

Lake Country Community Centre Feasibility Study PHASE 1 REPORT

June 2025



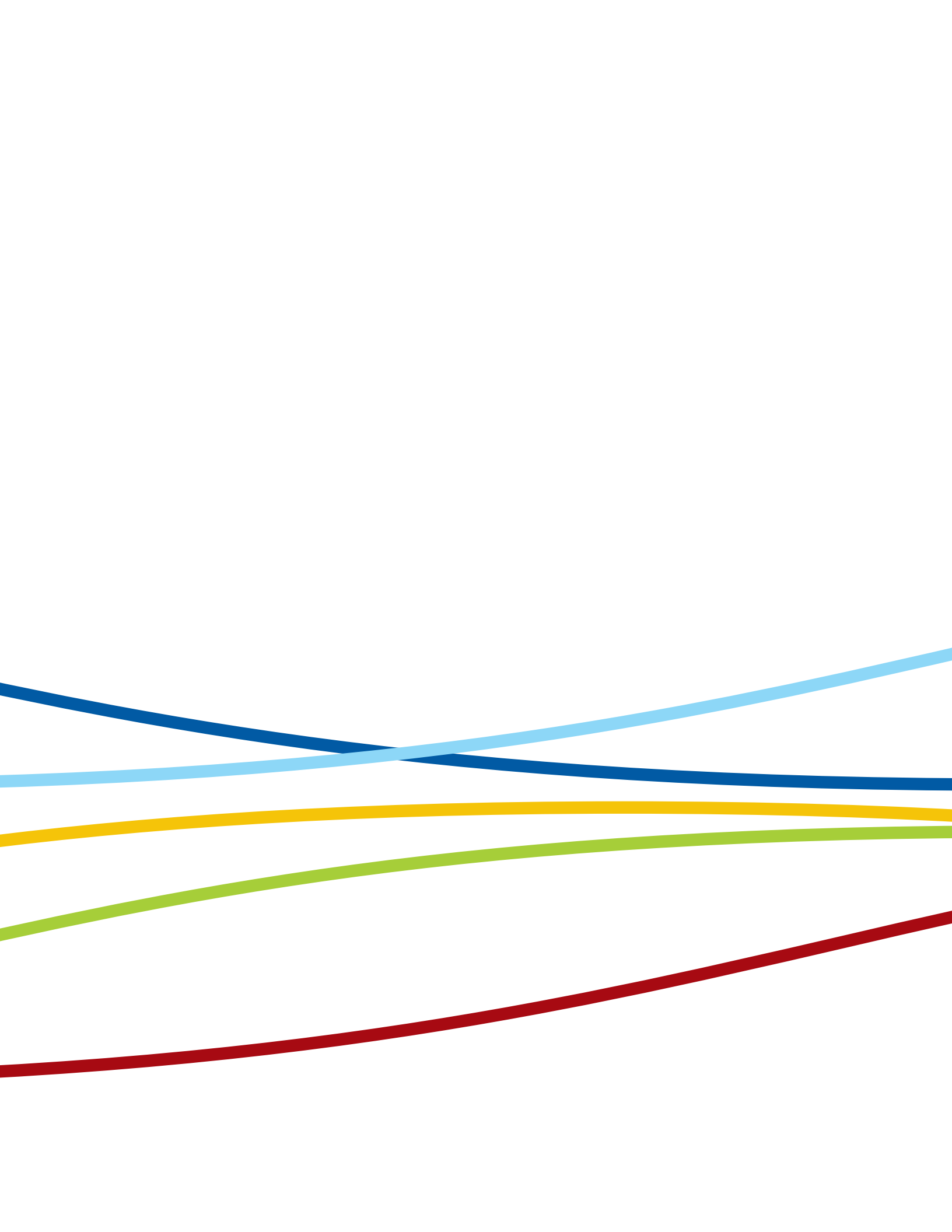


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1

Introduction & Study Context

1.1. Background

In the fall of 2024, the District of Lake Country purchased a cold storage facility and site previously owned and operated by BC Tree Fruits. The primary purpose for the acquisition is to increase the supply of community space, advancing needs and priorities identified through previous strategic planning undertaken by the District, including the Official Community Plan (OCP) and a Sports and Recreation Needs Assessment conducted in 2023.

The approximately 8-acre site is located adjacent to many existing community facilities and encompasses two primary structures – the main cold storage facility (approximately 73,000 square feet) and an outbuilding (approximately 4,800 square feet).



The main cold storage structure is divided into 23 separate rooms with a range of sizes. The rooms are accessed via two hallway corridors.

Example of a Typical Room in the Facility



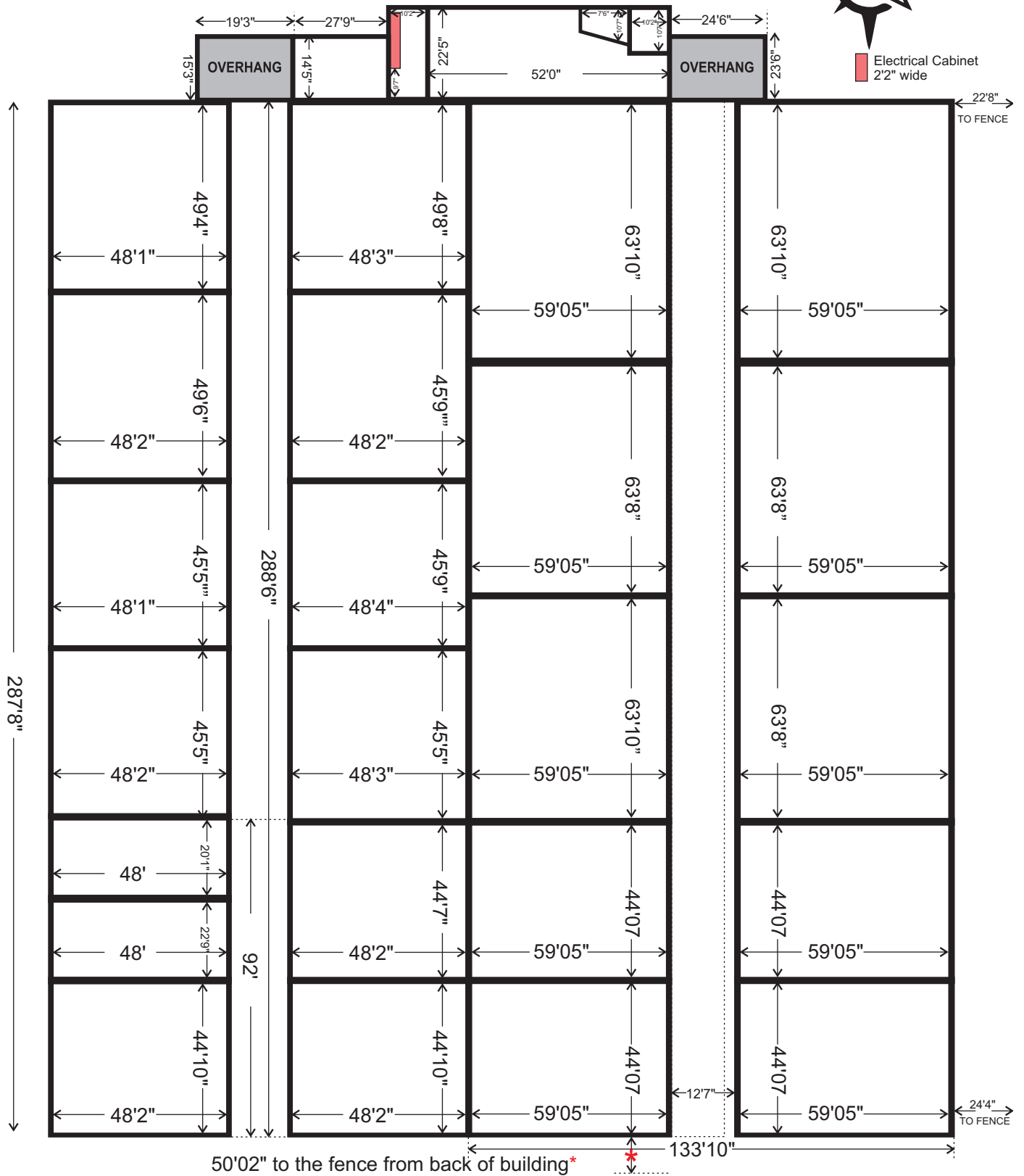
Hallway Corridor (1 of 2)



Facility Floor Plan



Electrical Cabinet
2'2" wide



1.2. Study Purpose and Process

In early 2025 the District engaged a consulting team led by RC Strategies with support from hcma architecture + design to further explore potential space use options and priorities. The study process is divided into two phases:

- Phase 1: Exploring Potential Space Uses and Opportunities – focused on investigating community space gaps, opportunities, and the highest benefit uses of the facility.
- Phase 2: Options, Concepts, and Financial Impacts – focused on translating the Phase 1 findings into a series of potential options and concepts. The viability and costs associated with each option will be further explored and used to determine preferred move forward option(s).

The graphic below further illustrates how these two phases will inform and support next steps undertaken by the District. As reflected by the graphic, this report document (the Phase 1 Report) provides an initial basis for the further exploration of options and decision making.





While this Phase 1 Report focuses on community need and opportunity identification, several key planning considerations and factors will ultimately impact the potential uses of the facility:

- Technical viability of renovations or retrofits within the current infrastructure conditions.
- Cost (capital and operating).
- Risk profile of different space uses.
- Potential opportunities and synergies with adjacent facilities and future development.
- Partnership opportunities (relating to both space use and fundraising).

These considerations and factors will require further exploration through Phase 2 of the study and subsequent partnership exploration and planning undertaken by the District subsequent to this study.



2

Community Engagement



What's included in this section of the report?

- Overview of the Phase 1 engagement purpose and methods.
- Findings from the open house events and community group engagement.
- Summary of key findings.

2.1. Overview

The community engagement program developed for Phase 1 of the study was designed to gauge resident and community organizations perspectives on the following topics:

- Space needs and priorities (what types of recreation and cultural opportunities are most lacking or need more suitable space).
- Potential uses and functionality of the spaces (what may or may not work well within the facility based on existing conditions, activity synergies, etc.).
- Priority setting criteria (how the District should prioritize and determine the highest value uses of the space).

The table to the right summarizes the methods and levels of participation that were used as part of Phase 1 engagement. Findings from each engagement method are presented as follows in this section.

Engagement Method	Participation
Community Organization Discussion Sessions	13 organizations / interests represented
Community Group Survey	26 responding community organizations
Open House Events	2 events with approximately 30 total attendees
Online Open House	445 responses

2.2. Community Organization Discussion Sessions

Overview

13 community organizations were invited to participate in discussion sessions with members of the consulting team. These in-person discussions gave the project team an opportunity to better understand how community groups are currently using indoor spaces, the challenges

they face in accessing suitable facilities, and the potential opportunities a new facility could offer to meet their needs and enhance programming. **Refer to Appendix A for the list of participating organizations.*

Summary of Key Themes from the Discussions

Although each discussion was distinct and reflected the specific needs of different groups, several common themes and key points emerged. The following summary highlights these recurring themes as well as other noteworthy insights shared during the discussion sessions.

Facility and Space Limitations

Organizations mentioned they are working with aging, undersized, or facilities that limit programming needs. Common challenges include not enough space to accommodate growing participation, a lack of soundproofing, limited storage, and barriers to accessibility. Scheduling conflicts and restricted availability, particularly in shared spaces like schools or churches can make it difficult to plan or expand programming.

Location and Accessibility Strengths

Despite the facility challenges mentioned above, many existing spaces benefit from being well-located. Their proximity to schools, public transportation routes, and walkability makes them accessible for a wide range of users. In some cases, long-standing relationships with school boards, churches, and other community partners help organizations access these spaces. Transit access is considered essential to support ease of access for residents. The central location of the new community centre facility is viewed as a significant asset that would continue to enable a high level of accessibility and space synergies.

Program and Service Priorities

Organizations are wanting to provide programs that foster connection, learning, and well-being. Priority areas include programming for children, youth, and families, along with services that support health, skill development, and social inclusion. Many groups see value in offering both structured programs and more casual, drop-in opportunities. The ability to respond to emerging community needs with flexible, inclusive programming is important to groups.

Partnerships and Funding Approaches

While most organizations are open to partnerships in a new facility, they emphasized the need for clarity around roles, responsibilities, and shared use of space. There is a preference among many organizations for leasing rather than owning space, with groups seeking predictable costs and long-term access. While some can contribute through fundraising, grants, or program revenues, more information and discussions are needed on these potential partnerships and relationships before commitments can be made.

A Community Space

There is broad agreement on the value of a new, purpose-built facility that can serve multiple community functions. Desired features include flexible multi-use rooms of varying sizes, shared amenities like kitchens or washrooms, and accessible outdoor space for seasonal use. Ideally, the facility would be adaptable to a range of activities such as events, programs, and drop-in use and could evolve over time to meet future community needs.

Cultural and Educational Opportunities

The new facility is seen as an opportunity to expand access to arts, culture, and lifelong learning. Ideas included rotating art and science exhibits, cultural displays, intergenerational storytelling, and interactive educational programming. Groups expressed a desire for spaces that reflect the diversity of the community and help preserve local heritage.

Leaning into the Uniqueness of the Facility

Recognizing that some exterior and interior investments will be needed to support safe and functional access, several groups expressed a desire for the District to “lean into” the history of the building and its industrial aesthetics (e.g. through interpretive signage, public art that integrates apple crates, etc.). Many arts and culture organizations expressed that a “raw”, industrial look is embraced by other communities that have transformed warehouses and other similar types of buildings for community use. Additionally, other comments were provided on prioritizing functionality investments over form investments (e.g. interior space improvements over re-cladding of the building).

Recreation and Sport Needs

There is demand for indoor recreation spaces to support a variety of physical activities across all ages. Key needs include gymnasiums, turf fields, walking tracks, and multi-purpose fitness areas. These facilities would support both organized sports and general wellness programming, including activities for older adults and young families. Flexibility in layout, adequate storage, and accessible change rooms are all important to ensure the space can meet diverse user needs.

Inclusion and Accessibility

Creating an inclusive, accessible facility is a shared goal. This includes addressing physical access needs such as ramps, elevators, and universal washrooms. Organizations are also focused on reducing barriers like transportation, financial cost, and language or communication challenges. Outdoor gathering areas, sensory-friendly features, and welcoming design elements are among the ideas put forward to ensure the space truly serves everyone.

2.3. Community Group Survey

Overview

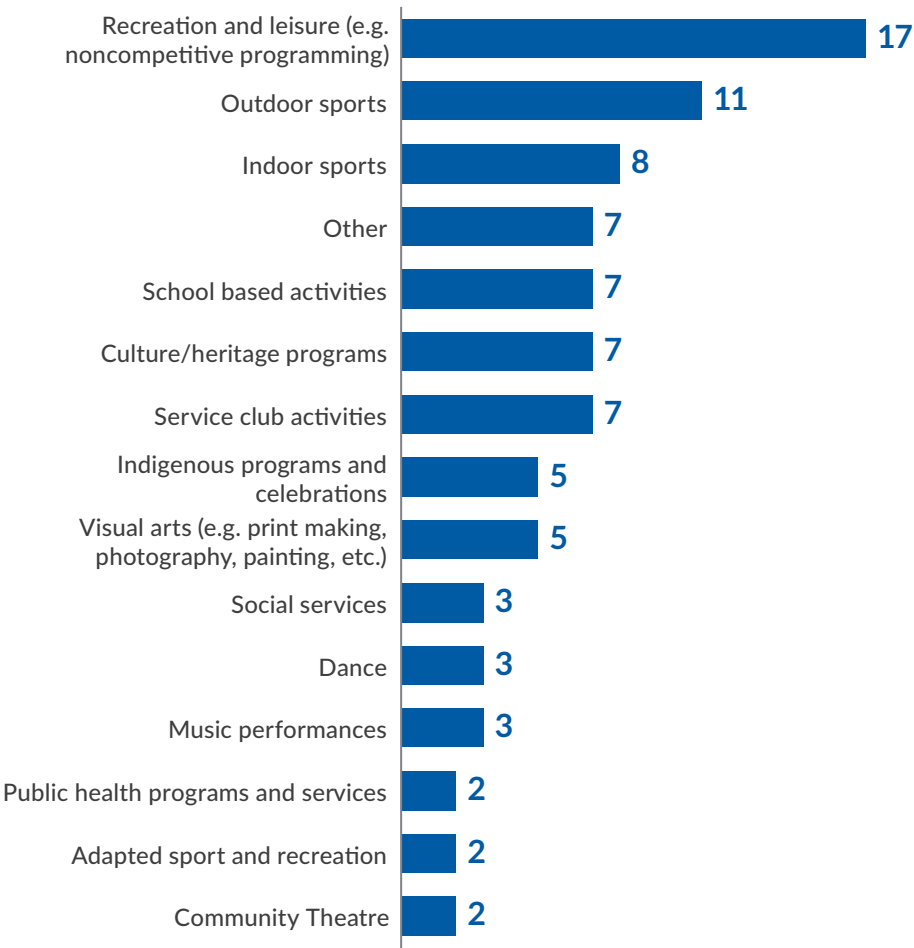
A web based survey was fielded to a variety of recreation, arts and culture, heritage, and service based groups in Lake Country. The survey provided an opportunity to gather additional perspectives from a broader list of groups on key topics such as current space suitability, future space needs, and opportunities that the new community centre could bring. Groups were asked to provide one response to the survey that reflected the overall perspectives of their organization. In total, 26 groups provided a response to the survey. **Refer to Appendix A for a list of responding groups.*

Findings

The survey began by gathering information about the organizations. Survey respondents represent a variety of organizations and users including sport groups, businesses, service clubs, arts and culture organizations, heritage organizations and others who use leisure, social gathering and cultural and heritage facilities.

Next, groups were asked to identify the types of programs or activities that they provide. As illustrated in the adjacent, recreation and leisure (17 groups), outdoor sports (11 groups) and indoor sports (8 groups) were the most prevalent responses. Of the seven group that indicated ‘other’, almost half (3 groups) indicated that the provide an art or education activity, two groups described providing trail building and advocacy services, one group provides services for older adults and another group indicated offering private leisure activities (e.g. operate a clubhouse for a community).

Graph 1. Types of Activities that Groups Provide

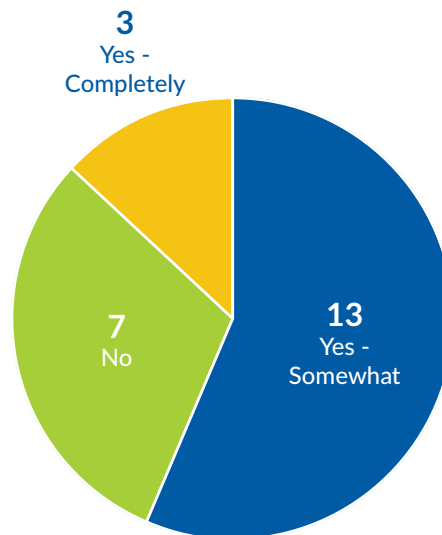


Current Space Situation

Groups were then asked where their activities take place. A variety of written responses were provided; sport fields, arenas, gallery spaces, developer sponsored facilities, hall spaces, church, library and school district facilities we noted most often.

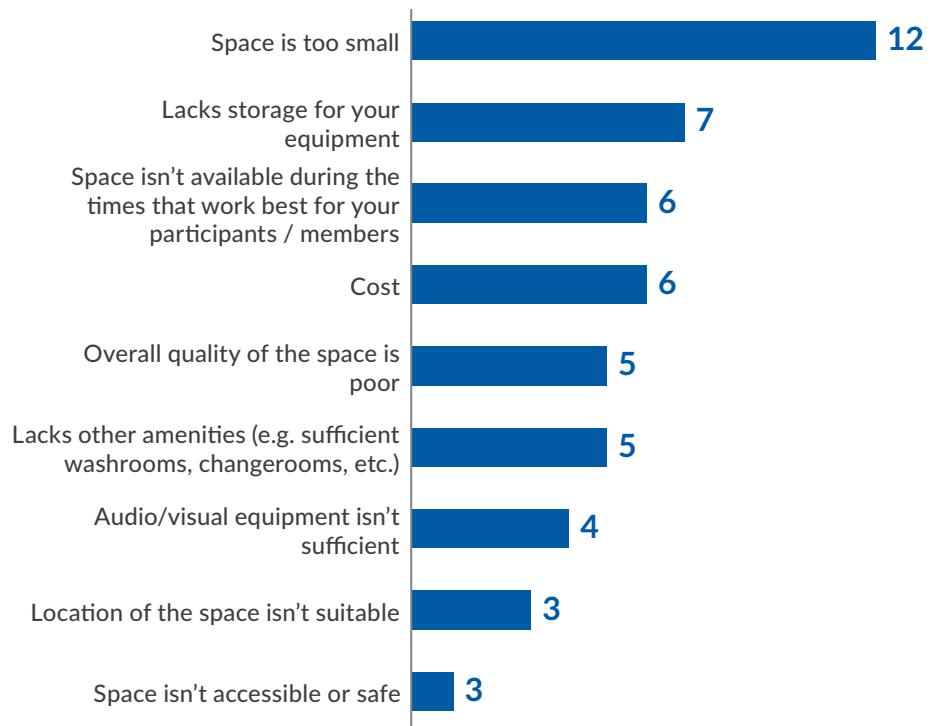
When asked if the current spaces groups use meet their needs, the majority of responding groups indicated that they “somewhat” do and 3 groups indicated that they “completely” do. 7 groups indicated that the current spaces they use do not at all meet their needs.

Graph 2. Do the current facilities and spaces that your organization uses meet your needs?



The most prevalent challenges that groups face with their current facilities is the size of space (12 groups), lacking storage space for equipment (7 groups) and that the space isn't available during the times that work best for their participants/ members (6 groups).

Graph 3. Challenges that Organization Face with Current Facilities and Spaces



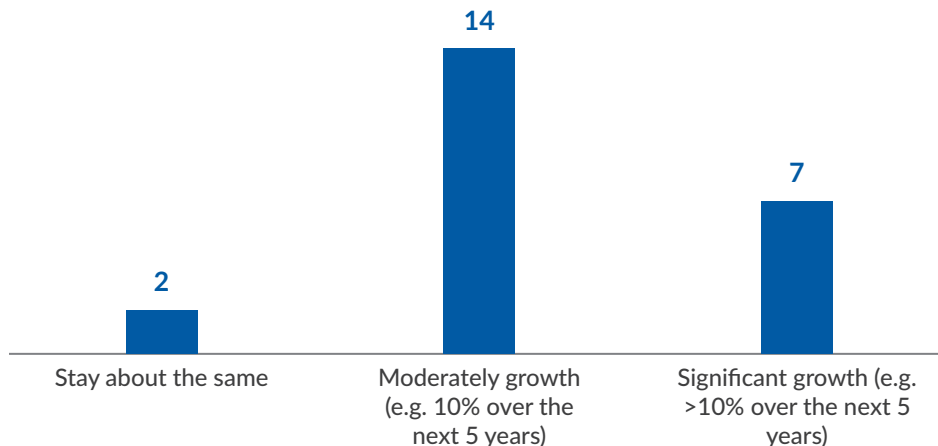
The following bullet points summarize the key themes from the follow up question asking respondents to explain their response and identify any other challenges their organization faces.

- There is high competition for fields, courts and ice time, forcing groups to turn away participants.
- Meeting spaces are costly or unavailable.
- Storage is a concern for several groups.
- The community is growing, and some groups are unsure how they will accommodate that within their activity or service.
- Some participants/ clients have mobility challenges; small spaces limit activities for those with mobility aids; office location and lack of privacy hinder health services.
- Rising rental fees, unavailable secular venues, and logistical issues with shared spaces like schools and senior centers exist.

Future Facility Opportunities

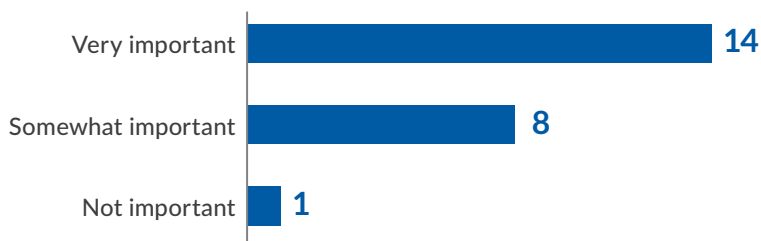
Next, groups were asked about their future expectation for participant / member growth. The majority of groups (21 groups) indicated that they expect some growth (moderate or significant) over the next 5 years.

Graph 4. What are your future expectations for participant / member growth?



Almost all groups agreed that having access to more or better space to meet their future needs is at least somewhat important (8 groups) or very important (14 groups).

Graph 5. How important is it that your organization has access to more or better space to meet your future needs?

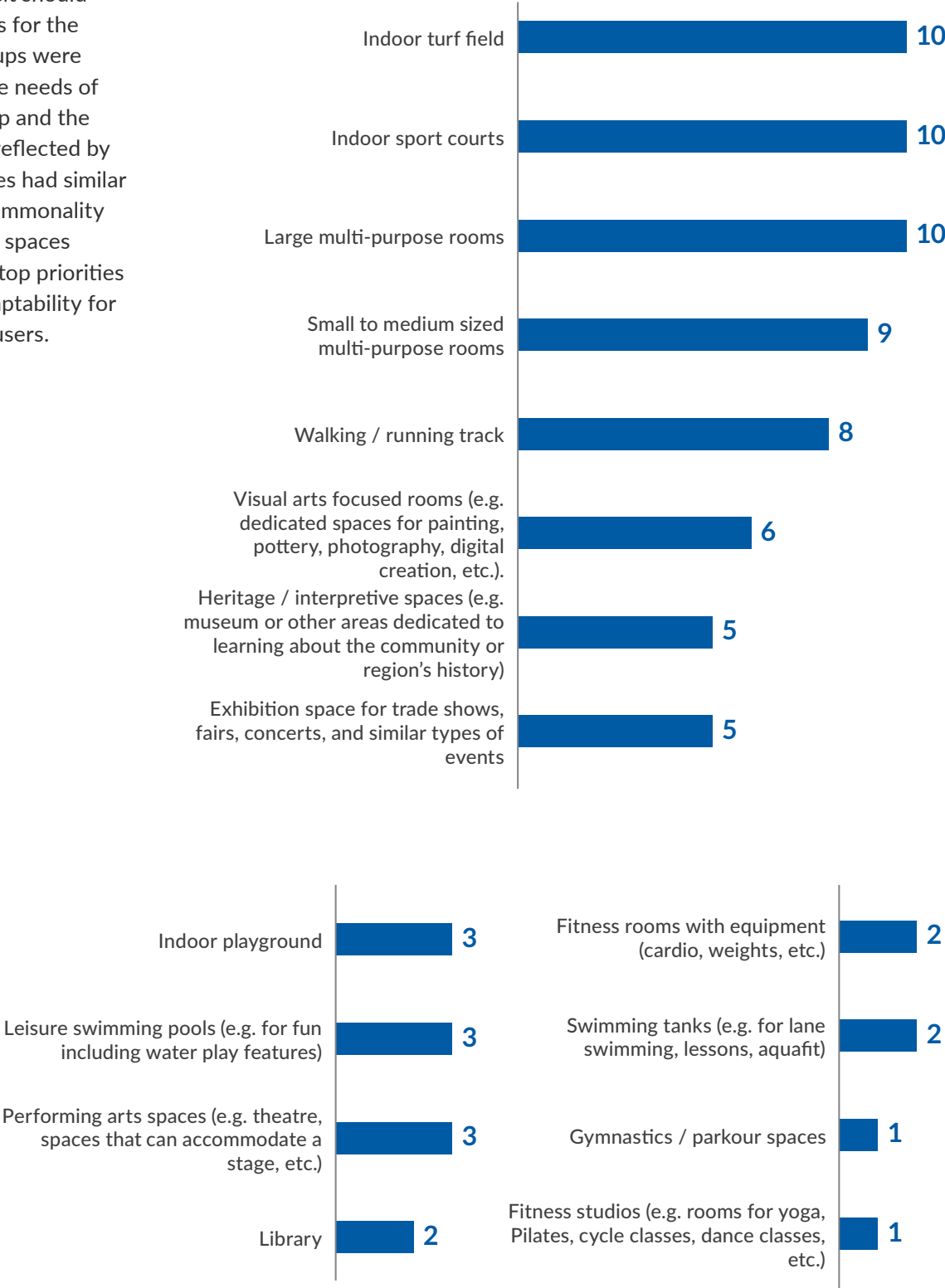


When asked about the importance of access to more or improved space, many groups reinforced the points they had previously made about whether their current spaces meet their needs. Below is a summary of the key themes from their responses.

- Shortage of sports, recreation, meeting, and cultural facilities affects growth and accessibility.
- Increased population and interest in activities create pressure on existing spaces.
- Small, unsafe, or unsuitable venues hinder participation, especially for seniors and mobility aid users.
- Rising rental fees limit programming expansion and community engagement.
- Improved and additional facilities would support sports, education, tourism, and cultural events.

Shifting gears to which types of activity space groups felt should be prioritized as options for the community centre, groups were asked to think about the needs of both their specific group and the overall community. As reflected by the graph, several spaces had similar levels of response. A commonality amongst many of these spaces identified by groups as top priorities is the flexibility and adaptability for multiple activities and users.

Graph 6. Activity Spaces that Should be Prioritized

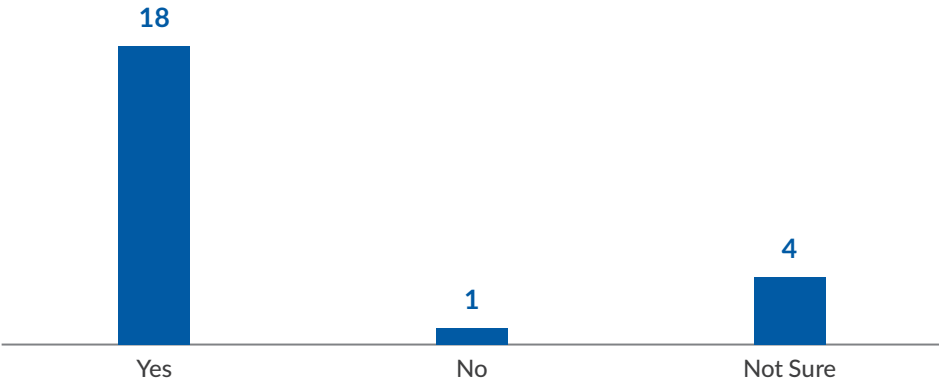


When asked to identify any other types of core activity spaces that should be considered most groups reiterated the above options and/or advocated for their own group’s needs. The following bullets reflect themes from the additional comments provided.

- Additional indoor sport amenities for sports such as hockey, ball hockey, and lacrosse.
- Rooms with kitchen facilities for fundraising events, meeting rooms with storage and flexible seating, and shared spaces for youth programming.
- Infrastructure that supports active or public transportation such as better transit access via Okanagan Rail Trail, water stations, bathrooms, bike racks, and potential park-and-ride location.
- Public art gallery, permanent exhibition space, storage for art collections, artist studio spaces, and outdoor display areas for ArtWalk.
- Shared community kitchen for meal programs, food options, and expanded support spaces for seniors and youth.

Next, groups were asked if they would use the new facility if it included spaces and amenities that their group needs. Most groups indicated that they would (19 groups), some groups indicated that they were not sure (4 groups) and one group indicated that they would not use it.

Graph 7. If the new facility included spaces and amenities that your organization needs, would you use it?



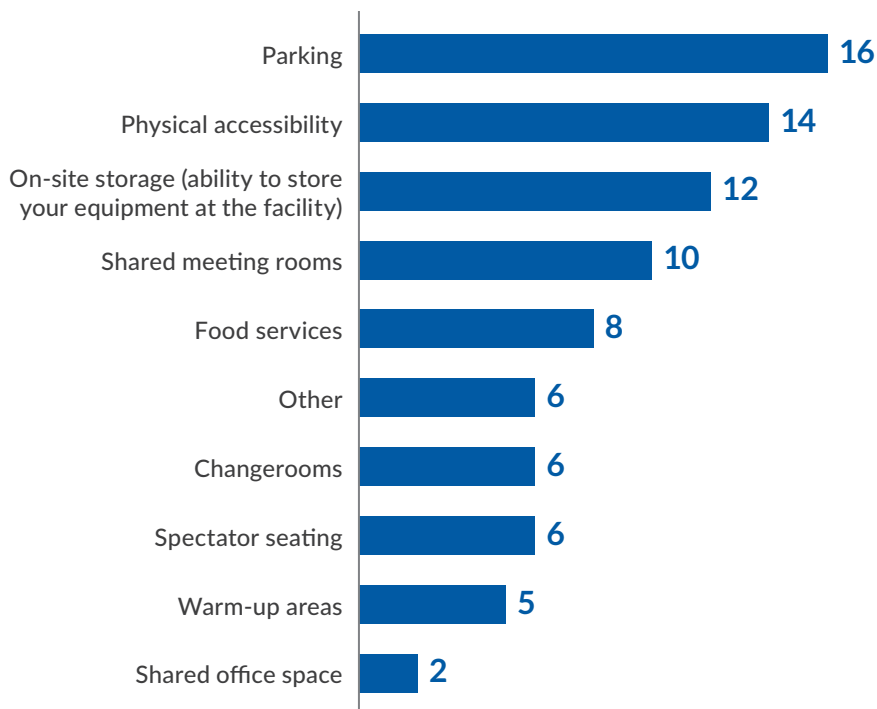
As a follow-up to the previous question, groups were asked to describe how their organization would potentially use the new facility and, if possible, estimate the amount of time that they would use. The following bullets summarize themes and points of interest from the comments provided.

- Demand for indoor turf, pickleball courts, multi-use sport spaces, and additional ice time for hockey leagues was reiterated.
- Demand for flexible meeting rooms, kitchen facilities for events, and dedicated space for seniors, youth, and health programs was reiterated.
- Public art gallery, storage for archives, multi-use exhibit space, and science-focused library integration were noted as needed.
- Demand for spaces for tournaments, training, meetings, workshops, and social events, with varying time needs were reiterated.
- Interest in centrally located, transit-friendly facilities with essential amenities like bathrooms and bike racks were noted.
- Several groups indicates that they would like to be regular users and/or have the facility become their primary facility for the activities they provide.

In addition to types of main activity spaces that are needed, groups were asked about support amenity requirements. Groups were provided with a list of support amenities and asked to identify which are most important and would potentially impact their organization’s use of the facility. Parking (16 groups), physical accessibility (15 groups), and on-site storage (12 groups) were the most prevalent responses.

Those that selected “Other” were provided space to write in their response. Those that chose to write in their response indicated that outdoor space synergy, technical aspects of meeting rooms such as Wi-Fi, and active transportation infrastructure such as bike racks are important elements to consider.

Graph 8. Most Important Support Amenities at the Facility





Final Thoughts

The final question of the survey asked respondents to share any final thoughts regarding the project benefits, opportunities, and key considerations. The following bullets summarize the key themes from the additional comments provided.

- There is broad support for the new facility from community organizations surveyed.
- There is demand for recreation infrastructure expansion for amenities such as indoor fields, pickleball courts and arena facilities in the community.
- There is demand for additional space for social, health, youth and seniors programming. Additionally, there is a need for dedicated office and programming space for social service organizations in the community; specifically, space for programs targeting youth, seniors and other vulnerable populations.
- Additional meeting rooms, kitchen, and storage spaces are desired.
- There is interest in spaces for cultural programming and events such as an art gallery, festival venue, and space for exhibitions and workshops.
- There is a desire to ensure that the facility is built to the highest standards of accessibility.

2.4. Community Open Houses

Overview

Two in-person open house events were held in the lobby of the Multi-Generational Activity Centre (MAC) to inform the public about the Community Centre Feasibility Study. These events were staffed by members of the consulting team and District staff who were available to answer questions on the project and engage in direct discussion with attendees.

The in-person open houses consisted of panels set up throughout the room with information on the project and two activities:

- Activity #1: Space preferences – attendees could identify the types of amenities / facilities they think should be a priority.
- Activity #2: Priority setting criteria – attendees were provided with several considerations that could be used to set priorities for the types of spaces that could be included in the facility, and asked to identify those that they think are most important.

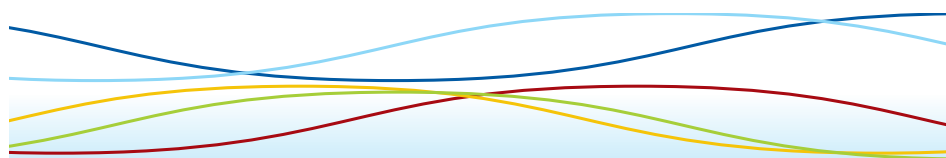
The panels and an online version of the above noted activities were available through the District's engagement platform – **"Let's Talk Lake Country"**. In total, feedback was provided by approximately 30 attendees to the open house events and 445 online participants.



Activity #1: Summary of Findings

In-person and online participants were provided with 16 different types of amenities / spaces and asked to identify those that they believe should be priorities for inclusion in the facility. The following three tables summarize both the in-person and online responses.

In-Person Responses

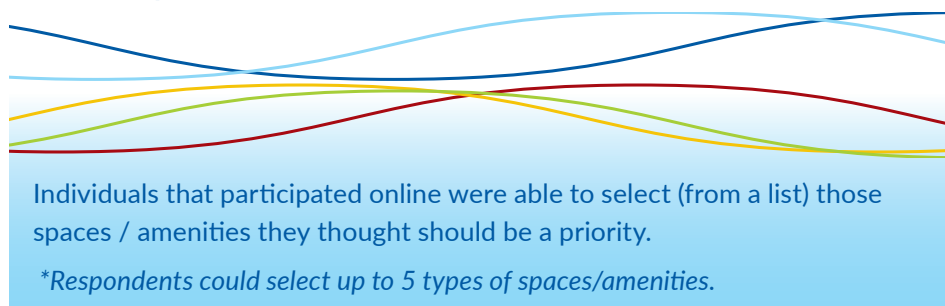


Attendees at the open house could put sticky dots next to images of spaces/amenities they thought should be a priority.

**Attendees could put dots on multiple criteria as well as multiple dots on the same criteria they felt were extremely important.*

Space / Amenity Type	Total Dots	% of Total Dots
Multi-Purpose Rooms (e.g. rooms that can accommodate a wide-range of programs, meetings, classes, etc.)	25	11%
Leisure swimming pools (for fun including water play features)	20	9%
Indoor turf field	20	9%
Fitness rooms with equipment (e.g. cardio equipment, weights, etc.)	17	8%
Performing Arts Spaces (e.g. theatres and spaces that can accommodate a stage)	17	8%
Indoor sport courts	16	7%
Exhibition Space (e.g. large span space for trade shows, fairs, concerts, and other types of events)	16	7%
Swimming tanks (for lane swimming, lessons, aquafit)	15	6.8%
Fitness studios (e.g. rooms for yoga, Pilates, cycle classes, dance classes, etc.)	14	6%
Indoor playground	12	5.5%
Walking / running track	10	5%
Heritage / interpretive spaces (e.g. museum or other areas dedicated to learning about the community or region's history)	9	4%
Library	8	3.7%
Climbing wall	7	3%
Visual Arts Focused Rooms (e.g. studios and dedicated spaces for activities like painting, pottery, photography, digital creation, etc.)	7	3%
Gymnastics / parkour spaces	6	2.7%

Online Responses



Space / Amenity Type	Total Selections	% of Total Selection
Leisure swimming pools (for fun including water play features)	252	58%
Swimming tanks (for lane swimming, lessons, aquafit)	251	56.5%
Fitness rooms with equipment (e.g. cardio equipment, weights, etc.)	247	57%
Indoor sport courts	174	40%
Fitness studios (e.g. rooms for yoga, Pilates, cycle classes, dance classes, etc.)	172	39%
Walking / running track	163	37%
Multi-Purpose Rooms (e.g. rooms that can accommodate a wide-range of programs, meetings, classes, etc.)	127	29%
Indoor turf field	77	18%
Exhibition Space (e.g. large span space for trade shows, fairs, concerts, and other types of events)	69	16%
Climbing wall	68	15.6%
Indoor playground	67	15.3%
Visual Arts Focused Rooms (e.g. studios and dedicated spaces for activities like painting, pottery, photography, digital creation, etc.)	66	15%
Gymnastics / parkour spaces	59	14%
Performing Arts Spaces (e.g. theatres and spaces that can accommodate a stage)	31	7%
Library	23	5%
Heritage / interpretive spaces (e.g. museum or other areas dedicated to learning about the community or region's history)	16	4%

**54 respondents also identified a wide range of 'other' types of spaces. Some of these responses further expanded on specific characteristics of space/amenity types already included in this list while several identified spaces that support other types of services (e.g. medical clinics received 3 mentions).*

Summary – Combined Median Score (%) from the In-Person and Virtual Open Houses

Space / Amenity Type	Combined In-Person & Virtual (Median of the %'s)
Leisure swimming pools (for fun including water play features)	71%
Swimming tanks (for lane swimming, lessons, aquafit)	62%
Fitness rooms with equipment (e.g. cardio equipment, weights, etc.)	62%
Indoor sport courts	48%
Fitness studios (e.g. rooms for yoga, Pilates, cycle classes, dance classes, etc.)	48%
Walking / running track	45%
Multi-Purpose Rooms (e.g. rooms that can accommodate a wide-range of programs, meetings, classes, etc.)	41%
Indoor turf field	34%
Exhibition Space (e.g. large span space for trade shows, fairs, concerts, and other types of events)	31%
Climbing wall	28%
Indoor playground	24%
Visual Arts Focused Rooms (e.g. studios and dedicated spaces for activities like painting, pottery, photography, digital creation, etc.)	23%
Gymnastics / parkour spaces	20%
Performing Arts Spaces (e.g. theatres and spaces that can accommodate a stage)	15%
Library	14%
Heritage / interpretive spaces (e.g. museum or other areas dedicated to learning about the community or region's history)	12%

The following bullets summarize the comments provided when both in person and online participants were asked to write in any additional amenities or spaces that should be included in the new facility.

Community & Social Spaces

- Dedicated teen gathering space
- Public social spaces, including a ballroom
- Coffee shops and common areas free to enter
- Storage lockers for non-profits and community groups
- Flexible meeting and multipurpose rooms for events
- Crime prevention through environmental design

Arts & Culture

- Standalone public art gallery
- Arts center with studio spaces, workshops, and maker spaces
- Creative library concept beyond books, including maker spaces
- Artist studio rentals and social enterprise to support local artisans

Health & Wellness

- Integrated health services (seniors wellness, baby & parent clinics, post-op rehab)
- Vaccine centers and well-baby programs
- Indoor walking track for seniors
- Outdoor fitness machines and improved public gym facilities
- Indoor playground within the library
- Dedicated fenced dog park and dog training facilities

Recreation & Sports

- Indoor pickleball courts and paddleball spaces
- Indoor climbing wall/center
- Disc golf course
- Dedicated space for skiing alternatives
- Indoor and outdoor recreation areas with versatile uses

Infrastructure & Sustainability

- Bike tracks and pedestrian-friendly pathways to reduce car dependence
- Public transit improvements with energy efficiency standards
- Solar heating and cooling integration
- No-through roads in pedestrian areas for safety
- Outdoor gathering spaces instead of increased parking
- Sustainable, energy-efficient building designs

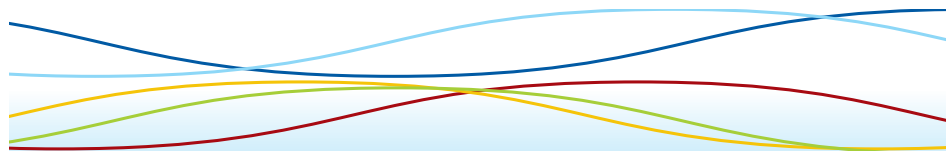
Future Growth & Additional Amenities

- Reserved space for future expansion (pool, pickleball courts, climbing wall)
- Storage spaces for community and non-profit organizations
- Balanced recreational and community space growth
-

Activity #2: Summary of Findings

The next activity asked participants to identify criteria that they believe should be considered most important as different spaces and amenity options and priorities are being determined. The following three tables summarize the in-person and online responses from this activity.

In-Person Responses

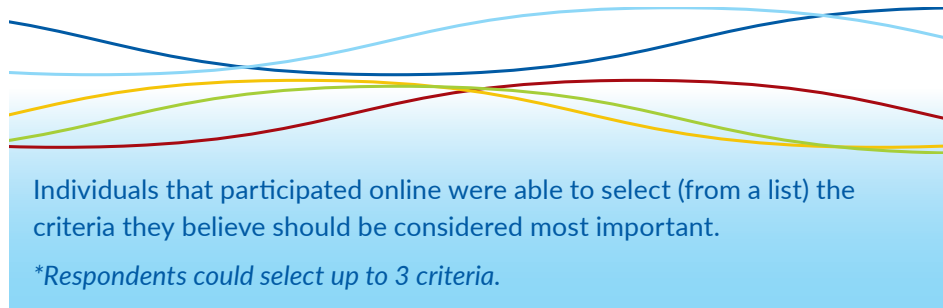


Attendees at the open house could put sticky dots next to criteria that they believe should be considered most important.

**Attendees could put dots across multiple criteria as well as multiple dots on the same criteria they felt were extremely important.*

Potential Prioritization Criteria	Total Dots	% of Total Dots
Multi-Use Capability / Adaptability (e.g. prioritizing spaces that can accommodate a wide range of activities)	18	20%
Space gaps in the community (e.g. prioritizing amenities and spaces that may not exist at all or are not sufficiently provided)	16	17%
Financial Accessibility (e.g. prioritizing spaces that are likely to be accessed at a low cost)	16	17%
Potential financial impacts on the taxpayer (e.g. capital and operating costs associated with the different types of amenities and spaces)	13	14%
Environmental impacts and considerations (e.g. GHG's and water consumption associated with different types of amenities and spaces)	11	12%
Synergies and complementary value to existing facilities and amenities	10	11%
Sports tourism and event hosting opportunities (ability to bring more and bigger tournaments / competitions and events to the area that can generate non-local spending and economic benefit)	8	9%

Online Responses



Potential Prioritization Criteria	% of Total Selections	Total Selections
Space gaps in the community (e.g. prioritizing amenities and spaces that may not exist at all or are not sufficiently provided)	66%	288
Multi-Use Capability / Adaptability (e.g. prioritizing spaces that can accommodate a wide range of activities)	52%	225
Potential financial impacts on the taxpayer (e.g. capital and operating costs associated with the different types of amenities and spaces)	43%	188
Financial Accessibility (e.g. prioritizing spaces that are likely to be accessed at a low cost)	34%	147
Sports tourism and event hosting opportunities (ability to bring more and bigger tournaments / competitions and events to the area that can generate non-local spending and economic benefit)	33%	144
Synergies and complementary value to existing facilities and amenities	20%	86
Environmental impacts and considerations (e.g. GHG's and water consumption associated with different types of amenities and spaces)	10%	45

Summary – Combined Median Score (%) from the In-Person and Virtual Open Houses

Potential Prioritization Criteria	Combined In-Person & Virtual (Median of the %'s)
Space gaps in the community (e.g. prioritizing amenities and spaces that may not exist at all or are not sufficiently provided)	42%
Multi-Use Capability / Adaptability (e.g. prioritizing spaces that can accommodate a wide range of activities)	36%
Potential financial impacts on the taxpayer (e.g. capital and operating costs associated with the different types of amenities and spaces)	29%
Financial Accessibility (e.g. prioritizing spaces that are likely to be accessed at a low cost)	26%
Sports tourism and event hosting opportunities (ability to bring more and bigger tournaments / competitions and events to the area that can generate non-local spending and economic benefit)	21%
Synergies and complementary value to existing facilities and amenities	15%
Environmental impacts and considerations (e.g. GHG's and water consumption associated with different types of amenities and spaces)	11%

Space was also provided for the in-person and open house attendees to provide additional commentary on the criteria. The bullets below summarize the themes from these comments.

- Many participants reiterated space needs and made additional suggestions for amenities.
- The year-round recreation capabilities of the potential amenities was suggested as a potential criterion.
- A number of suggestions expressed the need for flexible common spaces without duplicating existing resources.
- Desire for expanding opportunities for senior friendly activities and scheduling was expressed.
- Concerns over tax increases and financial burden on residents and requests to pay off existing loans before adding new amenities were expressed.
- Skepticism about pool construction due to high costs was reiterated.
- There were calls to prioritize basic infrastructure before adding amenities.
- Some comments suggested prioritizing health related infrastructure needs over recreational needs.
- Expanding recreation in step with a growing population was suggested as a potential criterion.



Summary of Key Findings from the Engagement

- High levels of support exist for retrofitting the facility for community uses and the opportunities that could exist within the structure and overall site to meet a wide array of recreation, arts and culture, and heritage space needs.
- Maximizing the uses of the facility (multi-purpose capability and adaptability) are viewed as being important.
- Demand for aquatics services in the community, but also a recognition by some as to the cost challenges of building and operating this amenity type (and whether this facility is suitable for aquatics).
- Most potential users and group representatives value function over form when contemplating future facility investment and capital works. Many believe that the industrial feel and connection with a key industry aspect of the facility should be embraced and preserved where possible in design / aesthetics to reflect local heritage and character.
- Many group representatives and individuals are unaware of the existing building conditions and context that could impact potential space use options (e.g. that the structure consists of rooms/ salons and is not currently an open clear span).
- The location directly adjacent to several existing community amenities, the Winfield core, and schools is viewed as a significant opportunity to further build-out a multi-dimensional hub site that is easily accessible.
- Physical accessibility is an important consideration for many residents and groups. It was strongly expressed that upgrades to the building need to focus on ensuring access for all individuals looking to access opportunities and amenities within the facility.
- Many group representatives would like to see occupancy occur as soon as possible, even if for temporary uses pending longer term capital works and space retrofits that are likely to require significant resourcing.



3

Additional Research and Planning Considerations

3.1. Current Facility and Amenity Context

This section provides an overview and additional context on current facilities and amenities in Lake Country that may warrant consideration for inclusion as part of the new community centre.

Arts, Cultural, and Heritage Amenities

Lake Country offers a rich cultural landscape with a blend of artistic, historical, and community-driven amenities. The area is home to following cultural amenities:

- **Lake Country Museum & Archives (LCMA).** Preserves the region's history through exhibits and collections.
- **Lake Country Art Gallery.** A vibrant public art space that exhibits contemporary works and hosts various programs and events. This facility's amenities are located in two stand-alone adjacent buildings (the gallery and the Art House) that are currently leased from a private entity. The gallery is also collocated with the Lake Country Radio Cafe.
- **Creekside Theatre.** Provides a venue for live performances, including music, drama, and community events.

Current Use / Visitation

Additional information and available data points on use of the arts, cultural and heritage amenities in the community are highlighted as follows. Potential factors and limitations that may impact use, visitation, and programming potential are also noted where applicable.

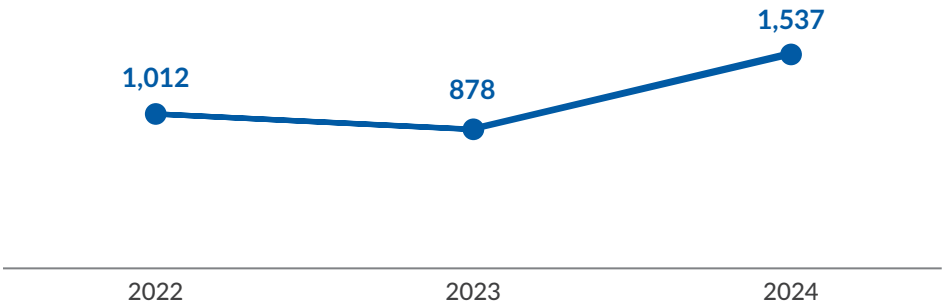


Lake Country Museum and Archives (LCMA)

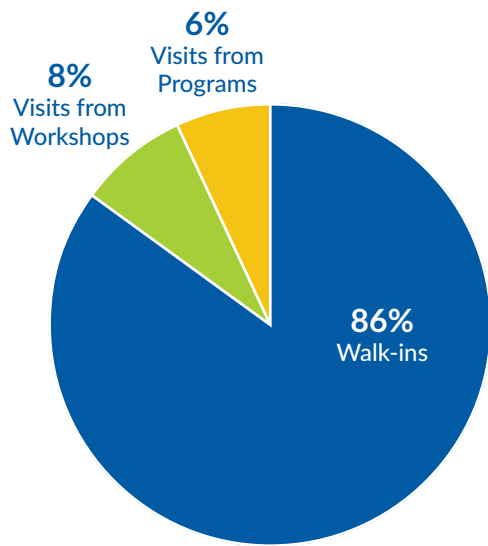
LCMA is located within the old Okanagan Elementary School; first built in 1932. The old school was turned over to the Central Okanagan Regional District in 1985 (and now owned by the District of Lake Country) and has housed the Museum ever since.

The museum is open to the public year-round but sees peak public use in the summer months. The LCMA does not have space to book their facility for external programming or events but has lent their space for small community organization meetings. The Total Museum Visitor graph (Graph 9) provides an overview of the total visits to the facility over the last three years. Visits have begun to bounce back post COVID-19 pandemic. The pie chart, Types of Museums Visits in 2024 (Graph 10) outlines the types of museum visits that occurred in 2024 and the proportion of total visits those account for.

Graph 9. Total Museum Visitors (2022 - 2024)



Graph 10. Types of Museum Visits in 2024



From 2022 to 2024, the Lake Country Museum & Archives expanded its programming. Day camps, launched in 2022, have grown from four programs (100 hours) to six programs (150 hours), while workshop offerings increased from 60 to 100 hours. Provincial legislation limits museums to a maximum of 13 weeks (91 days) of annual day camps, totaling 728 instruction hours, plus administrative time. The LCMA plans on expanding day camps as resources/capacity become available; in 2025 they plan to offer 11 weeks of children's camps.



Factors that Impact Museum Use / Visitation and Programming Potential

- **Winter Accessibility:** Addressing concerns about road safety during colder months could help ensure year-round visitation.
- **Archive Protection & Public Access:** A fire-safe facility would safeguard historical records while expanding public engagement.
- **School District Connection:** A nearby exhibition site could strengthen ties with local schools and foster educational opportunities.
- **Marketing & Outreach:** Investing in promotion could enhance visibility, reinforcing the museum's role as a cultural gem of the Okanagan.

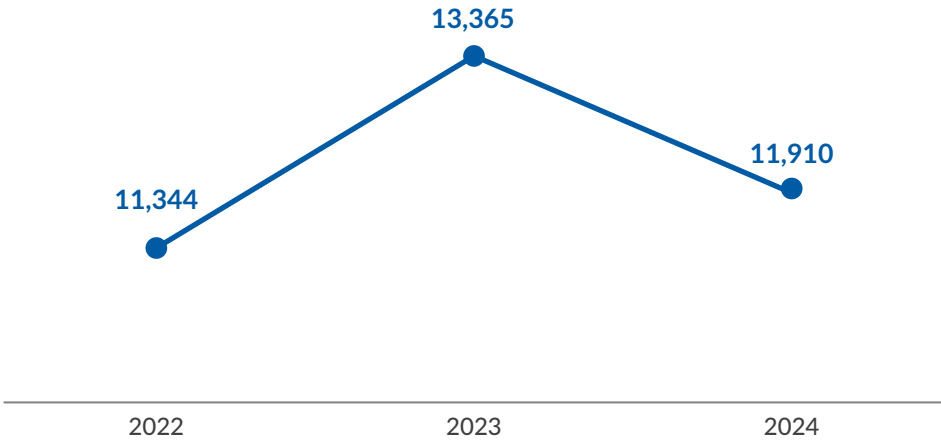


Lake Country Art Gallery

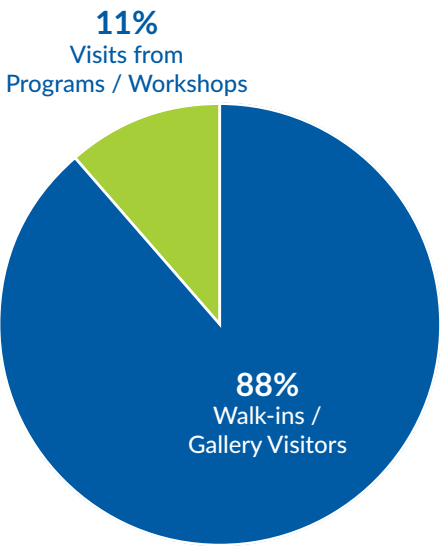
The Lake Country Art Gallery officially opened in 2010 with a goal of providing high quality art exhibits and experiences.¹ The main gallery space provides space for art exhibitions; while the Art House provides additional pop-up gallery space, workshop space, and artists studios.

The Total Art Gallery Visitors graph (Graph 11) provides an overview of the total visits to the facility over the last three years – as reflected by the graph visitation has remained relatively consistent with a spike in 2023. As per the graph Types of Art Gallery Visits (Graph 12) walk-ins and casual gallery visitors represent the majority of overall visitation. The Art Gallery’s main exhibition typically space offers 8 exhibits annually.

Graph 11. Total Art Gallery Visitors (2022 - 2024)



Graph 12. Types of Art Gallery Visits in 2024



1 Lake Country Art Gallery, The History of the Lake Country Art Gallery (n.d.), <https://www.lakecountryartgallery.ca/about.html>

Bookable Spaces within the Facility

As was noted earlier in this section, there are several different spaces within the Art Gallery. The following table provides an overview of those space and their typical uses. The Art Gallery is open to the public Tuesday – Sunday from 9:00 am to 3:00 pm. The other spaces with the facility are booked as needed for programs and workshops.

Space	Size (sq. ft.)	Typical Use
Art Gallery (Main)	1,300	Hosts the larger exhibitions and main gallery.
Art House – Workshop	900	Hosts the art programming and workshops such as the drop-in art programs, adaptive workshops, kids camps, artists talks, and more. On average, this space is booked 600 hours a year.
Art House – Pop- Up Gallery	120	<i>Hosts smaller artist exhibits, opportunities for artists to sell their work, etc. On average this space is booked ~ 100 hours per year</i>
Art House – Artist Studio 1	100	These artist studios are booked out to artists for their exclusive use to create their work, store their supplies, etc. These studios are typically fully booked and managed by waitlist that matches the available space with the appropriate artist.
Art House – Artist Studio 2	80	
Art House – Artist Studio 3	120	
Art House – Artist Studio 4	160	



Factors that Impact Gallery and Creative Space Use / Visitation and Programming Potential





- Overall lack of display space.
- Lack of office / admin / storage space from which to store exhibits and stage exhibit rotations and turnover.
- Lack of programming and classroom space.
- Uncertainty of future facility situation due to current lease arrangement (and hesitancy to invest in current space pending a long-term home).

Lake Country Library

The Lake Country branch of the Okanagan Regional Library (ORL) is conveniently located inside the Lake Country Municipal Hall, serving as a vital community resource. The total current library space is approximately 5,700 square feet and offers a diverse range of services, including makerspaces, computer and internet access, meeting room rentals, and lending materials for all ages. The library fosters learning, creativity, and engagement, providing accessible spaces for both individual and group activities.


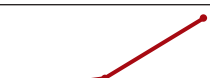
The following two tables summarize utilization of the Library. The Lake Country Library Circulation and Usage Data table provides some indicators for circulation data (items checked out), visits, cards (new borrowers), and computer use. The Lake Country Library Program Data table provides statistics on the number of programs offered and the number of participants.

The Lake Country Library Circulation and Usage Data

Library	2022	2023	2024	Trend Line
Circulation Data (Items checked out + renewals)	96,098	103,289	107,502	
Total visits	32,412	42,107	52,971	
Library Cards (new borrower accounts created annually)	629	889	816	
Computer use (# of sessions)	1,720	N/A*	3,161	

* No data for 2023. Reporting module wasn't working so the data was lost.

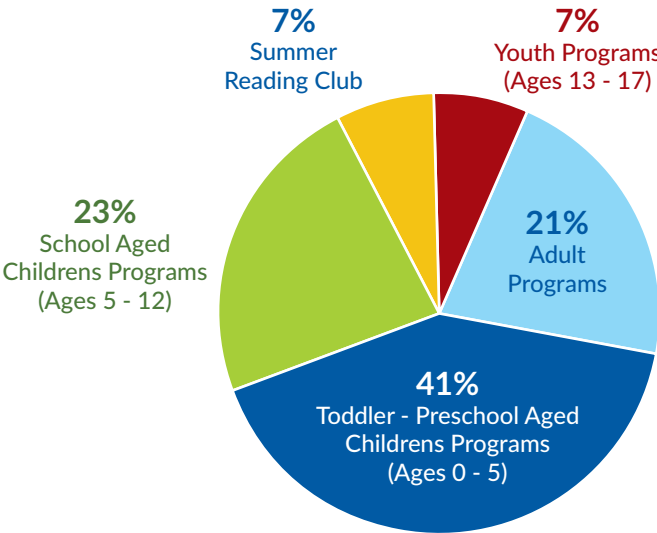
The Lake Country Library Circulation and Usage Data

	2022	2023	2024	Trend Line
Number of Programs	141	248	787	
Number Participants	2,623	7,410	18,951	

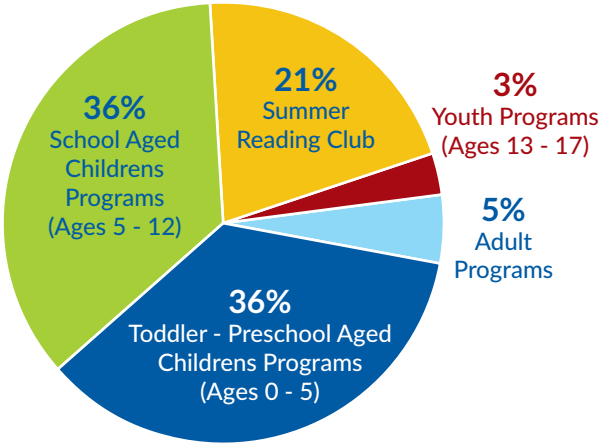
The two pie charts illustrate the distribution of program offerings and participation at the Lake Country Library in 2024. The first graph, “Types of Programs Offered in 2024,” (Graph 13) represents the proportion of total programming by category, while the second, “Proportion of Total Participation in 2024,” (Graph 14) shows how engagement is distributed among those programs.

Notably, toddler and preschool-aged programs account for the largest share of total programming. However, despite this, their participation levels are equal to those of school-aged children’s programs, highlighting similar engagement rates between these two age groups.

Graph 13. Types of Programs Offered in 2024



Graph 14. Proportion of Total Participation in 2024





Library Space Benchmarking and Potential Needs¹

At 5,700 square feet, the Lake Country Library provides a service level of 0.3 sq ft per capita. Library space service level standards vary across Canada – identified below are three commonly referred to service levels benchmarks.

- Administrators of Rural and Urban Public Libraries of Ontario's (ARUPLO) – identifies branch size recommendation of 10,000 – 35,000 sq. ft. for populations of 10,000 – 35,000 residents (1 sq. ft. per capita).²
 - The City of Surrey's Libraries Facilities Master Plan 2021 – 2041 identifies a space target of 0.5 sq. ft. per capita.³
- This figure is generally consistent with data gathered and updated regularly by the Canadian Urban Libraries Council on current service levels nationally.⁴

Applying the 0.5 sq. ft. per capita benchmark to Lake Country suggests that a library of approximately 9,000 sq.ft. is needed to meet current population figures. The table below identifies potential library space needs based on population growth projections from BC Stats.

Timeframe	Estimated Population	Potential Sq. Ft. Required (based on 0.5 sq. ft. per capita benchmark)
2035 (10-Year Horizon)	27,703	13,852
2045 (20-Year Horizon)	31,737	15,869

In addition to overall space volume, the types of spaces and amenities at the current library have some limitations relative to current demand. As an example, the library's only bookable space is the group study room, occupying 223 sq. ft. and seating up to 10 people. Usage is tracked by number of meetings, which has steadily increased over the past three years—from 3 to 173.

1 Benchmarking of service levels based on an estimated current population of 17,497 (Statistics Canada Annual Population Estimates)

2 https://aruplo.weebly.com/uploads/2/8/3/7/2837807/aruplo_guidelines_4th_edition_final_-_accessible_web_version.pdf

3 <https://www.surreylibraries.ca/sites/default/files/SurreyLibrariesFacilitiesMasterPlan2021to2041.pdf>

4 <https://www.surreylibraries.ca/sites/default/files/SurreyLibrariesFacilitiesMasterPlan2021to2041.pdf>

Recreation and Sport Amenities

Lake Country offers several indoor recreation and sports facilities for community use, supporting a wide range of activities:

- **Beasley Community Centre** – Provides a hall space and boardroom, ideal for meetings, events, and indoor activities. It complements the adjacent park, offering both indoor and outdoor recreational options.
- **Winfield Arena** – A single-sheet ice arena located within the Winfield Recreation Centre building, serving hockey, skating, and recreational programs.
- **Curling Rink** – Features four sheets of curling ice, also housed within the Winfield Recreation Centre building, supporting curling.
- **Senior's Centre** – Located inside the Multi-Generational Activity Centre (MAC), offering a main hall and lower-level space for seniors' activities and programs.
- **Multi-Generational Activity Centre (MAC)** – A central hub for inter-generational programming, opened in 2021 within the Winfield recreation complex. The facility includes a tech lab, maker lab, art studio, kitchen, and meeting areas for various community programs. . A space within the MAC is also leased to BGC Okanagan and used for daycare purposes.
- **School District 23 Facilities** – The District of Lake Country collaborates with School District 23 to offer public programming in shared spaces. George Elliot Secondary School provides a gymnasium, a fitness room, kitchen and a classroom for community use in partnership with the District of Lake Country. HS Grenda Middle School gymnasium is also used after school hours.
- **Community Halls** – Several community-operated halls serve as additional indoor recreational spaces, including Oyama Community Hall, Okanagan Centre Community Hall, and Winfield Community Hall.



Current Amenity Use

The following section provides key insights into the current use of recreation spaces that may have some relationship to potential space needs and uses at the new community centre facility. This analysis updates findings contained in the 2023 Sports and Recreation Needs Assessment.

The Beasley Community Centre

The Beasley Community Centre is used primarily for District of Lake Country programs, however it is booked for community organization use for meetings, and other small events.

The following table provides a description of use alongside an estimation of the level of use based on booking data provided from 2022 – 2024 (the last three years)

Beasley Community Centre Overview of Use

Space	Typical Use	Space Capacity	Estimate Level of Use
Hall	District programs such as yoga, movement therapy, and HIIT classes.	125	Well Used (On average the facility is booked for approximately 1,200 hours a year. It is not open for public drop – in)
Boardroom	Meetings and event support space	20	Low – Moderately Use (On average the facility is booked for approximately 440 hours a year)
Kitchen	Full kitchen for use by events or programs	N/A	Low Use (Booked less than 50 hours annually, however the use for programs is unclear)

School District 23 Facilities

School District No. 23 (Central Okanagan) and the District of Lake Country jointly operate and maintain specific amenities within George Elliot Secondary School (GESS) for both educational and community use. The Joint Operating Agreement outlines the shared spaces available for community programming outside of school hours.

The following table provides a description of how the space is used alongside an estimation of the level of use based on booking data provided from 2022 – 2024 (the last three years).

**In addition to the two spaces identified in the table, GESS also has a small fitness room and kitchen that have some minimal community use.*

GESS Shared Spaces Use Overview

Space	Typical Use	Estimate Level of Use
		Moderate – Well Used
Community Gymnasium @ GESS	Used for sports programs for adults and youth, family drop-in, and other high intensity activities.	(On average the facility is booked for approximately 1,263 hours a year. It is not open for public drop – in. It is not available during school hours limiting its availability for activities such as pickleball or higher activity older adult programming)
		Low Use
Classrooms	Used for specific recreation programs in the evening such as art classes, introduction to tarrot, etc.	(Booked less than 50 hours annually, however the use for programs is unclear)

A new full-sized gymnasium also exists at École H.S. Grenda Middle School. While some community access occurs directly through the school, it is not covered by the Joint Use Agreement.

Multi-Generational Activity Centre (MAC)

The Multi-Generational Activity Centre (MAC) is a versatile facility in Lake Country, BC, designed to support youth, families, and seniors. It houses both the Seniors Centre and BGC Okanagan – Lake Country, making it a hub for community engagement. This facility is primarily operated by external organizations and as such is used for District programs for only a few programs. This facility appears to be well used but more analysis is needed to conclude whether or not there is capacity for more use.

Programming Provided by the District

The District directly offers a variety of programs using contractors and part-time staff. The following table reflects that the District has slightly decreased overall quantity of program offerings that it directly provides. Notably, while children and youth programming participation has remained relatively consistent, adult programming participation has surged despite a reduced level of supply. These findings suggest that demand for adult and older adult programming is increasing while children and youth programming may be limited by space capacity.

District Programs	2022	2023	2024	Trend Line
Programs for Children/Youth	111	110	90	
Children/Youth Program Participation	844	882	819	
Programs for Adults	268	226	218	
Adult Program Participation	1,559	2,732	3,592	

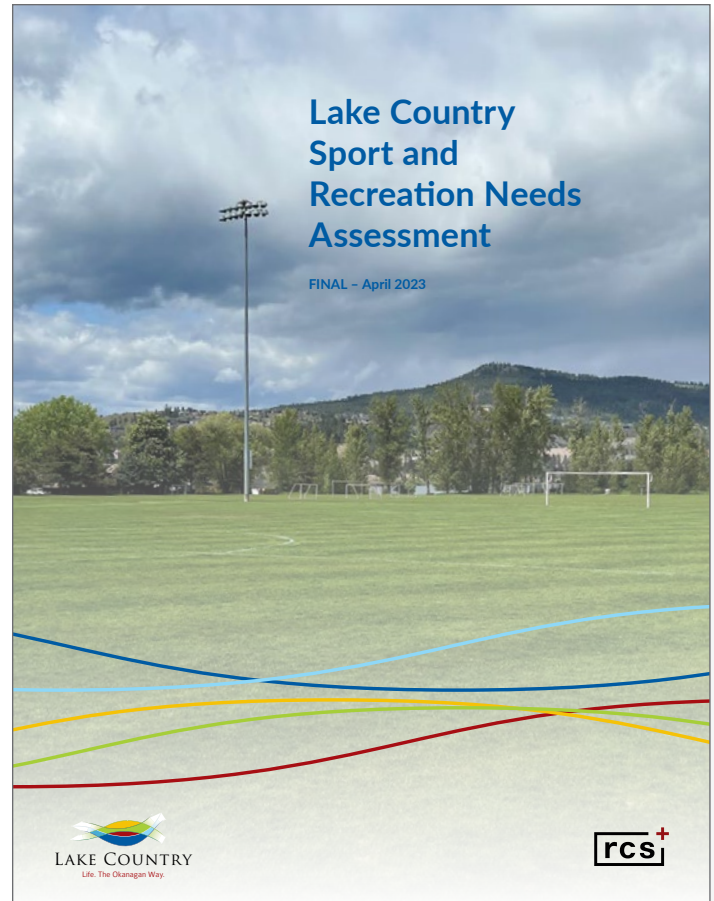
3.2. Key Findings from the Sports and Recreation Needs Assessment

Overview

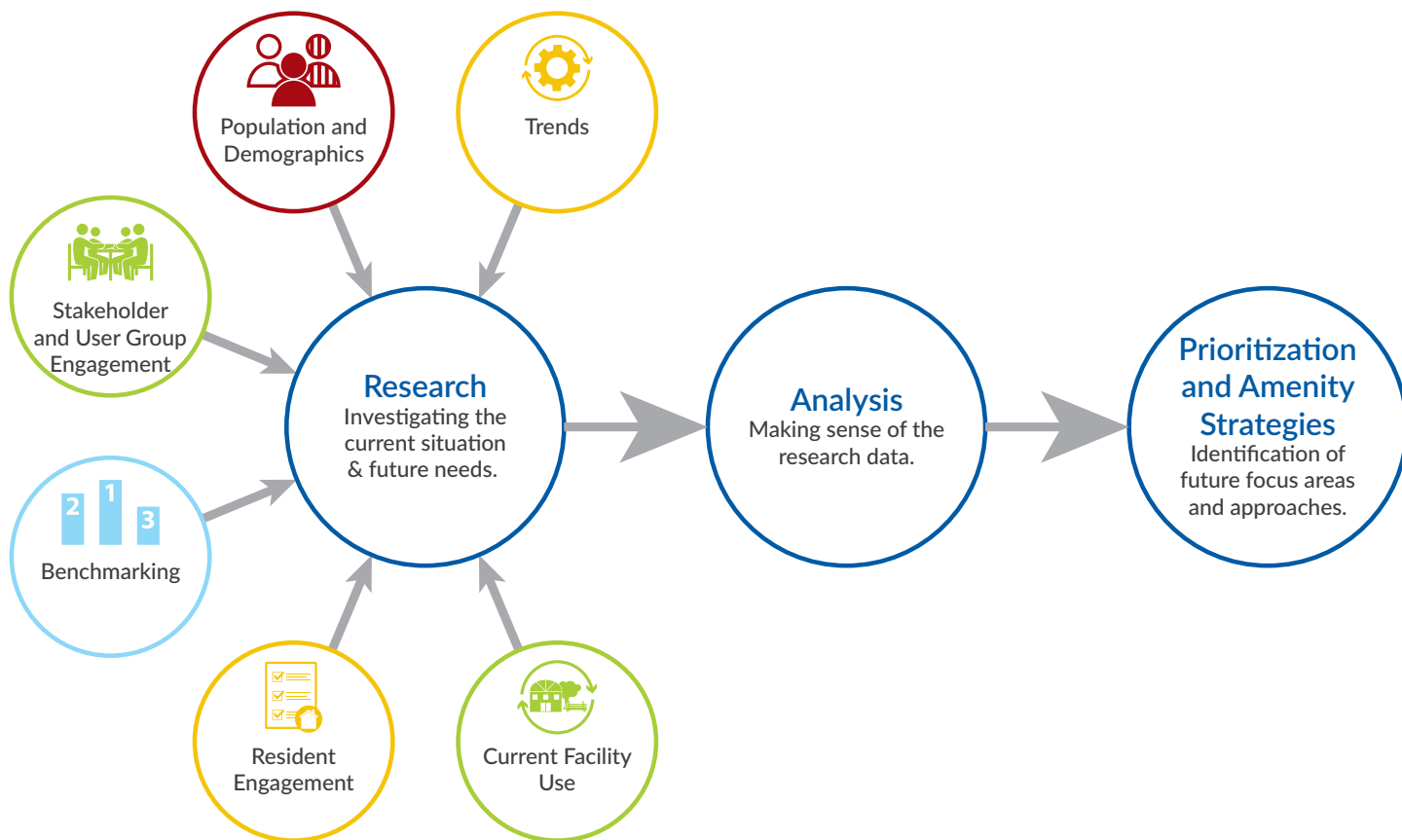
In 2023 the District developed a Sports and Recreation Needs Assessment to support future planning for facilities and overall service delivery. Key topics explored through the Needs Assessment included:

- Potential amenity and programming strengths and gaps
- Satisfaction levels
- Trends and changes to activity preferences and demand
- Potential priorities and cost-benefit considerations

The exploration of the above topics occurred through extensive research and engagement which included a statistically representative survey (614 responses; +/-4.6% margin of error), 14 stakeholder discussion sessions, 34 user group questionnaires completed, and pop-up style events)



Overview of the 2023 Sports and Recreation Needs Assessment Inputs



Summary of Key Findings

Key findings and recommendations provided by the Needs Assessment are summarized as follows.

The Impacts of Population Growth on Demand

- Lake Country has experienced population growth roughly double the provincial average, adding over 4,000 residents in a decade.
- High levels of growth is driving increased demand for sport and recreation facilities across all age groups.

Activity Preferences and Potential Barriers to Sport and Recreation Participation

- Lake Country residents participate in sport and recreation for a variety of health and wellness, social, and community-based reasons.
- While organized sports and recreation programming remain important, a significant proportion of activity occurs spontaneously. Activities such as walking / running / hiking, cycling, and various fitness activities have among the highest levels of household participation.
- The top barriers to participation reported by residents include inadequate facilities (34%), overcrowded facilities (19%), and the cost of participation.
- Limited availability during desirable “prime” hours limits recreation opportunity at some high-demand facilities such as the arena and school gymnasiums.
- 60% of respondents travel to Kelowna or Vernon for sports and recreation due to unavailability or better quality of facilities locally.

Gaps and Potential Focus Areas for Investment Identified in the Needs Assessment

- The need for a **second sheet of arena** ice was validated through the study. The current arena operates at practically full capacity (98% of all prime time ice is consumed).
- Additional **sport field** capacity is required. Beasley Park’s full-sized fields are at capacity and will struggle to meet future demands. Investigating options for artificial turf may present the most effective way to meet demand as artificial turf provides significantly more functional capacity than natural surface fields and can expand seasons of play.
- There is strong growth in **pickleball** interest, and the community expressed desire for a dedicated pickleball hub with 12+ courts.
- Resident demand for an **indoor walking / running track** exists and can help support increased activity during seasons of inclement weather.
- There is a high level of demand for **aquatics services** in the community but also concerns over the viability of providing this amenity types. The Needs Assessment identified 20,000 residents as a potential trigger point for further studying aquatics options.

3.3. Regional Scan

Lake Country’s location in-between the two larger regional centres of Kelowna and Vernon provides residents with strong access to many different recreation, arts and culture, and leisure opportunities. However, it is important to note that access to these opportunities can be impacted by several factors, including:

- Access to transportation
- Time available to commute
- Priority in other jurisdictions towards local residents and groups for some types of high demand program offerings or facility time

The following table identifies regional supply for several major types of facilities and amenities. Considerations relating to this regional supply and potential inclusion as part of the new community centre facility in Lake Country are also identified for context. **Note: does not include West Kelowna given the significant travel time from Lake Country.*



Facility / Amenity Type	Supply in Lake Country	Regional Supply	Additional Future Regional Considerations
Indoor Aquatics	<ul style="list-style-type: none"> Not available 	<ul style="list-style-type: none"> 3 facilities in Kelowna (H2O Centre, Family YMCA, Parkinson Recreation Centre) 1 aquatics facility in Vernon (new Active Living Leisure Centre under construction) 	<ul style="list-style-type: none"> Significant aquatics capacity is being added to the region by the Active Living Centre project (Vernon) and Parkinson Recreation Centre replacement (Kelowna). While the above noted aquatics capacity additions are significant and these facilities are likely to be draws for leisure based and drop-in forms of swimming, long-term out of jurisdiction resident access for core programming like swim lessons and aquatics fitness is unclear.
Indoor Turf	<ul style="list-style-type: none"> Not available 	<ul style="list-style-type: none"> 3 turf fields in Kelowna (Capital News Centre, Mission Soccer Dome, Rutland Soccer Dome) 1 turf field in Vernon (Toyota Indoor Sports Centre) operated by the North Okanagan Youth Soccer Association 	<ul style="list-style-type: none"> Feedback from user groups indicates that indoor turf field time is at a premium. The flexibility of these spaces and increasing demands for off-season training are likely to drive continued demand.
Gymnasiums and Court Spaces	<ul style="list-style-type: none"> 2 school gyms available through a Joint Use Agreement 	<ul style="list-style-type: none"> 2 public gymnasia in Kelowna (Parkinson Recreation Centre, YMCA) 5 NLC/post-secondary gymnasia in Kelowna 1 public gymnasium at the Recreation Centre <i>*New Active Leisure Centre includes new gymnasium space</i> The Marshall Field Pickleball facility in Vernon includes 12 covered courts. Other private sector indoor pickleball facilities in the region also exist (e.g. 4 courts at Predator Ridge). 	<ul style="list-style-type: none"> Growth of activities like pickleball and group fitness classes are driving increased daytime demand regionally for gymnasium and large span court spaces. Previous planning undertaken by the City of Kelowna and City of Vernon have specifically identified the need to add gymnasium supply through direct provision (increased gymnasium space is included in both major projects being undertaken by these two municipalities) and school partnerships.
Libraries	<ul style="list-style-type: none"> 1 library (5,700 sq. ft.) 	<ul style="list-style-type: none"> The Okanagan Regional Library System operates 29 total library locations. In addition to the branch location in Lake Country, 4 branches exist in Kelowna and 1 branch in Vernon. 	<ul style="list-style-type: none"> ORL's Strategic Plan Framework (2024 – 2029) identifies “growing our collections, programs, services, and spaces to advance learning and literacy” as one of several commitment statements. Uses and service demands of libraries continue to evolve and broaden.

Facility / Amenity Type	Supply in Lake Country	Regional Supply	Additional Future Regional Considerations
Arts, Culture and Heritage / Interpretive Space	<ul style="list-style-type: none"> 1 public art gallery currently located in a leased space (Lake Country Art Gallery) 1 museum and archives located in the historical Okanagan Centre Elementary School. (Lake Country Museum & Archives) 1 community theatre (Creekside Theatre) 	<p>Gallery Facilities</p> <ul style="list-style-type: none"> Kelowna Arts Gallery Vernon Public Art Gallery Several not for profit and private galleries (examples: Gallery Vertigo, Headbones, Gallery 421, SOPA) <p>Creative Spaces and Centres</p> <ul style="list-style-type: none"> Rotary Centre for the Arts (Kelowna) Vernon Community Arts Centre Other spaces and classes provided through post-secondary and private providers <p>Performing Arts</p> <ul style="list-style-type: none"> Kelowna Community Theatre (853 seats in main theatre; 125 black box theatre capacity) Rotary Centre for the Arts - Mary Irwin Theatre (Kelowna) (326 seats) UBCO Theatre (200 seats) Vernon and District Performing Arts Centre (750 seats) 	<ul style="list-style-type: none"> Strategic planning undertaken by both City's (Greater Vernon Cultural Plan and Kelowna Cultural Plan) reflect the need to continue adding space to meet growth and foster growth of the arts and cultural sectors in both communities. As previously noted, both the Lake Country Museum & Archives and Lake Country Art Gallery operate in space that is valued by not optimal long-term or best practiced aligned.
Fitness	<ul style="list-style-type: none"> Private sector provision Fitness classes provided at the MAC 	<ul style="list-style-type: none"> 4 publicly provided fitness centre in Kelowna (Parkinson Recreation Centre, Family YMCA, H2O Centre, Capital News Centre) 1 publicly provided fitness centre in Vernon (Recreation Centre) <i>*New Active Leisure Centre includes fitness amenities and spaces</i> Variety of private options across the region 	<ul style="list-style-type: none"> Private sector provision of fitness is dynamic and uncertain over the long-term. While competing with the private sector is uncomfortable for many municipalities, those that do provide fitness centre and program often do so based on equity and accessibility based rationale (e.g. providing opportunities for individuals that may not find private offerings appealing or affordable).

3.4. Trends and Leading Practices Summary

As potential space uses are being contemplated for the community centre, several trends and leading practices in public sector recreation and culture facility use and provision are important to consider. The following trends and leading practices reflect those observed at the regional, provincial, and national level.

Trends in Activity Participation and Space Demands



- **Demand for flexible, large span space.** The continued growth of indoor field sports (especially soccer), group fitness, and pickleball are driving demands for larger span indoor spaces such as gymnasiums and covered turf fields.



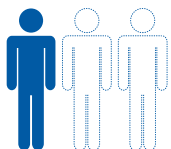
- **Emerging indoor walking / running track demands.** Engagement for recreation and related planning across the province reflects increasing demands for indoor walking / running tracks to be included as part of recreation facilities. While this amenity type has been provided in abundant supply in many colder climates (e.g. Alberta and Northern BC), increasing demand appears to exist along the south coast and southern interior of BC. Potential factors could include demographics (aging populations) and climate change (e.g. winters with more variable temperatures leading to icy conditions, smoke in the summer, etc.).



- **Appreciation for locally based arts and cultural opportunities and experiences.** Data supports that many individuals are keen to seek out creative and performing arts opportunities that are dynamic and reflect local character and culture. Additionally, demand exists for opportunities to engage in arts and cultural pursuits at all levels, but especially introductory “learn to” programming that can create a level of comfort and engagement that fosters further advanced participation.



- **Evolving older adult activity preferences.** Many older adults are seeking more dynamic opportunities, including fitness and sport. This trend has contributed to the growth of pickleball as well as demands for group fitness classes and adult aquatics programming. What hasn't changed amongst most older adults cohorts is a desire for these activities to facilitate social connections. Research data strongly supports the role of recreation and related services (including culture and the arts) in reducing social isolation and improved health outcomes.



- **Challenges with encouraging participation in younger adults.** Younger adults (ages 20 – 45) remain one of the hardest groups for many service providers to engage. Activity participation is often related to kids activities and impacted by factors such as child care, cost, and work commitments. The increasing cost of living is further challenging many in this age cohort with reaping the benefits from participation in recreation and cultural pursuits. Expanding facility hours and program flexibility (e.g. shifting to more drop-in programs) are two tactics that some providers are using to try and engage younger adults.

Leading Practices in the Provision of Recreation and Culture Infrastructure



- **Focus on multi-use facilities.** Increasingly, space investment priority is being given to spaces that can accommodate a broader spectrum of activities and uses. This practice is being driven by the increasing cost of building and operating facilities as well as expanding activity demands.



- **Public art integration, local design, and place-making.** Recreation and cultural facilities (including libraries) are critical community hubs that engage residents across a wide range of demographics and backgrounds. Integrating public art and design that encompasses community and regional character, history, and culture can help create a sense of place that foster community connectedness.



- **Focus on accessibility and space equity.** Accessibility standards and best practices continue to advance, recognizing that recreation and culture facilities need to provide opportunities for all residents – including those facing physical, social, and financial barriers. Physical accessibility challenges can be mitigated by simply following and committing to guidance provided by resources such as the Rick Hansen Foundation and provincial standards. Social barriers can be more nuanced and have interrelationships with issues such as homelessness, addiction, race, and gender. Staff training and policy can help mitigate these barriers and create more inclusive spaces. Mitigating financial barriers also requires a multi-pronged approach to includes ensuring space allocations, programming, and rates/fees consider equity for residents that may face these challenges.



- **Collaborations and partnerships.** Working with local and regional groups and organizations to maximize facility use, financial sustainability, and the overall value a facility provides can occur in a number of ways. These approaches include joint programming, space leases, and management agreements. Many jurisdictions are pursuing these types of collaborations to leverage available resources and expertise that already exists in the community.



Summary of Key Findings from the Research

- Available data and indicators support that an increased supply of space is needed to support the arts (maker and gallery / display purposes) and heritage / museum programming and artifacts preservation.
- Large span, flexible space for recreation and sport programming, training, and casual use remains limited.
- National benchmarks validate that Lake Country is likely to require significantly more library space to accommodate future growth.
- Regional supply of many in-demand spaces in Lake Country (indoor turf, gymnasiums, fitness, arts and culture) is also stretched with other regional jurisdictions identifying the need for expanded space to accommodate their residents.
- While aquatics supply is set to increase significantly in the coming years as a result of new facilities being developed in Kelowna and Vernon, Lake Country resident access to these facilities for high demand programming remains unclear.
- Indoor pickleball court supply is increasing in the region through a combination of facilities operated by local clubs and the private sector – however regular access to many of these facilities requires a membership.
- Trends and leading practices support creating a community centre space that is multi-purpose, accessible, and encompassing of features that support place-making.
- Participation in District provided adult programming has increased significantly in recent years.



4

Summary and Recommendations

4.1. Summary of Key Space Needs

Highlighted below are several key conclusions from the initial phase of the study. These conclusions reflect key takeaways from the research and engagement contained in this Phase 1 report that will require further exploration through the options identification and analysis that will be undertaken as part of the second phase of the study.

- The Lake Country Museum & Archives and Lake Country Art Gallery have outgrown their current spaces. Having access to larger and more optimal spaces at the community centre could enable these groups to grow programming, events, and better meet their mandates.
- There is a general need for flexible and adaptable space for events, exhibits, art studio / maker purposes, and meetings / seminars. The conditions and configuration of the current facility are well suited to meet many of these needs in the short-term.
- Based on available benchmarks, Lake Country is deficient in library space. The evolving and diversifying service needs of libraries along with projected population growth is likely to further stress the current library space in the coming years. A new library of between 9,000 – 16,000 sq.ft. should be explored. Co-locating a library with other recreation and cultural amenities also presents an opportunity for space and programming synergies.
- Review of market supply, trends, and the community engagement support the benefits of including large span multi-use space in the facility. This could include a turf field and/or court space. Further exploration is required through Phase 2 on how this space could be configured within the facility.
- Community demand for indoor aquatics in Lake Country was reiterated through the engagement. Phase 2 of the study will need to further investigate whether a pool is technically and financially viable as part of this project.
- Indoor training space for groups using the adjacent arena is limited. The existing facility conditions are well suited to easily fitting up for dry-land training and skills training purposes.
- Residents and community groups are excited about the possibility of the new community centre becoming integrated into a “campus” site that is interconnected with existing indoor amenities, quality new outdoor space, and future residential development in the immediate vicinity of the facility.

4.2. Next Steps & Other Potential Future Planning Considerations

Phase 2 will further explore how/if the spaces identified in Section 4.1. could be configured within the facility. This exploration will need to take into account a few important factors as summarized by the following table.

Future Options Identification and Planning Consideration	Key Questions to Explore Through Phase 2 of the Study
Short Term Opportunities	<ul style="list-style-type: none">• What types of spaces (and associated activities) can make use of the facility with minimal capital expenditure requirements in the near term?• What partnerships may be available to support near term occupancy and use of the facility?
Long-Term Fit	<ul style="list-style-type: none">• What types of spaces / amenities are technically viable within the facility?• What costs and changes to the facility will be required to accommodate spaces and their required support amenities on a permanent basis?
Cost-Benefit	<ul style="list-style-type: none">• What types of spaces and amenities may require a subsidy vs have the ability to operate at a break-even position?• For spaces that may require a subsidy, does their community benefit rationalize the ongoing potential subsidy?



Appendices

Appendix A: Community Organizations Engaged

Groups Engaged	Survey	Discussion Session
BGC Okanagan	✓	✓
Blue Heron Villa	✓	
CRIS Adaptive	✓	
Ecole George Elliot Secondary		✓
FORT Friends of Okanagan Rail Trail	✓	
Girl Guides	✓	
H.S Grenda Middle School	✓	✓
KeesTae Kwon Do	✓	
Kelowna City FC	✓	
Kelowna Men's Soccer League	✓	
Kelowna Minor Lacrosse Association	✓	
KWSL	✓	
Lake Country Adult Soccer		✓
Lake Country ArtWalk	✓	✓
Lake Country Health Society	✓	
Lake Country Heritage and Cultural Society	✓	
Lake Country Jumping Agility Mutts	✓	
Lake Country Padel	✓	

Groups Engaged	Survey	Discussion Session
Lake Country Pickleball Club	✓	
Lake Country Sail and Paddle Club	✓	
Lake Country Seniors Activity Centre	✓	
Lake Country Youth Soccer		✓
LC Museum and Archives		✓
Macdonald Lakeshore Properties LP	✓	
Okanagan Regional Library	✓	✓
RINK Academy		✓
Sport BC		✓
The Okanagan Science Centre	✓	✓
The Rotary Club of Lake Country	✓	
UBC Okanagan, Athletics & Recreation	✓	✓
Walk Around Lake Country (WALC)	✓	
Winfield Minor Hockey	✓	
YMCA of Southern Interior BC		✓

