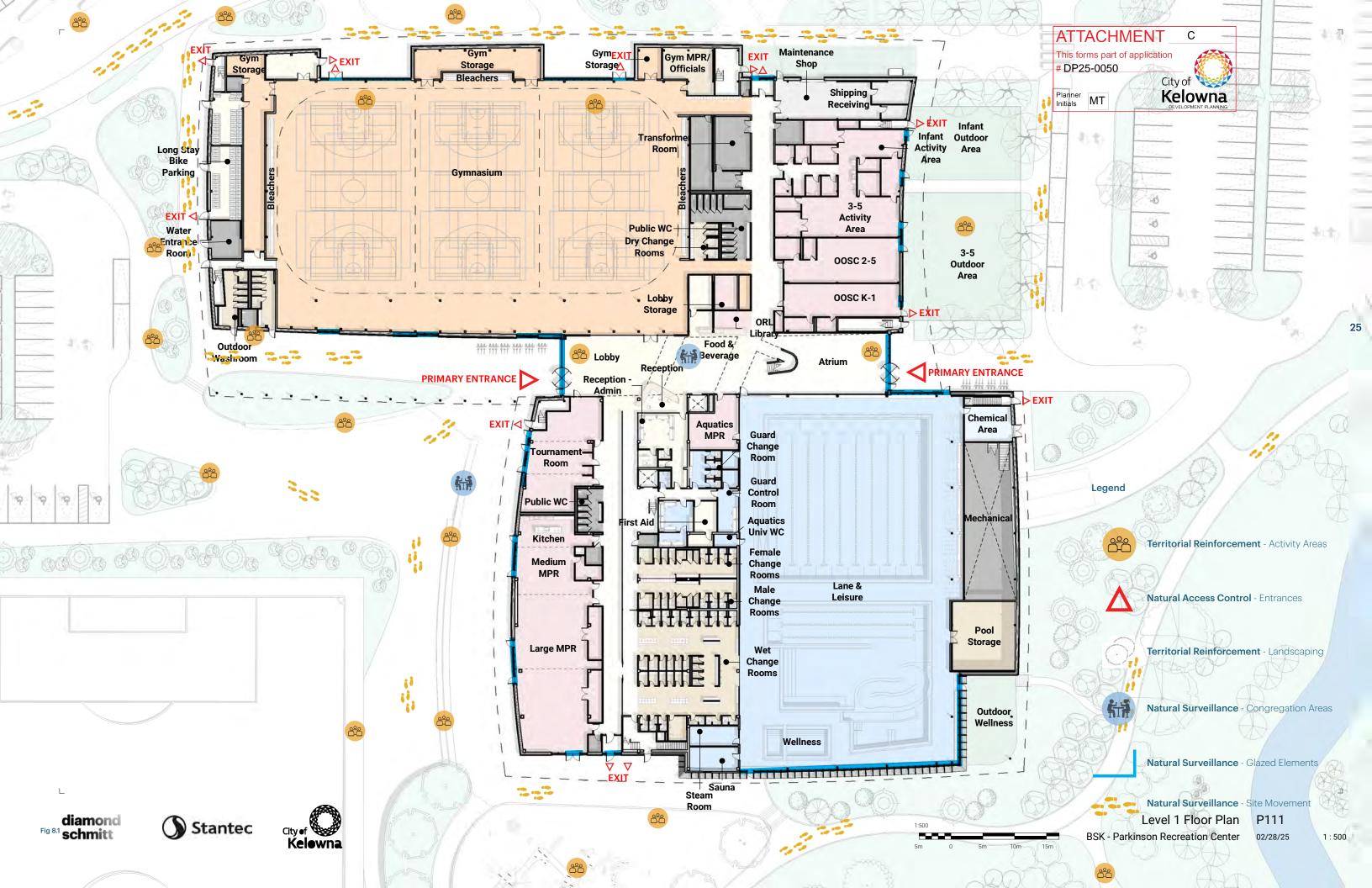
8.5 Natural Territorial Reinforcement

Use of signs, lighting and landscape elements (e.g. shrubs) are applied to Legend express ownership and define the natural territorial reinforcement of space. Trees and shrubs are strategically placed along Territorial Reinforcement - Activity Areas private spaces, while expansive open spaces signify public indoor uses. • Trees have a high standard to create clear Natural Access Control - Entrances sight lines through it, and ground cover planting will be low enough to avoid places Territorial Reinforcement - Landscaping • Entry plaza and greenway offer informal seating and social spaces to promote gathering/resting points from paths of Natural Surveillance - Congregation Areas Hidden accessible areas are minimized to ensure maximum visual and physical Natural Surveillance - Glazed Elements Natural Surveillance - Site Movement

- to hide.
- movement.
- porosity across site.

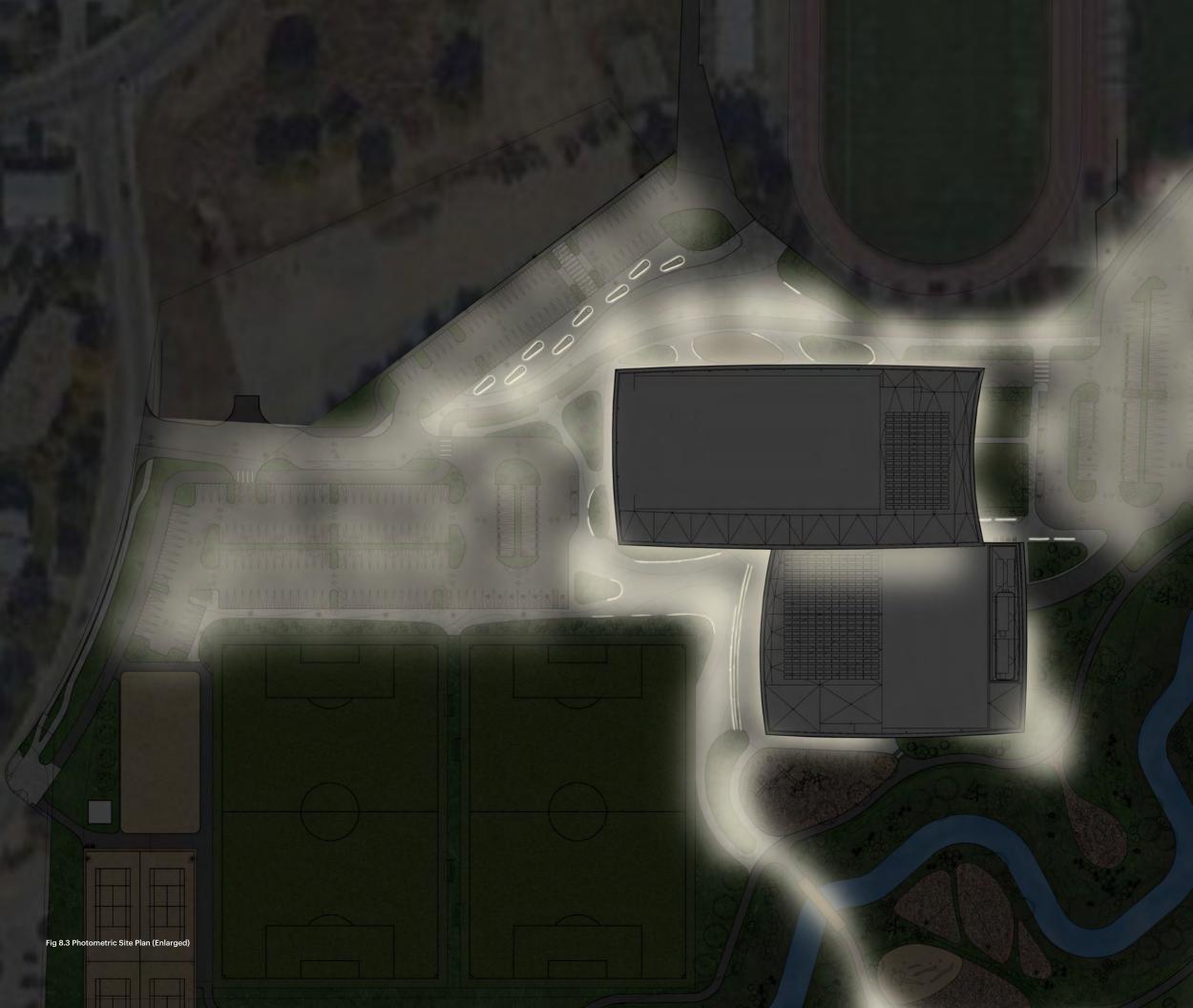
8. Security















🧐 9.1 Sustainability Summary

The RPRC project established several sustainability goals to demonstrate Leadership in Environmental Stewardship. The primary requirements were to target LEED Gold certification and achieve certification under the CaGBC's Zero Carbon Building Design standard. The project is also required under the BC building code to meet the requirements of the BC Energy step code. The project will show leadership in sustainable building best practices and will have low embodied carbon and low carbon operations.

LEED Gold BC Energy Step Code ZCB Desigr STEPCODE

Fig 9.1 Sustainability Targets

9.2 Energy Modeling

Energy Modeling was used as a critical decision-making tool throughout the project design. The energy model was used to:

- Inform architectural design through a massing analysis.
- Complete mechanical load analysis to inform equipment sizing
- Analyze thermal comfort to identify building conditioning strategies.

This exercise informed decisions on building envelope, mechanical systems, and expected energy consumption, energy costs, and greenhouse gas emissions. From this analysis, the building has achieved substantial levels of energy reduction through the implementation of:

- High performance building envelope assemblies.
- Efficient HVAC plant consisting of a heat recovery chiller and air source heat pumps to provide heat to the pools and heating and cooling for the building.
- Effective utilization of airside energy recovery to reduce the energy required to condition ventilation air.
- Implementation of demand controlled ventilation strategies.

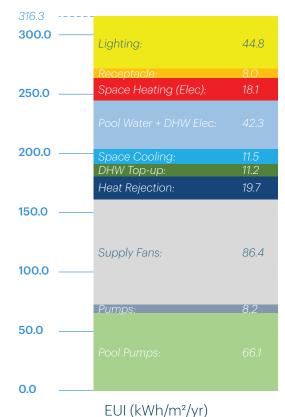


Fig 9.2 Energy End Use Breakdown

9.3 Embodied Carbon

Embodied carbon analysis was completed to reduce the buildings overall environmental footprint associated with the building materials and to inform design. Significant reductions in embodied carbon were achieved through the implementation of mass timber into the structural system and Low Global Warming Potential (GWP) concrete mixes.

9.4 LEED Gold Certification

The RPRC project is targeting LEED Gold certification. LEED focuses on sustainability **9.7 Other Sustainable Strategies** holistically within areas of location and transportation, sustainable sites, energy & atmosphere, water efficiency, materials & resources, and indoor environmental quality. The full details of targeted credits and approaches can be found in the draft LEED Scorecard. The scorecard was developed with a focus on energy reduction, renewable energy production, and showing excellence in life cycle impact embodied carbon reduction.

9.5 Zero Carbon Building Standard -**Design Certification**

The RPRC project is also targeting certification under the CaGBC's Zero Carbon Building (ZCB) design standard. The standard focuses on whole building life cycle carbon emissions, including operational and embodied carbon and creating a thought-out plan to zero carbon emissions operation.

Preliminary embodied carbon calculations indicate that RPRC will be below the

9. Sustainability



maximum threshold required by ZCB for embodied carbon emissions. The standard also places a limit on combustion usage in the building and requires all space heating above -10°C to be done without the use of combustion.

9.6 Photovoltaics

The project will be implementing a rooftop solar PV system that will generate approximately 5% of the annual energy consumption of the building.

Water conservation for indoor and outdoor water. All public water closets will be low flow. Water usage can be reduced through careful planning of irrigation systems that consider plant species, seasonal watering demands, and Kelowna's unique climatic conditions.







LEED v4 BD + C New Construction Scorecard

Integrative Process

Project Name: Project Location: **Redevelopment Parkinson Recreation Centre** Kelowna, BC, Canada



Talgeed Potential Willew No								
	1	0	0	0	Integra	ative Process		
	1				IPc1	Integrative F		

7	1	0	8	Locatio	ocation and Transportation			
				LTc1	LEED for Neighborhood Development Location	16		
1				LTc2	Sensitive Land Protection	1		
			2	LTc3	High Priority Site	2		
2			3	LTc4	Surrounding Density and Diverse Uses	5		
2			3	LTc5	Access to Quality Transit	5		
1				LTc6	Bicycle Facilities	1		
1				LTc7	Reduced Parking Footprint	1		
	1			LTc8	Green Vehicles	1		

6	0	0	4	Sustainable Sites			
	Y	Y		SSp1	Construction Activity Pollution Prevention	Required	
1				SSc1	Site Assessment	1	
			2	SSc2	Site Development - Protect or Restore Habitat	2	
1				SSc3	Open Space	1	
3				SSc4	Rainwater Management	3	
			2	SSc5	Heat Island Reduction	2	
1				SSc6	Light Pollution Reduction	1	

7	1	0	3	Water Efficiency				
Y		WEp1	Outdoor Water Use Reduction	Required				
Y		WEp2	Indoor Water Use Reduction	Required				
Y		WEp3	Building-Level Water Metering	Required				
1			1	WEc1	Outdoor Water Use Reduction	2		
3	1		2	WEc2	Indoor Water Use Reduction	6		
2				WEc3	Cooling Tower Water Use	2		
1				WEc4	Water Metering	1		

22	4	0	7	Energy and Atmosphere				
	Y			EAp1	Fundamental Commissioning and Verification	Required		
		Y		EAp2	Minimum Energy Performance	Required		
		Y		EAp3	Building-Level Energy Metering	Required		
	Y		EAp4	Fundamental Refrigerant Management	Required			
4	2			EAc1	Enhanced Commissioning	6		
14			4	EAc2	Optimize Energy Performance	18		
1				EAc3	Advanced Energy Metering	1		
			2	EAc4	Demand Response	2		
2			1	EAc5	Renewable Energy Production	3		
1				EAc6	Enhanced Refrigerant Management	1		
2		EAc7	Green Power and Carbon Offsets	2				

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			EQc3	Construction Indoo
			EQc4	Indoor Air Quality
		1	EQc5	Thermal Comfort
		1	EQc6	Interior Lighting
		3	EQc7	Daylight
		1	EQc8	Quality Views
		1	EQc9	Acoustic Performa
			_	

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4		1		INc1.1	Innovation
1				INc1.2	LEED Accredited I
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3	1	0	0	Regional Priority	
1				RPc1	Regional Priority: (
	1			RPc2	Regional Priority: I
1				RPc3	Regional Priority: I
1				RPc4	Regional Priority: I

Fig 9.3 DRAFT LEED Scorecard achieving LEED gold Certification





Possible Points: 110

Certified: 40 - 49 points, Silver: 50 - 59 points, Gold: 60 - 79 points, Platinum: 80 + points

	13
ection of Recylables	Required
Demolition Waste Management Planning	Required
le Impact Reduction	5
Disclosure and Optimization - EPD	2
Disclosure and Optimization - Sourcing of Raw Materials	2
Disclosure and Optimization - Material Ingredients	2
Demolition Waste Management	2
ality	16
Air Quality Performance	Required
obacco Smoke Control	Required
Air Quality Strategies	2
terials	3
oor Air Quality Management Plan	1
y Assessment	2
t	1
	2
	3
	1
	1
nance	1
nance	

l Professional

	4
: Optimize Energy (10 Points)	1
: Indoor Water Use (4 points)	1
: Building Lifecycle Impact Reduction (3 points)	1
: Light Pollution Reduction (1 point)	1



10. Transportation Design Rationale

10.1 Transportation Summary

Given the amount of program elements over the vast site area, the need for well integrated vehicular site access and parking, active transportation connectivity and transit accessibility are key to the success of this project. These components have been thoughtfully considered and integrated over the extent of the site. Considerations have been noted below.

Parking and loading reports have been completed and have been included in this Development Permit submission. Refer to the appendices for final reports.

10.2 Site Access

All site entrances will be designed to accommodate emergency vehicles. The primary site access for emergency vehicles will be from the west off Burtch Road to service both the RPRC and Apple Bowl (as well as future SD23 development).

- Burtch Road

The main access to the new RPRC facility is proposed from Burtch Road in the general location of the existing access to the Apple bowl Gravel/asphalt parking area. Off site intersection upgrades, including signalization and landing approach, is outside the project scope but is currently being designed to accommodate the forecasted traffic volumes entering and exiting the site from this location.

- Spall Road

The existing access from Spall Road to the parking area southeast of the Apple Bowl is to remain largely untouched.

- Highway 97 & Parkinson Way

On the south side of Mill Creek, the existing access from Highway 97 and the access from Parkinson Way are to remain to access the reconfigured parking area around the PAC and new program elements.

10.3 Parking

The parking strategy proposed takes a campus approach by distributing parking lots to service adjacent programmatic elements. Three approximately equal sized parking lots capture approximately 700 total parking stalls. Refer to project statistics for final parking counts.

- East of the site accessed from Spall Road. servicing RPRC including childcare, waste collection, loading/maintenance, as well as the track infrastructure and north field.
- West of the site accessed from Burtch Road. servicing RPRC including primary entrance, sports fields, apple bowl, multiuse box, tennis courts.
- South of the site accessed from Harvey servicing PAC, Pickle-ball courts, and south sports field.

In addition, EV and green parking spaces allocation will conform to the LEED requirements.

10.4 Commercial Loading

City of Kelowna stipulates a commercial loading requirement of 1 space per 2,800 sq. m. GFA for institutional uses (with a maximum of 3 loading spaces). The facility has been provided with three commercial loading spaces distributed into two discrete loading areas. A primary maintenance and waste collection area adjacent to shipping/receiving as well as a designated pool maintenance loading area adjacent to the pool maintenance room. Additional loading areas can be operationally managed within lay-by areas under certain conditions.

10.5 Passenger Loading

Various passenger loading conditions have been included into the design. A series of vehicular lay-by spaces have been proposed in each parking lot that can be operationally managed to service as bus loading/unloading when required. Childcare facilities have been located on the east side of the building with access off Spall rd. with provisions for both lay-by and short-term drop-off spaces adjacent.

10.6 Bike Parking

Secure and weather protected bike parking facilities have been integrated into the building planning exceeding the minimum bylaw requirement to ensure future growth in demand of cycling facilities can be accommodated.

10.7 Pedestrian Connections, Active Transportation Corridor (ATC) and Transit Connections

To support the campus style layout of the site, while promoting active transportation in, around, and through the property, a series of interconnected pedestrian and bicycle paths have been proposed. The connectivity to peripheral ATC networks and distribution throughout the site is intended to provide convenient access and circulation to encourage users to take

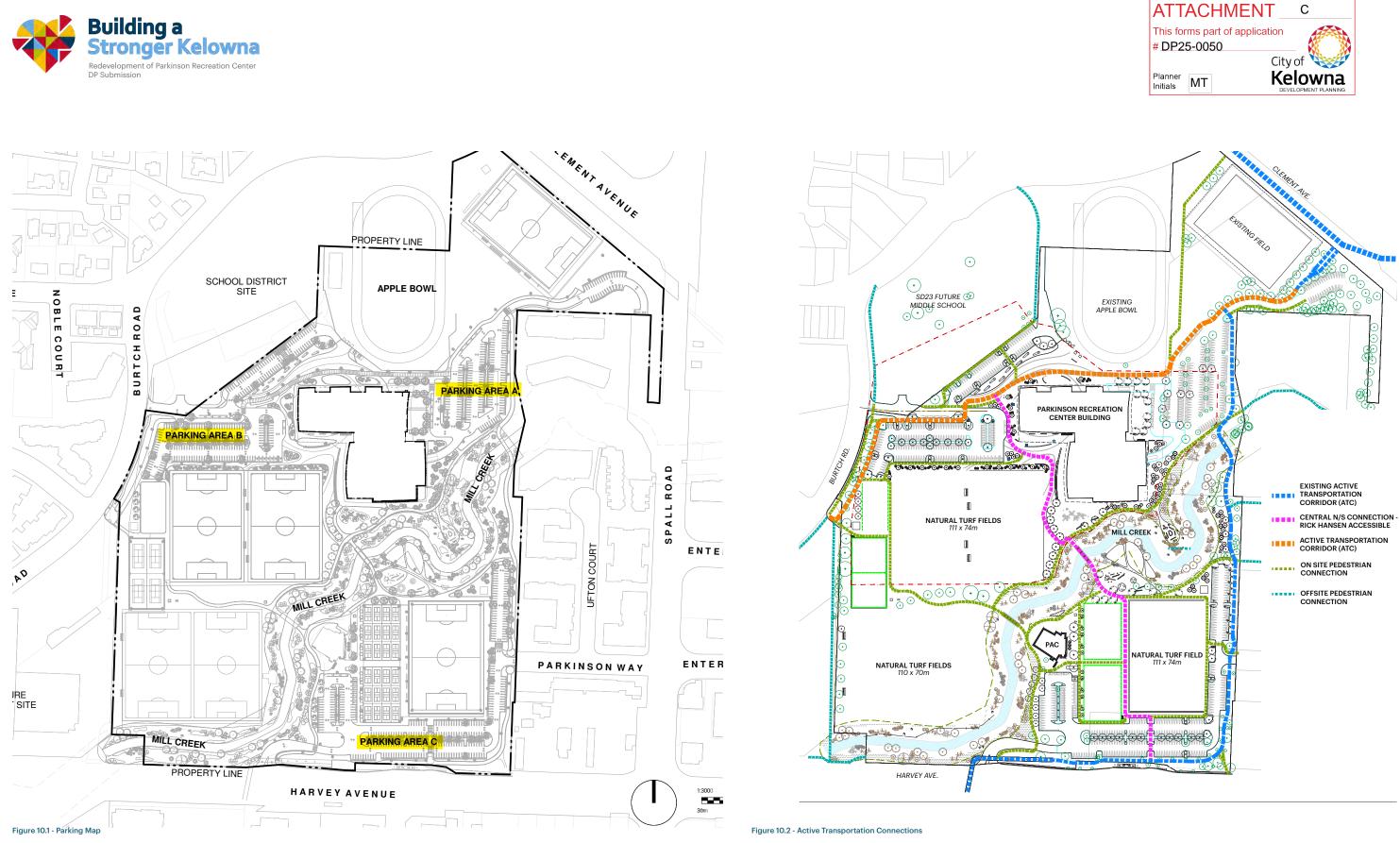


alternate modes of transportation to site. A dedicated two-way cycle track crossing the site from Lawrance Ave connecting to the Okanagan Rail Trail at Angel way as well as a pedestrian focused multi-use path (MUP) provides the east-west connection across the site. A north-south connection is being provided as an extension to the existing multi-use path network that borders the south and east side of the property by providing a new connection near the Hwy 97 Pedestrian Bridge that extends through the site to SD23 property, with a future connection to Bernard Avenue.

Additional MUP's following the redeveloped Mill Creek as well as connecting program elements on site to parking and nearby transit stops to supplement the networks as show in Figure 1 below.

As part of the RPRC project, a new bus stop is being provided offsite on Spall Road as noted in the Offsite Transportation Section below with a MUP connection to the existing signalized crossing of Spall Road at Clement Avenue. A major bus stop exists on Harvey Avenue at the south end of the site, with smaller bus stops also located around the perimeter of the side along Spall, Burtch, and Bernard Ave.







Architectural Drawings

•	Floor Plan - Basement	33
		00

- Floor Plan Ground Level
- Floor Plan Level 2

34

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- Roof Plan
- Building Elevations
- Building Sections

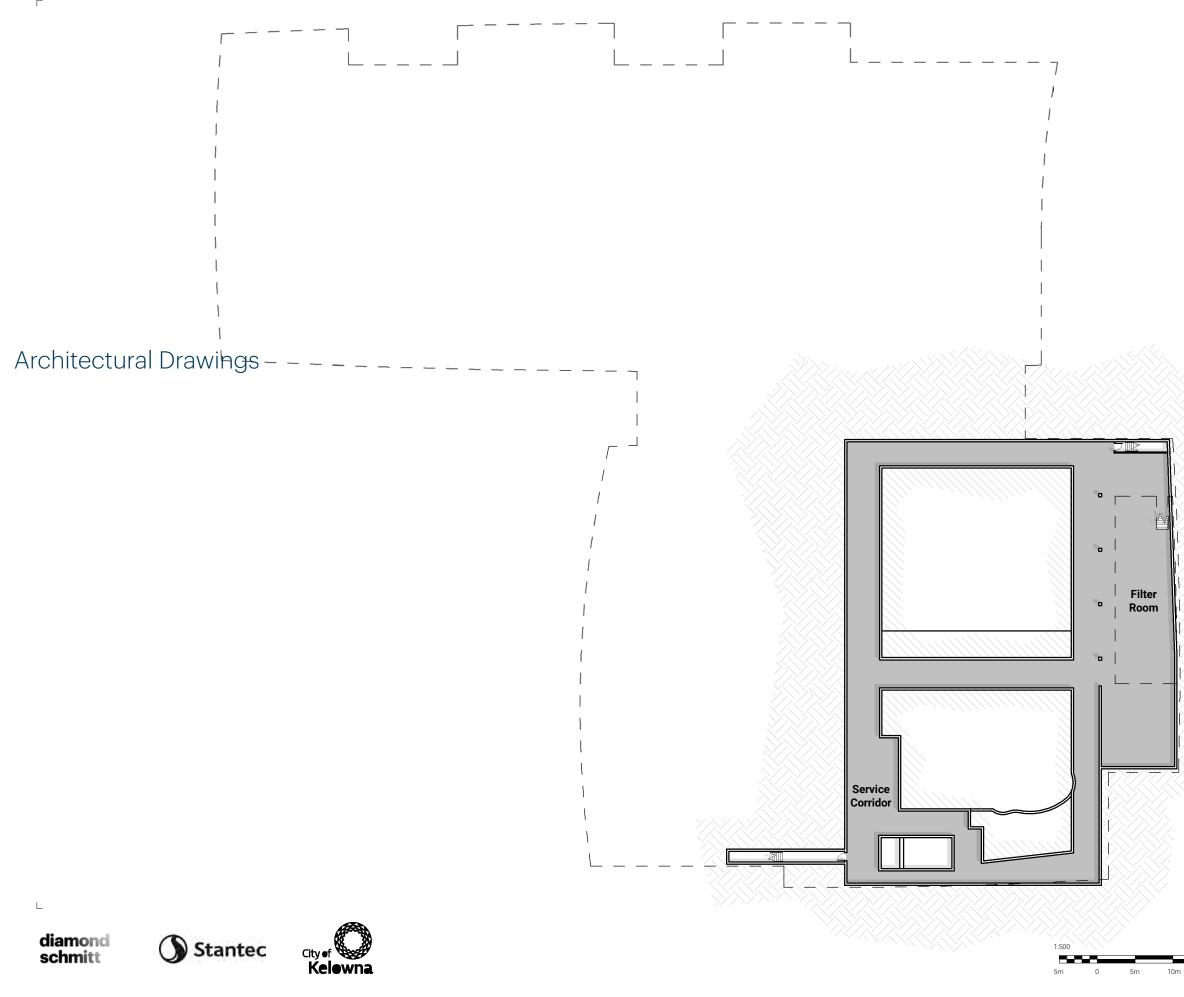
Landscape Drawings

•	Site Plan	40
•	Mobility Plan	41
•	Canopy Coverage Plan	42

11. Reference Drawings

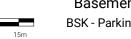






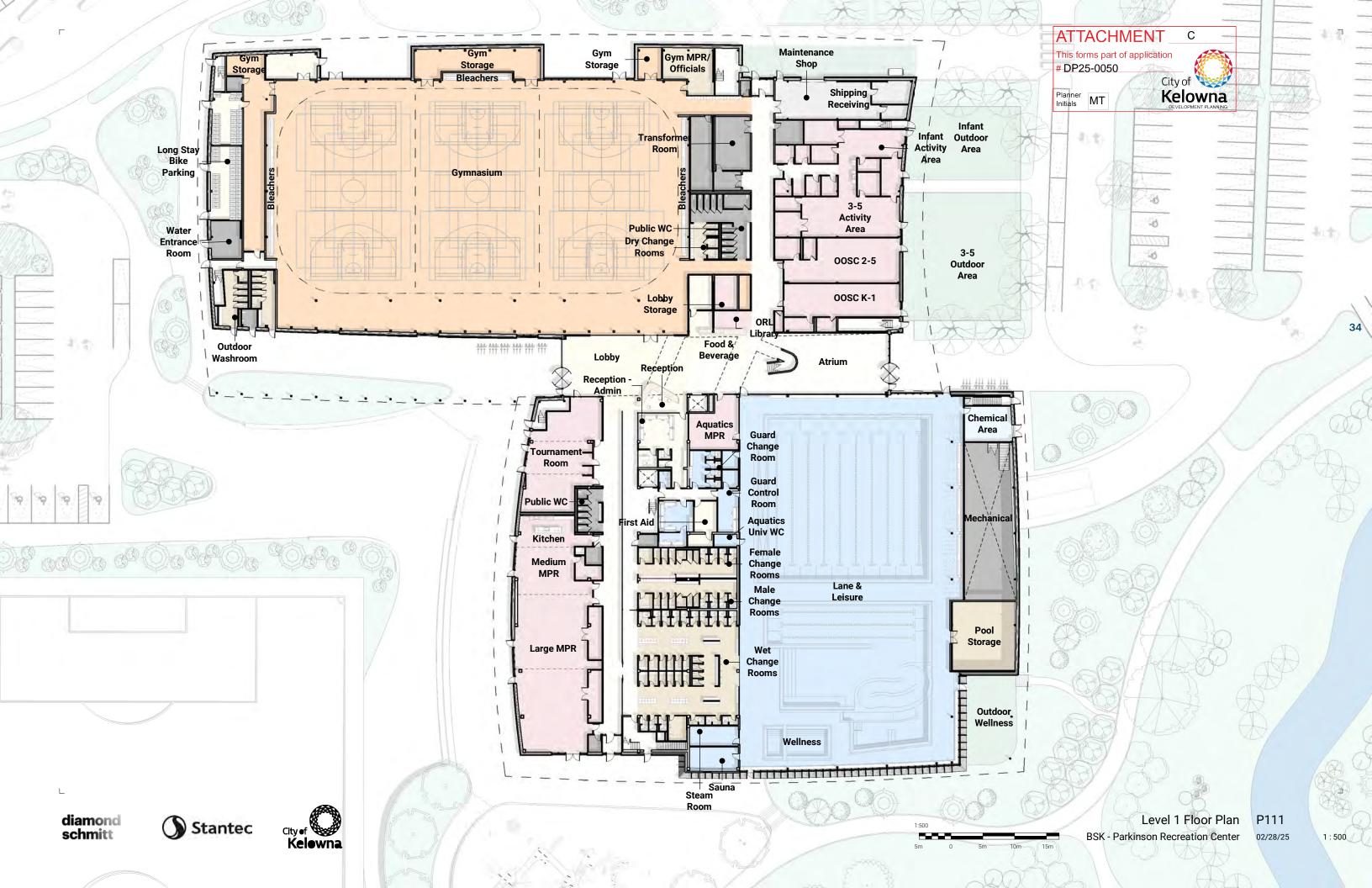


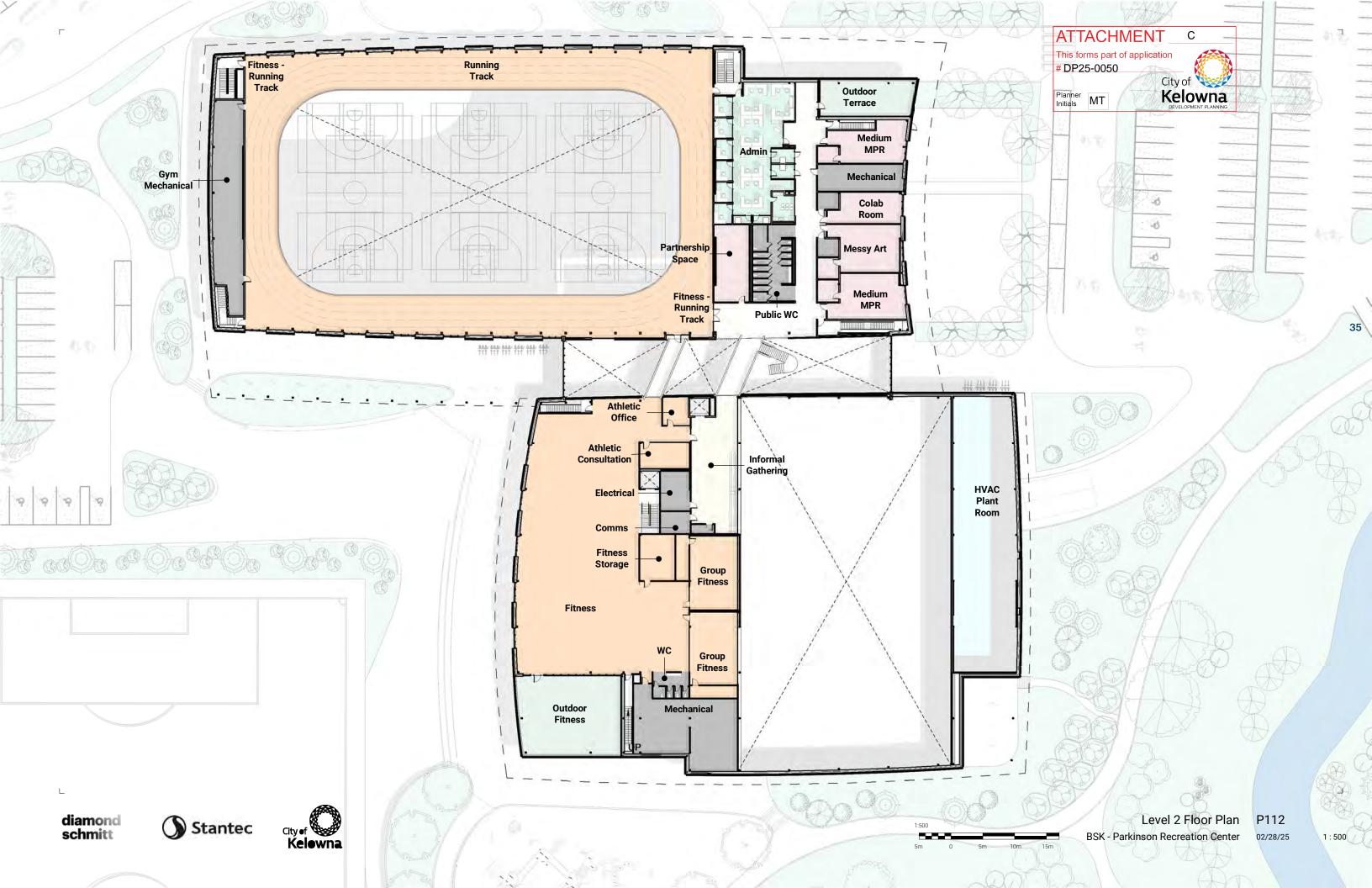
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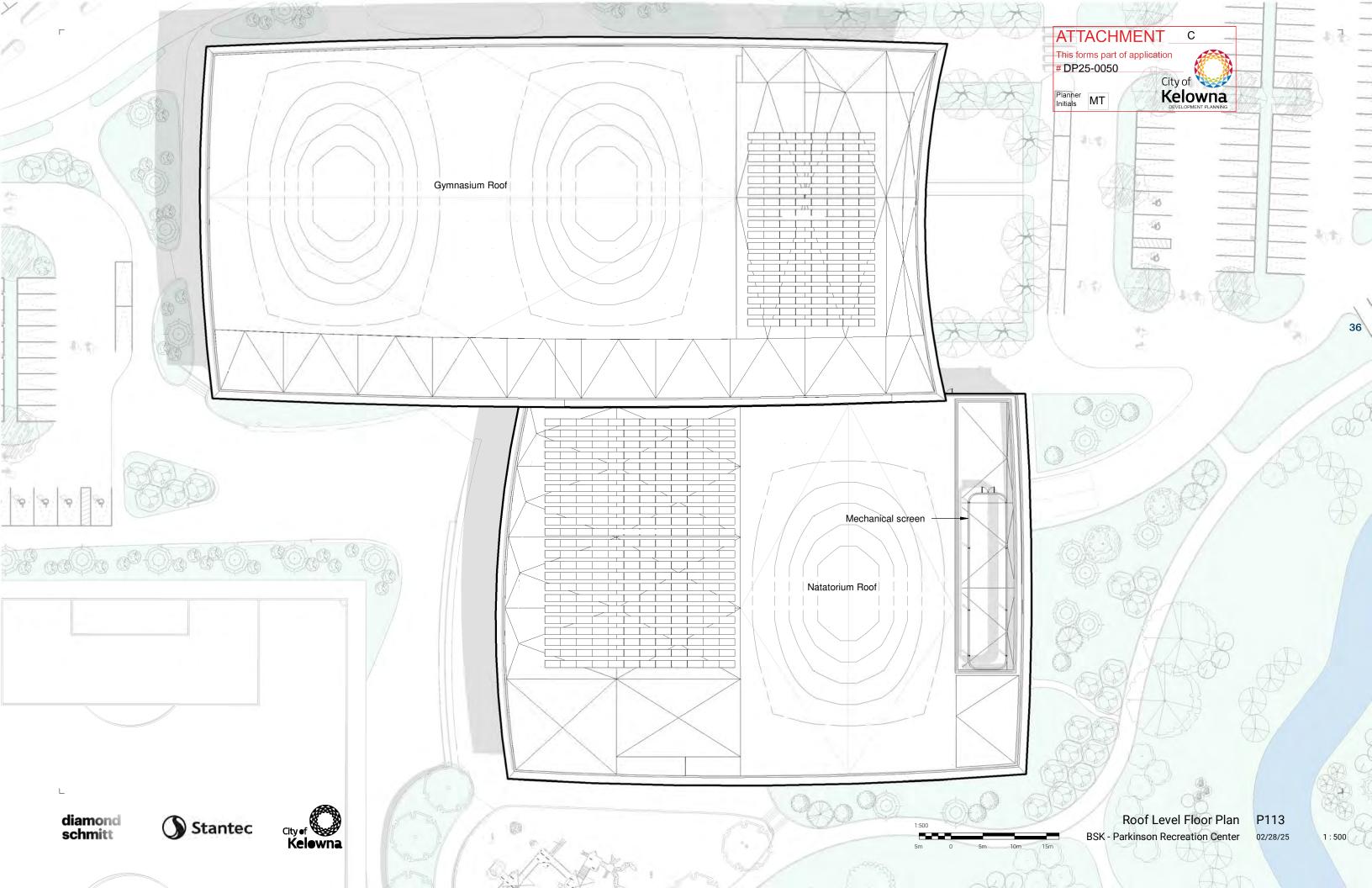


Basement Level Floor Plan P110 BSK - Parkinson Recreation Center 02/28/25

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West Elevation 1 : 500



South Elevation 1 : 500



East Elevation

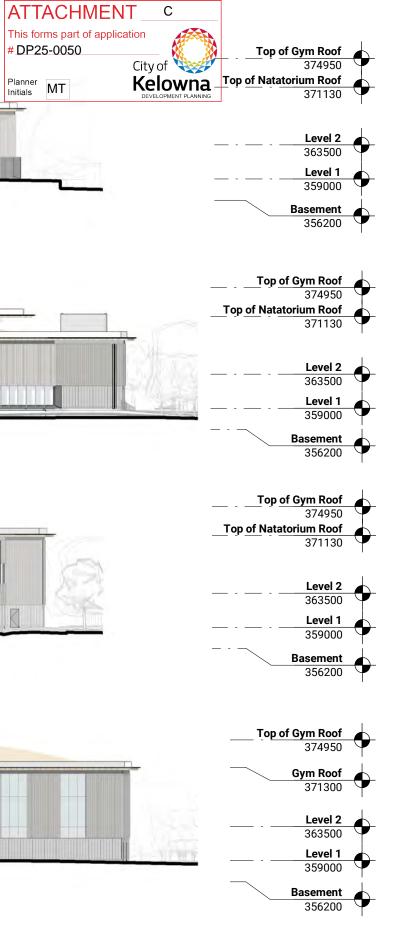
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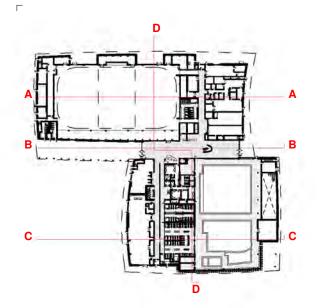
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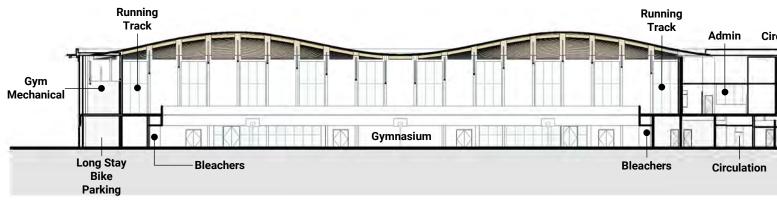


Exterior Elevations P300 BSK - Parkinson Recreation Center 02/28/25

1:500

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P_AA - EW Section at Gymnasium

1 : 500



P_BB - EW Section at Atrium

1 : 500

City of Kelowna

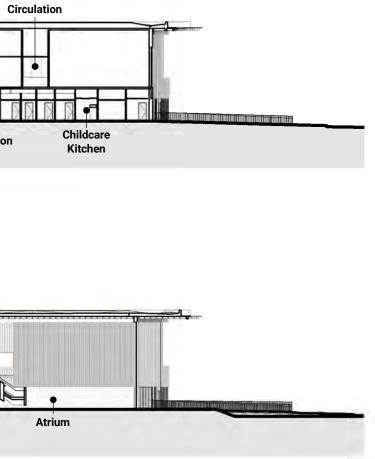
diamond schmitt

L



1:500 5m 0 5m





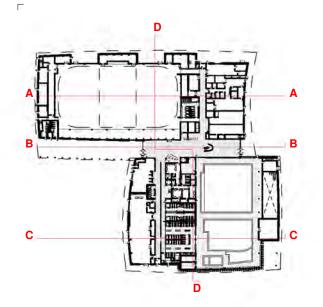
10m 15m

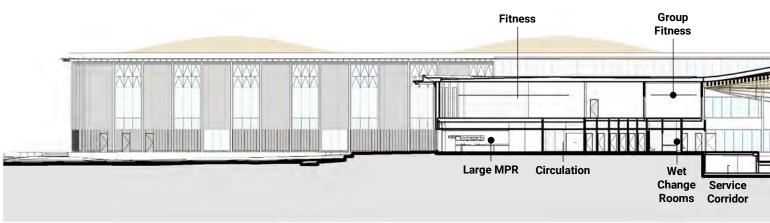
Building Sections BSK - Parkinson Recreation Center

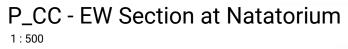
P400 02/28/25 ٦

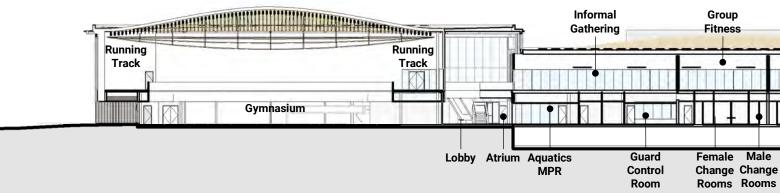
38

1:500









P_DD - NS Section at Gymnasium and Natatorium



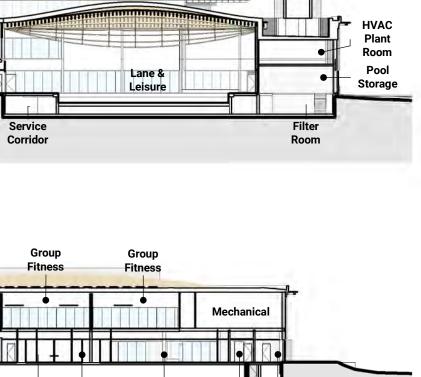
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Steam Sauna

Room

500

Wet

Change

Rooms



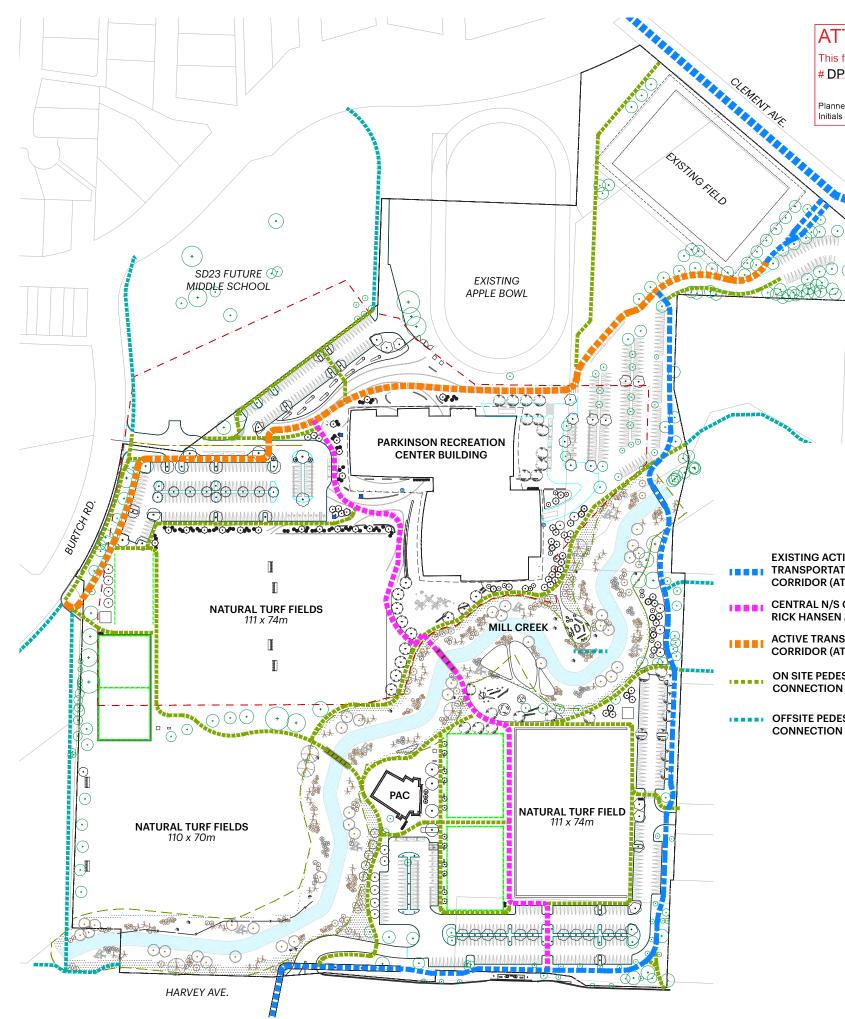
Landscape Site Plan

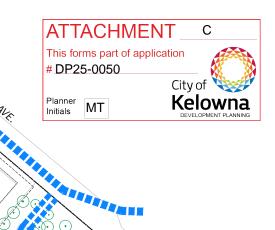
cation
City of Kelowna





Landscape Mobility Plan





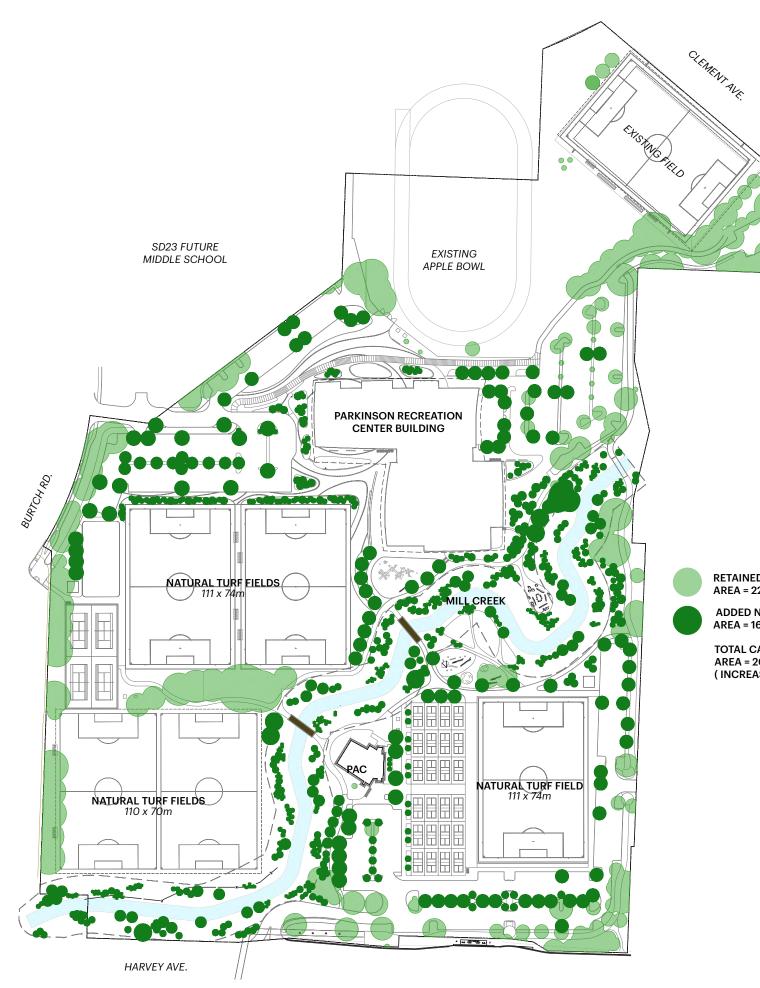
- EXISTING ACTIVE TRANSPORTATION CORRIDOR (ATC)
- CENTRAL N/S CONNECTION -RICK HANSEN ACCESSIBLE

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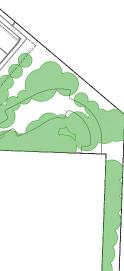
- ACTIVE TRANSPORTATION CORRIDOR (ATC)
 - ON SITE PEDESTRIAN CONNECTION
- OFFSITE PEDESTRIAN CONNECTION



Landscape Canopy Coverage Plan







RETAINED CANOPY AREA = 22,940m²

ADDED NEW CANOPY AREA = 16,375m²

TOTAL CANOPY COVERAGE AREA = 20% (INCREASE OF 4%)



Cover photo for Indigenous Integration Approach:

Indigenous Tourism BC. 2025. https://www.indigenousbc. com/content/uploads/2024/11/ b6ea05fec4efa8630f67189ccd370ffb.jpeg

Fig 5.1.1:

Leroi Bent. Kelsie Kilawna, AptnNEWS..2020. https://b1867527.smushcdn.com/1867527/ wp-content/uploads/2020/06/Leroi-Bent-4-WEB.jpg?lossy=1&strip=1&webp=1

Fig 5.2.1:

Pine Needle Basket. Ad Hoc Penticton. 2025. https://shopadhoc.com/cdn/ shop/products/4583739A-7EC1-40EA-9750-4369FB2F2521_1_105_c. jpg?v=1623793939&width=773

Fig 5.3.1:

Photo from WFN Annual General Meeting. BSK. 2024.

Fig 5.4.1:

Three Bitterroot Flowers in a Crevice. iStock. 2025. https://www.istockphoto.com/ photo/three-bitterroot-flowers-in-a-crevicegm476558342-66082453?searchscope=im age%2Cfilm

Fig 5.4.2:

Saskatoon berries. Meggar – Wikimedia Commons. 2025. https://upload. wikimedia.org/wikipedia/commons/8/8d/ Amelanchier_alnifolia.jpg

Fig 5.4.3:

Grizzly bear and its two cubs. THE CANADIAN PRESS Jonathan Hayward. 2018.

Background to the Water Declaration:

Aerial of the Fraser River Delta. Mint Images/ Art Wolfe. 2025

Background to Fig 6.1.1:

Glenmore Hike. Brandts Creek. 2025. https://brandtscreek.pub/wp-content/ uploads/2018/05/pub-weekly-specialswings-beer-wine-hikes-food-kelownaglenmore-Brandts-Creek-1024x683.jpeg

Fig 6.2.3.2

Photo of Tule Reeds at Sncewips Heritage Museum. DSAI, 2025

Fig 6.2.4.1:

Lunenburg Natatorium. DSAI. 2025.

12. Figures





F&C Submission

- Owners Authorization
- DP Application Form & Checklist
- Zoning Analysis
- Architecture Drawings
- Landscape Drawings
- Arborist Report
- Landscape Letter of Understanding
- Civil Utility Drawings
- Electrical Photometric Plan
- Final Parking Report
- Final Loading Report
- Final Geotechnical Assessment

The data included in this document to be read in conjunction with the additional reports and drawings identified above and included with the submission.

NE Submission

- Owners Authorization
- DP Application Form & Checklist
- Zoning Analysis
- Architecture Drawings
- Landscape Drawings
- Arborist Report
- Landscape Letter of Understanding
- Civil Utility Drawings
- Civil Soil Drawings
- Storm Water Management Plan
- Final Geotech Report
- Final Hydrogeological Report
- Environmental Assessment Report
- Environmental Monitor (Stop Work) Memo
- Shoring Sheet Pile Letter of Intent Memo
- Soil Deposition Information
- Site Logistics Trailer Site Plan
- Site Logistics Truck Movement
- Structural Buoyancy Analysis

The data included in this document to be read in conjunction with the additional reports and drawings identified above and included with the submission.

13 . Appendix









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