



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: June 10, 2025

From: Ron Bowles, Chief Administrative Officer

Subject: **Shannon Lake Community Centre Site Review**

Report Prepared by: Jamie England, Parks Planner

Report Reviewed by: Rob Hillis, Acting Director of Engineering & Operations

RECOMMENDATION:

THAT Council receive the report titled "Shannon Lake Community Centre Site Review" from the Parks Planner, dated June 10, 2025, for information.

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

Strengthen Our Community – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

BACKGROUND

At the request of Council, this report provides a preliminary site feasibility assessment of a concept proposed by the Shannon Lake Neighborhood Association (SLNA) for a Community Centre at the south end of Shannon Woods Park. This review evaluates the suitability of the site and identifies any existing constraints or encumbrances that may affect the potential for development. The findings are intended to assist Council in determining the next steps for a Community Centre in Shannon Lake.

Current Site Uses

The proposed site currently serves as the designated parking area for recreational activities at the Shannon Woods Park sports field. This field is regularly used and can host up to four youth soccer teams simultaneously. A minimum of 50 parking spaces is recommended to accommodate these events, this lot regularly reaches capacity, leading

users to park along Shannon Woods Drive or in the alternate parking lot for Shannon Woods Park, north of the field. The north parking lot is a gravel lot that serves a playground, community garden and dog park and frequently reaches capacity.

In addition to parking for the sports field, the subject area is used by the Public Works department for seasonal storage, including sand during street sweeping operations, and as a snow storage and melting site in winter.

The site also provides parking and access for staff servicing the adjacent Shannon Woods Pump house, located across the street on Shannon Woods Drive.

Zoning and Servicing

Zoning	
P1 – Parks and Open Space	<ul style="list-style-type: none"> While the P1 zone does not permit a “Community or Assembly Hall” it does allow for “Civic Uses and Municipal Facilities”, as permitted uses across all zones. If the facility were to be City-owned and operated, it could qualify under this category and avoid the need for rezoning Further assessment would be required to determine if the site would need to be rezoned to <u>P2 – Institutional and Assembly Zone</u> to permit a “Community or Assembly Hall”
ALR	<ul style="list-style-type: none"> The property is located within the Agricultural Land Reserve (ALR). As such, developing a community centre would require, at a minimum, a Non-Farm Use application, or possibly an ALC Exclusion application for consideration by the Agricultural Land Commission
Servicing	
Water	<ul style="list-style-type: none"> Existing watermain has the capacity to service the proposed facility A new fire hydrant close to facility would be required
Sanitary Sewer	<ul style="list-style-type: none"> New sanitary service is required to serve the proposed facility from the sanitary sewer main running along Shannon Lake Road
BC Hydro	<ul style="list-style-type: none"> Will need to be serviced by underground BC Hydro power lines

Further Considerations

- ALR: There is policy support for ALR exclusion applications which *have significant community benefit consistent with the objectives and policies of the OCP and Community Vision. This may include consideration of the City's key transportation and infrastructure corridors with noted deficiencies affected by lands within the ALR, and existing City owned lands historically and currently operated as parks within the ALR.* It is noted however, that the process can be lengthy and may detract from other municipal requests from the Land Commission (i.e. the City may have interest in other properties for ALR exclusion/non-farm use or priorities more in line with Council's Strategic Priorities).
- The City is currently developing two new community centres, Mount Boucherie Community Centre and Lakeview Heights Community Centre. An additional community centre is not currently identified as a priority.
- In effort to manage costs and facility operations, campus style multi-disciplinary facilities has been identified in guiding documents like the Parks Master Plan as a preferred model over multiple smaller satellite facilities.
- Land Capacity: The site is approximately 30,000 sqft. This size could limit potential for accommodating a standard-sized community centre, daycare, and sufficient parking for facility and field users. Other spatial components such as parking, landscaping, outdoor play area and topography should be evaluated once end-user needs and potential facility use cases have been evaluated. For example, the Mount Boucherie Community Centre, at approximately 11,000 sqft, includes a community centre and daycare.
- Parking pressures are an ongoing issue in this area. Currently, many field users must park on Shannon Woods Drive. These pressures could increase with the development of a Community Centre, particularly as events would likely take place during evenings and weekends, which coincide with peak field use times. The north lot could offer some opportunity to accommodate parking, enhancements to this lot should be considered as it is a gravel lot that lacks formal design.
- Pending Council direction, a business case is recommended.

The proposed Community Centre is a commendable initiative and would provide a valuable community amenity. It has the potential to help alleviate the community's childcare needs, provide space for community events and enhance the existing park. However, the current site presents notable challenges. Its location within the ALR, combined with limited functional space for both the facility, other spatial components and increased operational costs for satellite facilities may present significant challenges to the development of a Community Centre at this location.

PowerPoint: Yes ☒ No ☐