

DISTRICT OF SUMMERLAND

**DOWNTOWN NEIGHBOURHOOD ACTION PLAN
WHARTON STREET REVITALIZATION**

October 15th, 2024

PROJECT BACKGROUND

Downtown Summerland Neighbourhood Action Plan

In 2022, the District of Summerland completed a **Downtown Neighbourhood Action Plan**.

Developed through extensive technical work and community input, the Downtown Neighbourhood Action Plan:



Paves the way for a **vibrant and revitalized downtown core**



Provides a list of **implementable action items** and policy recommendations



Acts as a **roadmap** for future revitalization projects and policy updates

Vision

By 2042 we have reimagined an inspiring place to live in the heart of Summerland. Downtown Summerland leads a unique community forward while remaining rooted in its agricultural history. Summerland's established quality amenities are enhanced by neighborhood vibrancy which is cultivated by our residents in gathering places and on safe streets. A strong sense of place and connectivity defines our Downtown core as the hub of a welcoming community.

Guiding Principles

The Guiding Principles were based on three Key Focus Areas established by the District for the Downtown Area:



KFA #1 LAND USE INTENSIFICATION AND DIVERSITY

Downtown is **DIVERSE**
Downtown is **VIBRANT**



KFA #2 INFRASTRUCTURE RENEWAL

Downtown is **CONNECTED**
Downtown is **PREPARED**



KFA #3 PUBLIC AREAS AND GATHERING SPACES

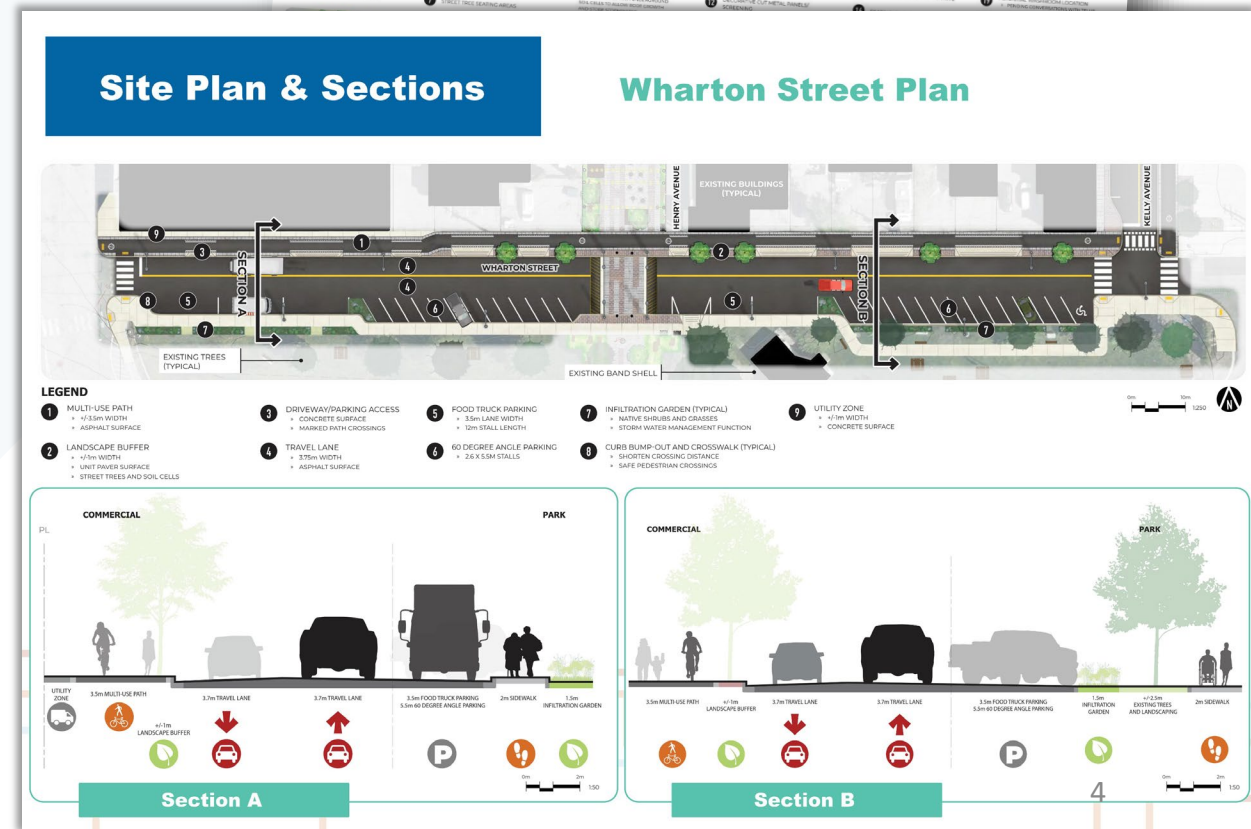
Downtown is **PUBLIC**
Downtown is **AUTHENTIC**

2023/24 CONCEPTS AND STAKEHOLDER ENGAGEMENT

Draft site plans were prepared in 2023 and presented to local business owners and other stakeholders at an information session.

Attendees had an opportunity to provide feedback during and after the event through submission of a feedback form.

The site plans were refined and updated to incorporate feedback from the session.



WHAT WE HEARD

FEEDBACK	CONCEPT CHANGE
Concerns about multi-use path along north side of Wharton	Removed multi-use path and replaced with sidewalk and utility zone
Need to maintain more parking along Wharton	Food truck parking changed to angle parking – can be designated food truck parking for events
Need to ensure service vehicles (delivery, garbage, etc) can safely access the buildings	Utility zone added
Safety concerns for pedestrian access near Kelly Intersection	Crosswalks and curb flares
Support for closing Henry and having a year-round washroom facility near Main Street	Plaza created with washroom and great sightlines along Henry

ACTIVE TRANSPORTATION

- 2019 Cycling Master Plan identified Wharton and Kelly as proposed locations for AAA (All Ages and Abilities) bicycle routes
- Separation/buffer from vehicles improves safety and access for different types and levels of cyclists
- Stakeholder feedback led us to conclude that Wharton may not be best to accommodate cycling path due to location of driveways and pedestrian traffic to and through park
- Opportunity to explore alternative cycling route through update to Cycling Master Plan

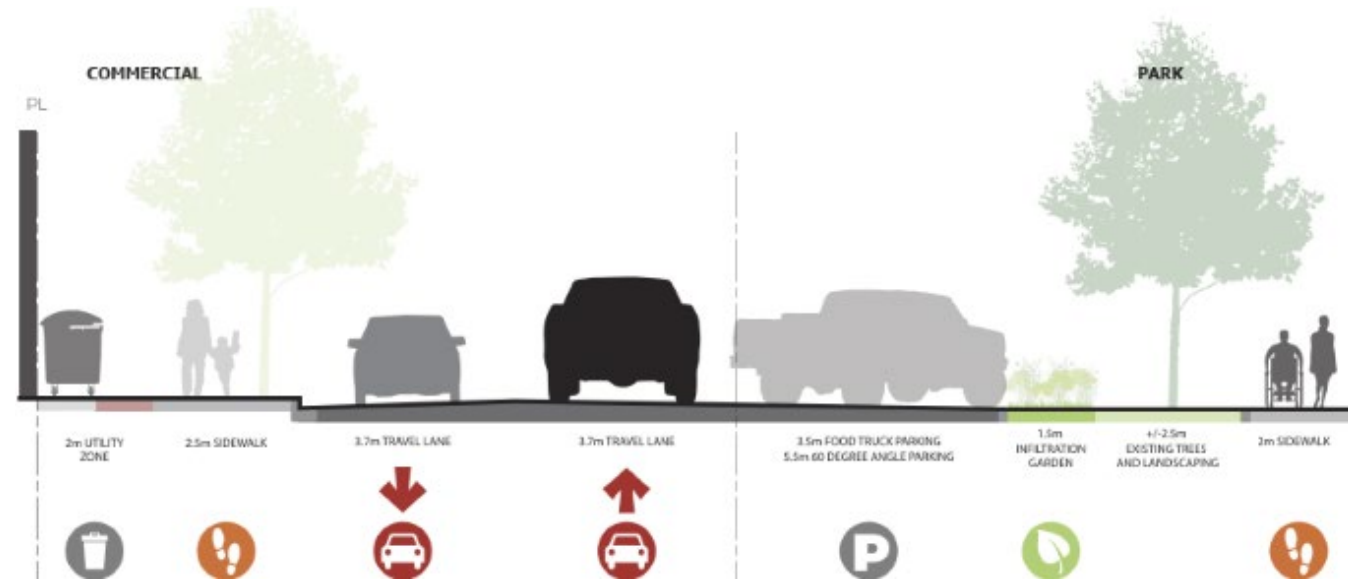


PROJECT TIMELINE

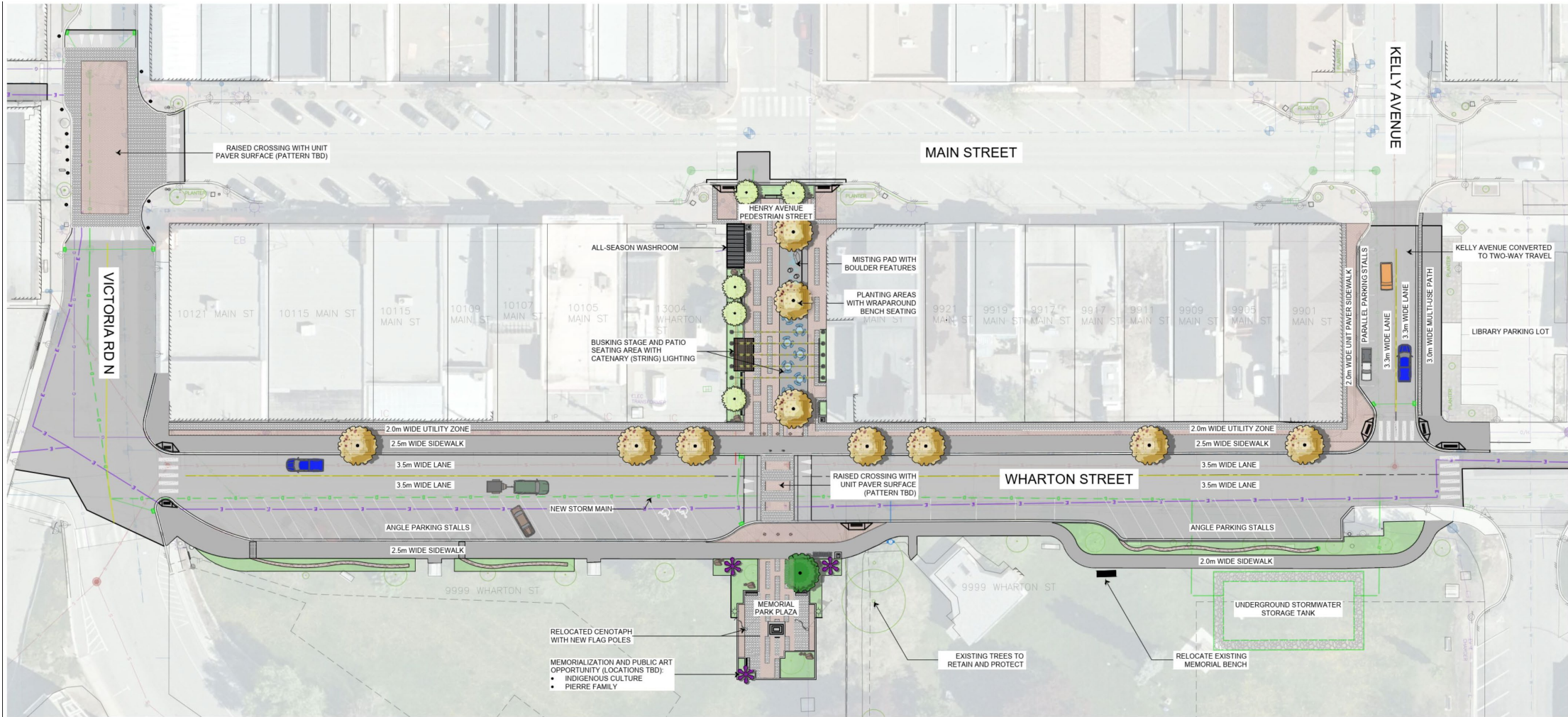


PROJECT STATUS

- Advance design of Wharton Street Revitalization based on community feedback
- Works completed in conjunction with electrical upgrades planned for the same area
- April 2024 endorsed funding plan to be sourced from a combination of reserves, DCC's, grants and debt
- 60% design completed
- Cost estimate prepared to inform cost allocation and debt amounts
- AAP process to be initiated later this fall to facilitate construction in 2025
- Tender in early 2025



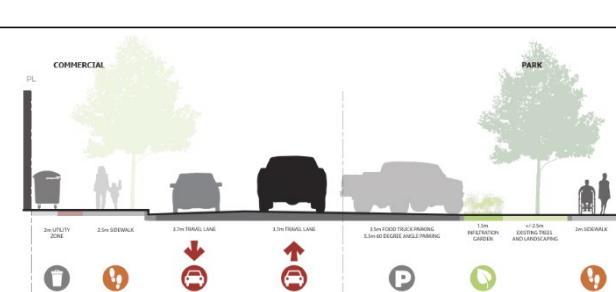
REFINED SITE PLAN



1 WHARTON STREET REVITALIZATION - SITE PLAN
SCALE 1:300

LEGEND

- | | | | |
|----------------------|------------------|------------------------|----------------|
| CHARCOAL GREY PAVERS | PLANTING AREA | PATIO TABLE AND CHAIRS | PROPOSED TREES |
| RED PAVERS | BENCH | WRAPAROUND BENCH | |
| CONCRETE SIDEWALK | BIKE RACK | LANDSCAPE BOULDERS | |
| ASPHALT SURFACE | WASTE RECEPTACLE | | |



COST AND FUNDING

UPDATED ESTIMATE + PROPOSED FUNDING

	Amended Budget	Revised Costing	
General Fund (Including Washroom)	\$3,962,850	\$4,537,550	
Electric Fund	\$2,970,700	\$3,470,700	
Total	\$6,933,550	\$8,008,250	
Optional Scope			
Victoria/Main Intersection and Drainage	-	\$549,550	
Total with Optional Scope		\$8,557,800	
	Budgeted Funding	Proposed Funding	Proposed Funding
		With Main St. Intersection	Without Main St. Intersection
Funding Sources			
Electrical Capital Reserve	\$2,970,700	\$3,470,700	\$3,470,700
General Fund:			
Capital Works Reserve	\$500,000	\$500,000	\$500,000
Accumulated Surplus	\$200,000	\$200,000	\$200,000
Borrowing	\$2,240,830	\$3,365,080	\$2,815,530
DCC-Parks	\$411,800	\$411,800	\$411,800
Growing Communities Fund	\$610,220	\$610,220	\$610,220
Total	\$6,933,550	\$8,557,800	\$8,008,250

CONSTRUCTION AND COMMUNICATION

WHAT TO EXPECT DURING CONSTRUCTION

- Limited access to driveways and rear entryways to buildings
- Challenging access and timing of garbage pick-up and deliveries
- Increased construction traffic in the area
- Limited pedestrian walk by traffic
- Increased noise and dust
- Single lane alternating traffic during construction plus periodic daytime roadway closures



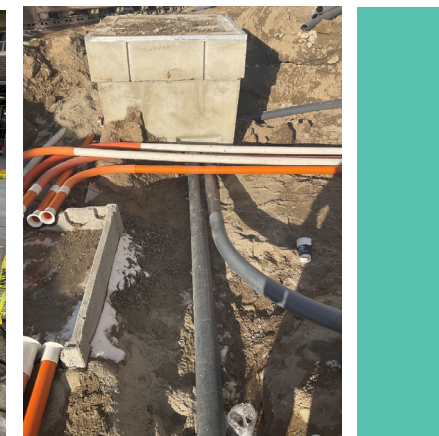
SPECIAL EVENT DISRUPTIONS

Date	Event	Location
April - Sept 2025	Hoseshoe Club Practice	Memorial ark
19-Apr-25	Easter Egg-Stravaganza	Memorial Park
April 21 - 26, 2025	Earth Week	Various Locations
22-Apr-25	Earth Week Community Planting	Memorial Park
April 27 - Sept 30, 2025	Tuesday District Market 2024	Memorial Park
TBA	SD 67 Ready Set Learn Community Fair	Memorial Park
19-May-25	Spring Fling Car Show	Memorial Park
June 3 - 9, 2024	Spring GoByBike Week	Various Locations
June 6, 7 & 8, 2025	Action Festival	Memorial Park
June 14 - 15, 2025	Horse Shoe Tournament	Memorial Park
June - Sept, 2025	Summerland Rotary Market - Sunday	Main Street
TBA	South Okanagan Big Band Concert	Memorial Park
1-Jul-25	Canada Day	Memorial Park
July 2 - Aug 27, 2025	Music In the Park - Wednesdays	Memorial Park
27-Jul-25	Ultraman Canada	Memorial Park
13-Sep-25	Endless Summer Car Show	Memorial Park
13-Sep-25	Fall Fair	Museum & Arts & Cultural Centre



ELECTRICAL SERVICE CONNECTIONS

- All customers along Wharton and Victoria back alleyway will convert to U/G services
- Staged work
 - Civil works - 2025 (electrical vaults, conduit, transformer bases, etc)
 - Electrical works - 2026 (cables, terminations, transformers, secondary runs, etc)
 - Electrical servicing - 2026 (connecting each customer)
 - Comms servicing - 2026 (Rogers/Shaw)
 - Salvage overhead powerline - 2026/27 (remove powerline, poles, transformers, guying, etc)



ELECTRICAL SERVICE CONNECTIONS

- District responsibility/cost:
 - Install electrical conduit to property line
 - Pull electrical service conductor to customer meter base
 - Install meter
- Property owner responsibility/cost:
 - Hire electrical contractor
 - Modify or install new meter base to receive underground connection
 - Run conduit from meter base to property line



TYPICAL COMPLAINTS DURING CONSTRUCTION

- Structural foundation damage
- Cycling routes
- Speed
- Property restoration / driveway settlement
- Reduced profits / sales
- Timing/Costs of Electrical hook-ups



COMMUNICATIONS PLAN FOR CONSTRUCTION

- Frequently asked questions (FAQs) (public-facing and for staff)
- Briefing note for public-facing clerks and/or staff
- Website with regular updates on completed and planned activities
- Regular mapping updates to communicate traffic pattern changes or detours (potential for webmaps, if needed)
- District updates in local paper (editorial or ad-based) – Summerland Review
- Mail-outs, door-to-door pamphlets, regular construction newsletter (i.e., in utility billing or through monthly e-newsletters)
- Social Media (Facebook)
- Info sessions (public and local business community) or booths at public events or participating in other engagements being offered by the District (i.e., Summerland Transportation Plan) – something specific from them
- On-site signage (sandwich boards, digital signage)
- Contractor communication and service orientation
- Ribbon cutting ceremony: Summerland Light Up 2025 (proposed)
- Event organizers will be notified and provided regular project updates



KEY MESSAGES FOR CONSTRUCTION

1. The Downtown Neighborhood Action Plan aims to create a vibrant and revitalized downtown area.
2. The first major project under this plan is the Wharton Street Revitalization and Memorial Park Plaza.
3. The project team explored various site plans and options in consultation with local business owners and other stakeholders. Input gathered through the engagement was used to refine and update the site plans. The selected option is the most cost-effective, maintains future rear access and advances Council's Downtown Plan priorities.
4. The Downtown Neighborhood Action Plan recommends several actions for infrastructure renewal, both above and below ground. These improvements include:
 - Utility upgrades to service new density and growth;
 - Roadway and pedestrian improvements;
 - All-season public washrooms;
 - Identification of cost-effective opportunities to replace overhead electrical wiring with underground service;
 - Trail of the Okanagan's and other bicycle/pedestrian connections to neighbourhoods to increase alternative transportation routes and connections to the Downtown;
 - Beautification and public space upgrades; and
 - Parking improvements.
5. Your support and patience are crucial during this time. Once the project is completed, our community will enjoy a vibrant, desirable and great public space that will attract more visitors to the downtown core. It will be worth the temporary mess and inconvenience!



THANK YOU!