



CAO report – July 29, 2025

The number of projects currently underway in the community is uncharacteristic for Summerland and some public concerns have been shared by residents and the business community including dust, noise, inconvenience, communication, and parking constraints. These concerns were anticipated and are common in relation to major projects. Each is taken seriously with staff working to address and accommodate where possible, by being agile and responsive in our communication efforts.

Unfortunately, Tourism season is the same as construction season. Many construction materials, such as concrete, are sensitive to cold temperatures. For example, unless concrete is hoarded and heated in colder months it won't set properly. Sand and gravel used for backfilling pipes and road bases also has to be compacted thoroughly which requires moisture to achieve design parameters, and any freezing prevents achieving compaction. Heaters and hoarding also has to be monitored, which is expensive. Hot mix asphalt plants do not even operate during the colder months of the year. Snow, ice and cold also create safety hazards for workers, and productivity slows down as the temperature drops which adds to manpower costs. Inclement weather also is difficult to predict which impacts the ability of project managers to schedule work reliably as the project moves forward, unlike the reliable weather of summer. Summer work is predictable and is completed quicker, which means it is also easier to obtain bidders for projects who need to mobilize for these projects, which keeps pricing competitive.

Parking has been a concern within the downtown area. To keep parking spots turning over, we have been providing warning letters and sometimes parking tickets. This has been a priority for us respond to businesses and their request to keep people from parking all day in key downtown spots. Efforts to alleviate parking issues also include:

- Staff parking on the north / east side of District Hall to open the south lot for the public
- Arranging for contractor parking on Hunt Street to open sites on Victoria Road
- Requesting that the contractor working on the affordable housing project on Henry Ave utilize areas other than the public lot on Henry, and that has now been arranged
- Temporary decommissioning of electric chargers in key areas
- Creating signage for the public where additional parking is located, which includes school district property such as the newly paved secondary school lot on Main Street
- Putting out information on parking options and alternatives on Facebook & the website
- Creating turnaround facilities on Main Street and Victoria Road S.
- Creating pedestrian corridors to facilitate access to businesses
- Providing temporary bus stops to avoid construction areas
- Improving the District parking lot surfaces near the roundabout with packed millings

Staff remain focused on the quick delivery of our projects to get through the construction period as fast as practical, recognizing also that any delay in the projects translates into significant financial implications given cost escalation (inflation and sensitivity to possible tariff impacts).

Currently, these major projects are on track for both budget and project scheduling. The Wharton project is about 1/3 done, and we are driving hard to finish it in time for Remembrance Day. A detailed website for that project has been regularly updated since it began and that can be located at whartonstreet.ca and we will continue to project regular updates in Council, on the website, and Facebook.

Respectfully submitted,

Graham Statt, Chief Administrative Officer