

SUMMERLAND RODEO GROUNDS

# COMMUNITY ENGAGEMENT SUMMARY #2

April 2023



# COMMUNITY ENGAGEMENT SUMMARY

This report represents the compilation of broad-spectrum feedback received during community engagement events throughout February and March 2023.

The intent of the report is to provide an overview of community members opinions and desires, regarding future use of the Summerland Rodeo Grounds site and will become a core part of the development of the Master Plan concept design and final project report.

The opinions, wants and needs of all engagement contributors will be considered throughout the design process. The final project report and draft Master Plan will include the design rationale behind each of the planning choices and will reflect the information and feedback collated in this report.



Ecora Engineering & Resource Group Ltd

2045 Enterprise Way Kelowna, BC

V1Y 9T5 | 250.469.9757

# CONTENTS

1. INTRODUCTION .....	1
1.1 BACKGROUND	1
1.2 SCOPE & PURPOSE	1
1.3 SITE OVERVIEW	1
2. COMMUNITY ENGAGEMENT .....	2
2.1 PROJECT TIMELINE	2
2.2 PHASE-1 ENGAGEMENT	
MUNICIPAL CONSULTATION	3
COMMUNITY CONSULTATION	4
2.3 MASTER PLAN OPTIONS	5
2.4 PHASE-2 ENGAGEMENT	
MUNICIPAL CONSULTATION	6
COMMUNITY CONSULTATION	7
EMERGENT THEMES	
3. CONCLUSION .....	9
3.1 OVERVIEW - PHASE-2 MASTER PLAN AND ENGAGEMENT	

## APPENDICES

- **APPENDIX A** - ONLINE COMMUNITY SURVEY RESULTS
- **APPENDIX B** - OPEN HOUSE PANELS
- **APPENDIX C** - S.R.G. EQUINE DEVELOPMENT COMMITTEE FEEDBACK
- **APPENDIX D** - GARNET VALLEY LETTER
- **APPENDIX E** - DISC GOLF PRESENTATION







# 1. INTRODUCTION

## 1.1 BACKGROUND

In the Fall of 2022, the District of Summerland retained the services of Ecora Engineering and Resource Group to act as consultants in creating a comprehensive Site Master Plan. This process started with a thorough site assessment, including environmental and structural evaluations, District staff and Council engagement as well as a community workshop and open house.

The Summerland Rodeo Grounds (SRG) project was initiated by the District of Summerland's commitment to the 2018 Parks and Recreation Master Plan which provides strategic direction to the District regarding park use, facilities and services. One of the recommendations from the 2018 report is to undertake a Master Plan for the Rodeo Grounds, exploring community needs and possible uses for the site, service requirements and costs and possible operating arrangements.

## 1.2 PROJECT SCOPE & PURPOSE

The overall expected outcomes of the Summerland Rodeo Grounds Master Plan (the "Plan") project are to:

- Provide a long-term vision for the property
- Provide staff with direction on property operations and management
- Provide recommendations for operational requirements and capital investments, including costing over the next 15 years

## 1.3 SITE OVERVIEW

The Summerland Rodeo Grounds are located at 17202 Bathville Road, and occupy 73.76 acres of rolling parkland property. The Rodeo Grounds property is bordered to the east by Conkle Mountain Park, by Trout Creek along the south and west edges and the Trans Canada Trail and Kettle Valley Railway on the north side. The property has long been owned by the District of Summerland, with the operation of the Rodeo Grounds coming under the direction of the Parks and Recreation Department in the mid-1990s and is zoned as Parks and Recreation (PR2).

In addition to a multitude of informal trails, the site itself currently includes several existing structures and facilities, including: three outdoor grandstands, both a large and small riding ring, a clubhouse building, concession shack, public washroom, some stabling enclosures, an area to accommodate a self-provided trailer for the on-site caretaker, as well as small storage building.

# 2. COMMUNITY ENGAGEMENT

The intent of the engagement and consultation process is to involve the community in the planning process before moving forward in creating a Master Plan for the Rodeo Grounds site. By engaging citizens as part of the design consultation process, the District of Summerland and consultant team are seeking to develop a unique and appropriate long-term vision for the grounds, based on a foundation of broad community input.

“SRG is an important part of our culture. It can meet the needs of a vast number of people, with many different interests.”

(Online Survey Response, December 2022).

Meaningful engagement with all community members, allows the District of Summerland and the consulting team to better achieve the time, scope, quality, cost and engagement targets established at the outset of the project. Engagement improves transparency, accountability and trust between all parties.



## 2.1 PROJECT TIMELINE

		2022	
Project Start Up Site Visit	13		
Meeting with Parks and Recreation Advisory Committee	18		Oct
Key Contributor Workshop			
Public Open House	23		Nov
Online Public Survey Opens			
Engagement Review with City Council	12		Dec
Online Public Survey Closes	15		
		2023	
Preliminary Engagement Report Available Online	Mid		Jan
(Two) Master Plan Concepts presented			
Public Open House	28		Feb
Online Public Survey Opens			
Online Public Survey Closes	15		Mar
<b>WE ARE HERE</b>			Apr/May
(draft) Final Report for Staffcil Review	26		June
Key Contributor/ public review of (draft) Final Report			July
Final Report submitted to DOS Staff and Council	7		August
Final Submission of Project Deliverables City Council	29		August



## 2.2 PHASE-1 ENGAGEMENT

Preliminary engagement opportunities throughout Phase 1 of consultation, were created to receive feed back from both District of Summerland Council, Parks and Recreation Advisory Committee, Parks and Recreation staff, key contributor user groups as well as the public.

### MUNICIPAL CONSULTATION

#### PARKS & RECREATION PROJECT TEAM

In mid-October 2022, the consulting design team facilitated an on-site working session at the Rodeo Grounds with the District of Summerland project team, which included a review of the site background and history; an assessment of the site and current amenities, as well as the identification of key user groups to be consulted.

#### PARKS & RECREATION ADVISORY COMMITTEE

On October 14, 2022, representatives from the consulting design team attended the Summerland Parks and Recreation Advisory Committee meeting, to present and gather feedback on the visioning of the Rodeo Grounds. Primary takeaways from the consultation with the Parks & Recreation Advisory Committee include learning:

- The Rodeo Grounds is a unique and valuable asset within the region
- Any new plan should include a broad-spectrum of community appeal
- The site should maintain some element of its equestrian heritage and that the rustic, natural aesthetic of the park, especially any environmentally sensitive areas, should be prioritized and protected

#### CITY COUNCIL

On December 12, 2022, representatives from the consulting design team (virtually) attended the District of Summerland's standing monthly meeting. Councilors were offered a full briefing of the site and project scope, as well as a review of preliminary survey trends received up to that point in time. (The online survey was officially closed 3-days later, on December 15). Additional feedback and input from Council, continued to be sought during Phase-2 of engagement, in response to the two Master Plan concepts presented.

### COMMUNITY CONSULTATION

#### KEY CONTRIBUTOR WORKSHOP

As part of a concerted effort to ensure primary user groups of the Rodeo Grounds were distinctively heard, several active and regular user groups, identified at the start of the project, were invited to a Key Contributor Workshop on November 23, 2023. In total, 14 people representing nine different user groups, attended the workshop event. Each group was given an opportunity to discuss their historical relationship with the Rodeo Grounds, and convey their group's vision and/or concerns regarding any future development of the site.

COMMUNITY CONSULTATION (continued)

**PUBLIC OPEN HOUSE**

Directly following the contributor workshop, the general public, was invited to attend an open-house information session, which offered an overview of the current site and sought input from the public on visions for the future. In addition to completing a written survey, attendees to the open-house were asked to indicate their preference for certain activities, events or park amenities using a 'dot-mocracy' survey method.

Dot-mocracy, also known as dot-voting or idea rating, is a fun and informal technique used to select options or make decisions. For this open-house, attendees were presented an array of images reflecting possible park activities, events or amenities.

Each participant was then invited to "vote" for their favorite options by placing stickers on the photo representing a preferred choice. In addition to placing voting-dots, participants were encouraged to add any additional ideas or comments, they did not see represented by the image options.



Above: Poster announcing the open-house event on November 23, 2022



Above: Example of the 'Dot-mocracy' panels showing results of the visual survey



## 2.3 PHASE-2 MASTER PLAN OPTIONS

### MASTER PLAN DEVELOPMENT

With feedback from the first round of public engagement activities in-hand, two Master Plan concepts were developed, incorporating and expanding on the input and feedback received. The two resulting Master Plan concepts (below), were used as reference for a new round of engagement feedback sought from both District Council, as well as the general public during the second public open-house and subsequent online survey.

#### SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2



Summerland Rodeo Grounds Master Planning Public Open House - Tuesday February 28, 2023

Presented By: DISTRICT OF SUMMERLAND ecora

Conceptual Master Plan - Option A

#### SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2



Conceptual Master Plan - Option B

Summerland Rodeo Grounds Master Planning Public Open House - Tuesday February 28, 2023

Presented By: DISTRICT OF SUMMERLAND ecora

## 2.4 PHASE-2 ENGAGEMENT

### MUNICIPAL CONSULTATION

#### REPORT TO SUMMERLAND COUNCIL

Both conceptual master plans were presented to Summerland District Council on February 13, 2023. Along with the two plans the presentation included previous feedback from the first open house, environmental mapping overall guiding themes and an update on the structural integrity of certain SRG buildings and structures.

#### ONLINE SURVEY

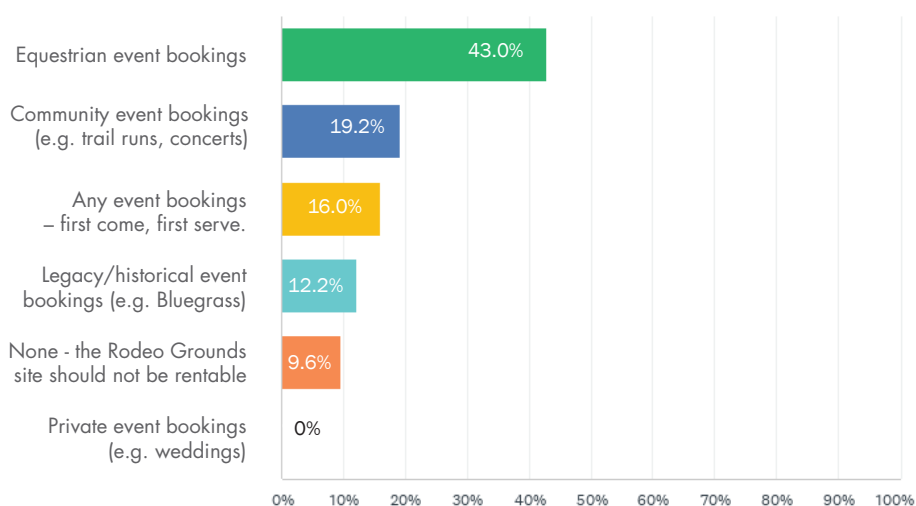
The online survey was available to all members of the public between February 28 and March 15, 2023. The purpose of this public survey was to gather information and get an indepth understanding of the community's vision for the SRG. With both design options available for review and more detailed questions on the design, the goal was to understand what elements of the design are most desirable and why.

In total, 245 participants completed the survey, with approximately 60% identifying as Summerland residents. Along with over a dozen pointed questions, the two master plan concepts were included as well as some high level costing to help inform participants.

While paper copies of the survey were made available, all but three respondents chose to fill them out online.

#### Question 13

SHOULD SITE-RENTAL AT THE RODEO GROUNDS PRIORITIZE... ?:



Above: An infographic example of the categorized feedback received to one of the survey questions



## COMMUNITY CONSULTATION

### PUBLIC OPEN HOUSE

With direction from the District Council and Parks staff consultations, two master plan options were finalized and presented to the public in an open-house forum, on February 28, 2023 at the George Ryga Arts and Cultural Centre in Summerland. A total of 42 attendees, including key contributors and general public users were present to provide valuable feedback and opinions regarding the proposed master plan concepts.

Along with the panels, a large aerial photo of the site was present and became a focal point of many discussions allowing participants to point out current uses, issues and provide valuable information relevant to the final design.

CTV-News video coverage of the event can be found at:

<https://globalnews.ca/news/9519087/summerland-rodeo-grounds-master-plan/>



# SUMMERLAND RODEO GROUNDS

MASTER PLANNING EVENT

## DESIGN - CONCEPTS OPEN HOUSE

TUESDAY FEBRUARY 28, 2023  
4:30PM to 6:30PM

GEORGE RYGA ARTS & CULTURAL CENTRE  
9525 WHARTON STREET | SUMMERLAND, BC

**COME HAVE YOUR SAY!**

- View design concepts for the Summerland Rodeo Grounds that reflect Community and District input
- Speak with District Staff and Design Consultants about the project

**TAKE THE ONLINE OPEN-HOUSE SURVEY**  
02/28/23 to 03/15/23

Review the design concepts, let us know your thoughts and help shape the future of the Rodeo Grounds site!



Survey Link QR-Code

For more information on the project, visit [www.summerland.ca/rodeo-grounds-master-plan](http://www.summerland.ca/rodeo-grounds-master-plan)

Presented by:  

### SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

#### CHARACTER IMAGES

















Summerland Rodeo Grounds Master Planning Public Open House - Tuesday February 28, 2023

Presented by:  

### SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2


#### STRUCTURAL ASSESSMENT OVERVIEW

In November 2022, a visual non-destructive review of the existing structures, was undertaken to determine the following:


- Document any damage to the existing structure.
- Determine the presence of safe load paths.
- Review structures to determine if there have been any alterations which have changed the original design intent, to our best knowledge.

The final structural report was submitted to the DOS Project Team, on December 1, 2022 and is currently under review. Structural recommendations will be published as part of the final Master Plan report. The below summaries of key site structures have been extracted from the Structural Report and offer an indication of status, as staff continue to assess options for the coming season.


WATER	ELECTRICAL	SEPTIC
<ul style="list-style-type: none"> <li>Main Summerland RM (1998) services the Caribakes residence, bathroom building, clubhouse, and KV Railway building</li> <li>Camping is known to be leaking</li> <li>Water has high turbidity and current solutions are not sustainable</li> <li>Based on age and leaking causing a new well is most likely the most cost-effective option</li> </ul>	<ul style="list-style-type: none"> <li>Current electrical needs are being met</li> <li>Any additional requirements will likely require an additional transformer</li> <li>Based on elevated view area either a pole mounted or pad mounted transformer would be needed</li> <li>Pole mounted would be most cost effective for this site</li> </ul>	<ul style="list-style-type: none"> <li>Research is ongoing into existing conditions and requirements</li> </ul>




The large Junction Hall (Subsidiary building) has a roof issue where water penetrates the building. This is a concern as the roof is made of corrugated metal which may cause some floor cracking or leakage.




The concession building is in concern as there is a concern about the stability of the roof. The roof is made of corrugated metal and is in poor condition. It may be necessary to replace the roof or to reinforce the structure.



The concession building is in concern as there is a concern about the stability of the roof. The roof is made of corrugated metal and is in poor condition. It may be necessary to replace the roof or to reinforce the structure.





The South Warehouse (Site 2) should not be accessed by the public. There are multiple issues with the structure including roof damage and structural concerns. It is recommended to be demolished or to be reinforced with structural members.



The Main Warehouse (Subsidiary) is in concern as there is a concern about the stability of the roof. The roof is made of corrugated metal and is in poor condition. It may be necessary to replace the roof or to reinforce the structure.

Summerland Rodeo Grounds Master Planning Public Open House - Tuesday February 28, 2023

Presented by:  

Poster announcing the open-house event on February 28, 2023

Open-house panels from February 28, 2023

## EMERGENT THEMES

The emergent themes from the first round of public engagement seemed to still be present but the detailed concept plans allowed for more engagement into the specifics of the design.

**REVITALIZATION:** Feedback recognized the need to revitalize the SRG through upgrades and updates to existing buildings, structures and servicing as well as the introduction of new opportunities like disc golf, mountain biking and trail expansion.

**NATURAL PRESERVATION:** The rustic nature of the site and buildings along with the ecological uniqueness to the area remains a strong draw and a high priority to respondents.

**EQUESTRIAN VS MULTI-USE:** The majority of respondents chose a multi use approach to the site, but safety and conflicting uses are a concern. While the multi-use supporters feel that there is enough space for all groups, the equestrian supporters believe that a mixed use approach may result in conflicts and safety issues. While the multi-use concept does have support amongst respondents, there is a clear line on what that looks like between the two groups.

**SAFETY & MAINTENANCE:** Potential user conflict is a repeating theme for equestrian supporters. Dog and horse conflict is a well know issues amongst horse riders, with most riders expressing multiple risky encounters with off leash dogs in their lifetime, while the potential for conflict between horses and disc golf was described as a potential problem.

**LOSS OF LOCAL EQUESTRIAN FACILITIES:** It was identified that there are few remaining public access equestrian facilities in British Columbia, and that this could become an asset if properly managed.

**COSTS:** Feedback from both the survey and in-person conversations at the open-house, indicated that the costing estimates provided for proposed facility upgrades and/or new construction, seemed low. While costing remains a concern for most respondents, and will be refined for the final report, cost did not seem to factor into how people prioritized their decisions and the majority were open to

## ADDITIONAL INPUT

Several groups and individuals have presented additional information and input on the SRG's potential master plan, after the second open-house. This information will factor into the final design as well and can be found in the following Appendices:

- **APPENDIX C** - Summerland Rodeo Grounds Equine Development Committee
- **APPENDIX D** - Garnet Valley Gang
- **APPENDIX E** - Disc Golf Presentation

## 3. CONCLUSION

### 3.1 OVERVIEW - PHASE-2 MASTER PLANS & ENGAGEMENT

With more engagement activities completed, the following summarizes the principles and themes that will help to guide the final design and report.

The following numbered summary provides an overview of the main themes that emerged from responses to the the online survey. Detailed responses from each survey question can be found in **Appendix A** of this document.

1. The multi-use master plan (40%) had marginally more support than the equestrian priority (35.8%). One fifth of all respondents found that both concepts had elements they could support.
2. The majority of respondents (76.1%) believe that the SRG should facilitate some multi-use activities, however opinions regarding the variable compatibility of certain activities remains divided.
3. Existing arena-fencing, footing, and bleachers, as well as site water and servicing rank the highest among facilities users would like to see repaired and improved.
4. Trail enhancement and expansion is strongly supported by the majority of all respondents.
5. An improved and enhanced connection to the Trans Canada Trail is strongly supported.
6. Site booking should cater mostly to equestrian events and/or those appealing to a common community interest. Zero respondents (0%) chose private event bookings (such as weddings or reunions) as a preferred priority in regards to site booking options.
7. There is slightly more support for an off-leash dog park than not, however an off-leash dog park was ranked as the ninth (last) priority for any new multi-use focused amenity to be added.
8. Providing on site camping is strongly preferred by many respondents. Over 60% would prefer the usage remains for on site events only, while a remaining 30% may be open for additional users and groups.
9. There is strong support for the creation of a Disc Golf Course, however an equally committed cohort of users have voiced strong opposition to the development of this amenity at the Rodeo Grounds site. A bike skills park has slightly higher support in general.
10. Additional washrooms and cleaning facilities are highly supported along with improved access to potable water.



# APPENDIX B

## OPEN HOUSE PANELS

# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## WELCOME

Thank you for taking the time to attend the Summerland Rodeo Ground's public open house. These panels are here to provide you with information about the current site and to inspire park improvement ideas for the future.

The District of Summerland staff and members of the design consultant team are here to answer any questions you may have about this project. Please take your time and read through all the information and let us know your vision for the future of the Rodeo Grounds site!

## WHY ARE WE HERE?

The 2018 District of Summerland Parks & Recreation Master Plan recommended that the District: "Undertake a master plan for the Rodeo Grounds, exploring community needs and possible uses for the site, servicing requirements and costs and possible operating arrangements".

The overall goals for the project, partly facilitated by the engagement process are:

- Provide a long-term vision for the property.
- Provide staff direction on property operations and management.
- Provide recommendations for operational requirements and capital investments including costing over the next 15 years.

Like many smaller communities, one of the main challenges for the District of Summerland is balancing demand for park services with available resources. As the Summerland region grows in both population and popularity the shared community spaces must grow and mature, to meet your needs.

Recognizing the Rodeo Grounds as an important part of the District's cultural heritage, and a vital piece of the region's natural land reserve, direct input from Summerland residents will be key to envisioning a successful future Master Plan of the site.

## HAVE YOUR SAY!

Nobody understands Summerland and the Rodeo Grounds like you, and we are here to listen. Please take this time to review our panels, meet the team and share your thoughts. We have several options for you to share feedback, both here and on-line, and let's hear what you have to say!

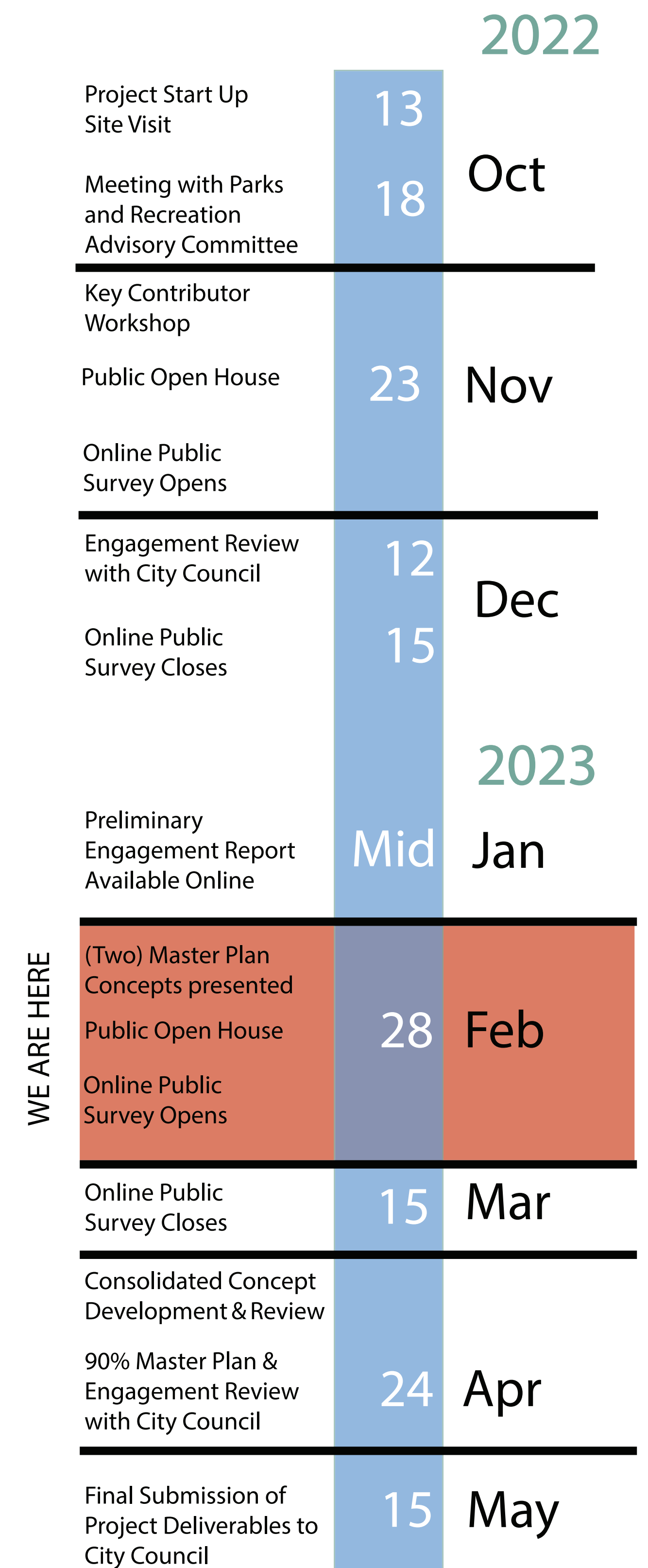
For more information on this project, please visit:  
[www.summerland.ca/rodeo-grounds-master-plan](http://www.summerland.ca/rodeo-grounds-master-plan)

Summerland Rodeo Grounds Master Planning Public Open House - Tuesday February 28, 2023

Community Survey QR-Code:



## PROJECT TIMELINE



WE ARE HERE



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## EXISTING SITE



MAIN RIDING RING, STABLES & GRANDSTAND



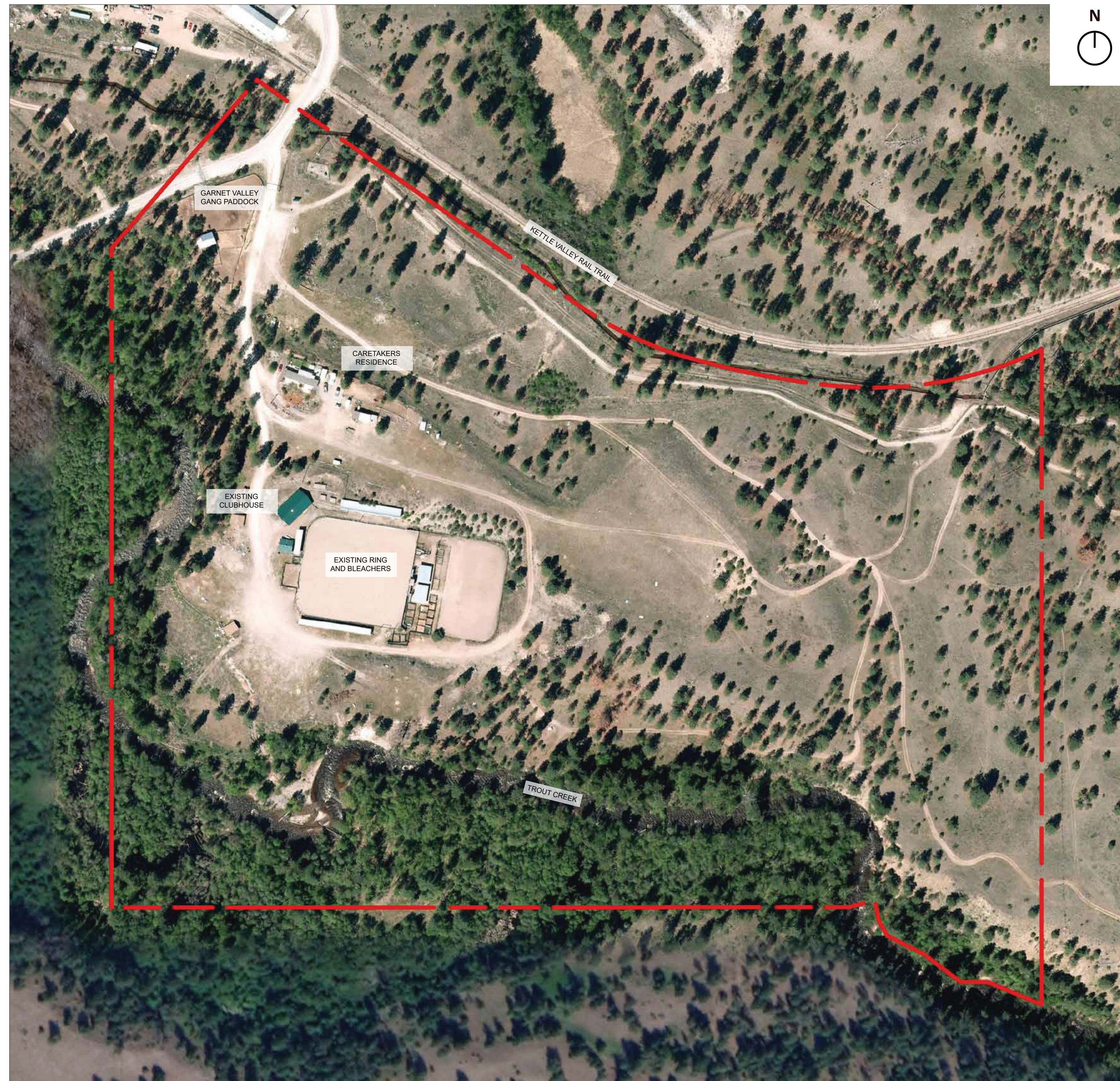
TROUT CREEK



MAIN ENTRANCE/ TRAILHEAD PARKING



EXISTING TRAIL ALONG TROUT CREEK ENBANKMENT



PRIMARY CENTRAL MULTI-USE TRAIL (EAST-WEST)



TRANS-CANADA TRAIL (NORTH PERIMETER)



AMENITY BUILDINGS AND GRANDSTAND



ACCESS LOOP ADJACENT TO EAST EDGE OF RIDING RINGS



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE

## ENVIRONMENTALLY SENSITIVE AREAS



### ENVIRONMENTAL ASSESSMENT SUMMERLAND RODEO GROUNDS SUMMERLAND, BC

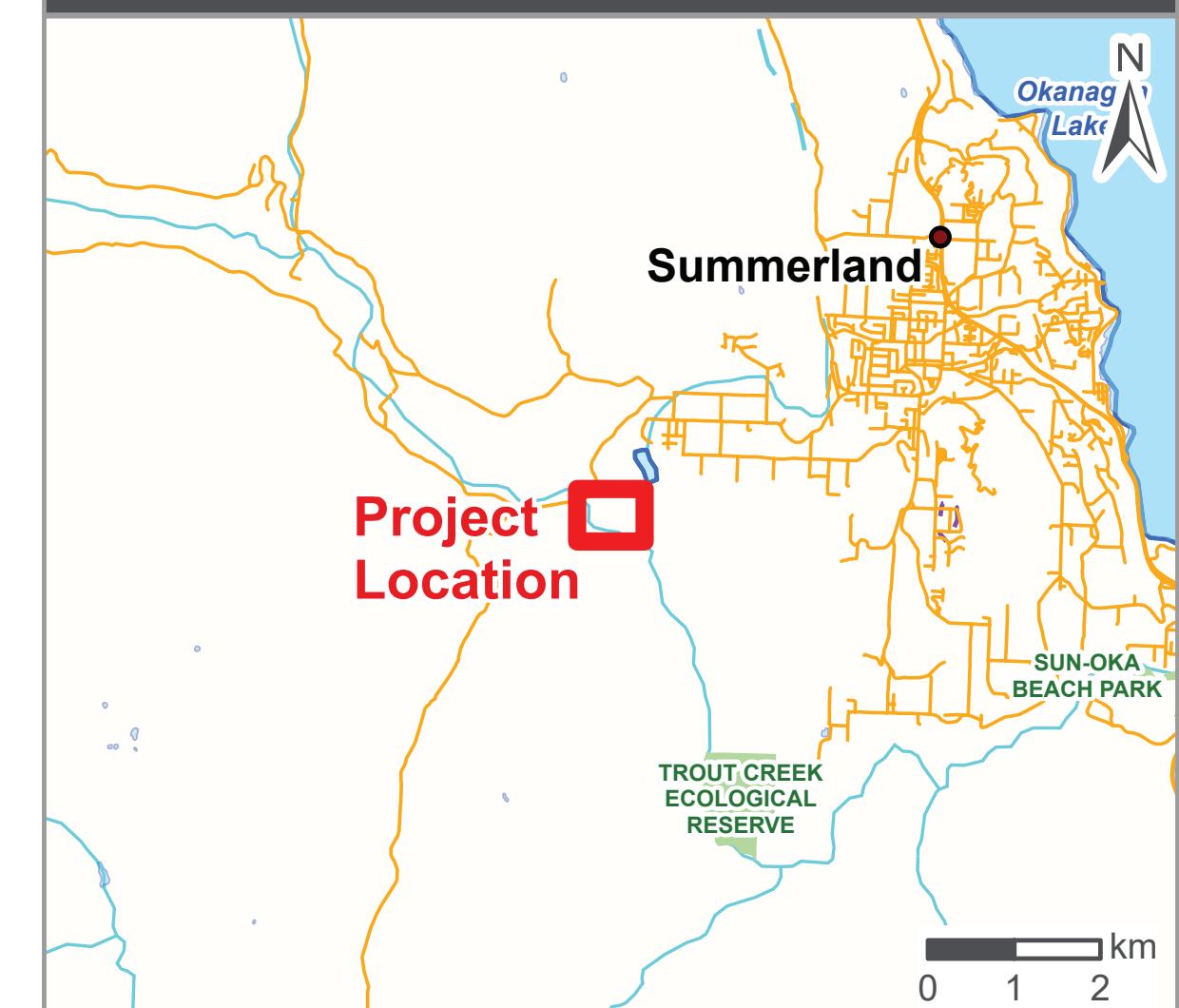
#### Legend

- 20m TRIM Contour Lines
  - Fresh Water Atlas Streams
  - Digital Road Atlas Roads
  - PMBC Legal Parcels
- ESA Ranking**
- ESA 1 - High
  - ESA 2 - Moderate
  - ESA 3 - Low
  - ESA 4 - Not Sensitive

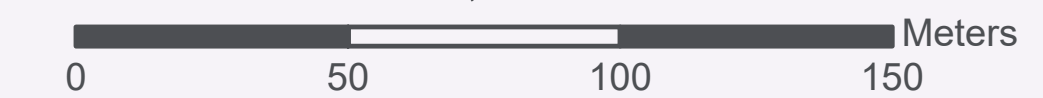
#### References

Aerial Imagery: City of Summerland, 5/9/2020

#### LOCATION MAP



1:2,500



Project No.: 221114

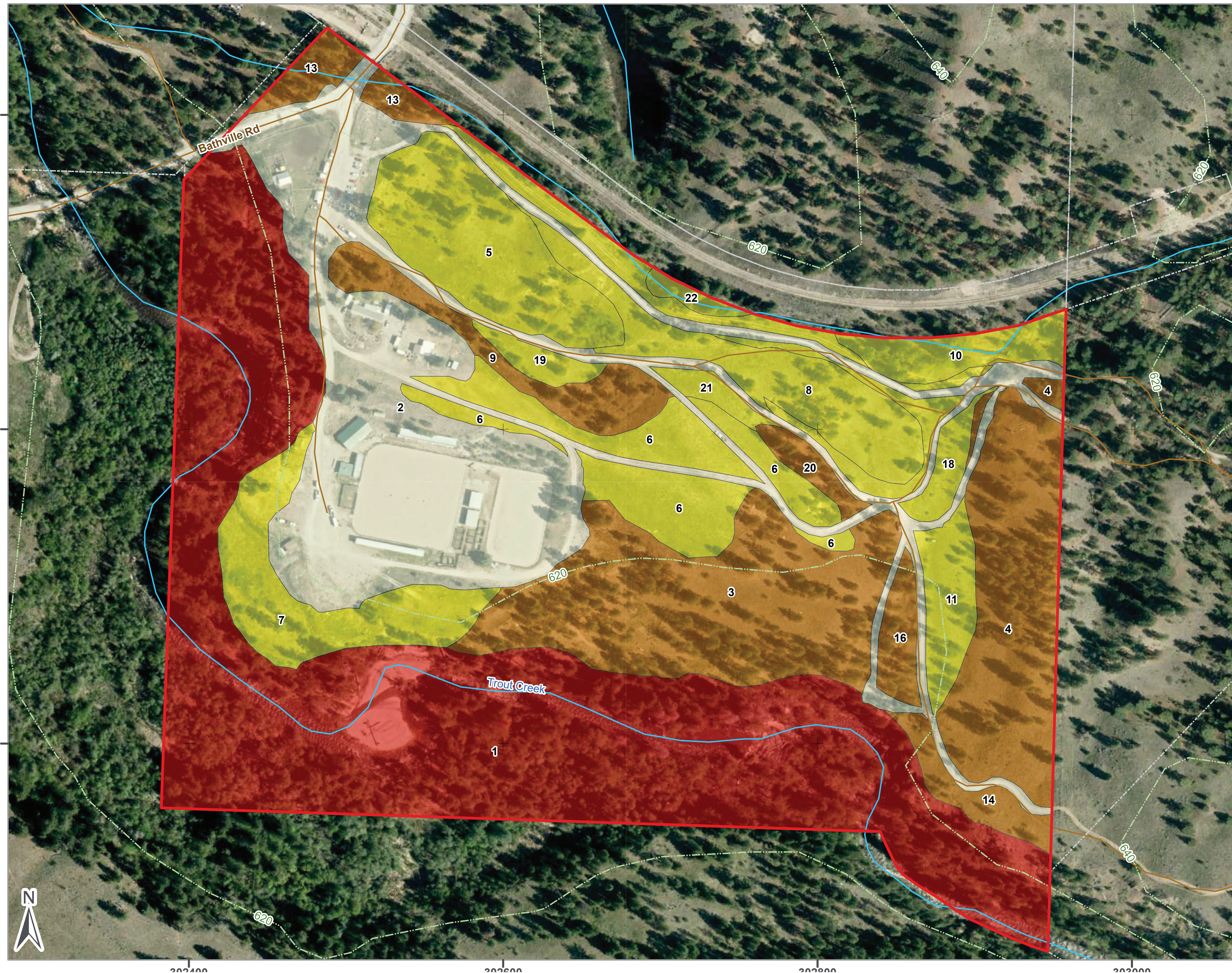
Date: 2022/11/22

Client: City of Summerland

Drawn: SC Check:

NAD 1983 UTM Zone 11N

**Figure 1.0**





# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## RIPARIAN AREAS REGULATION SETBACK ASSESSMENT



### ENVIRONMENTAL ASSESSMENT SUMMERLAND RODEO GROUNDS SUMMERLAND, BC

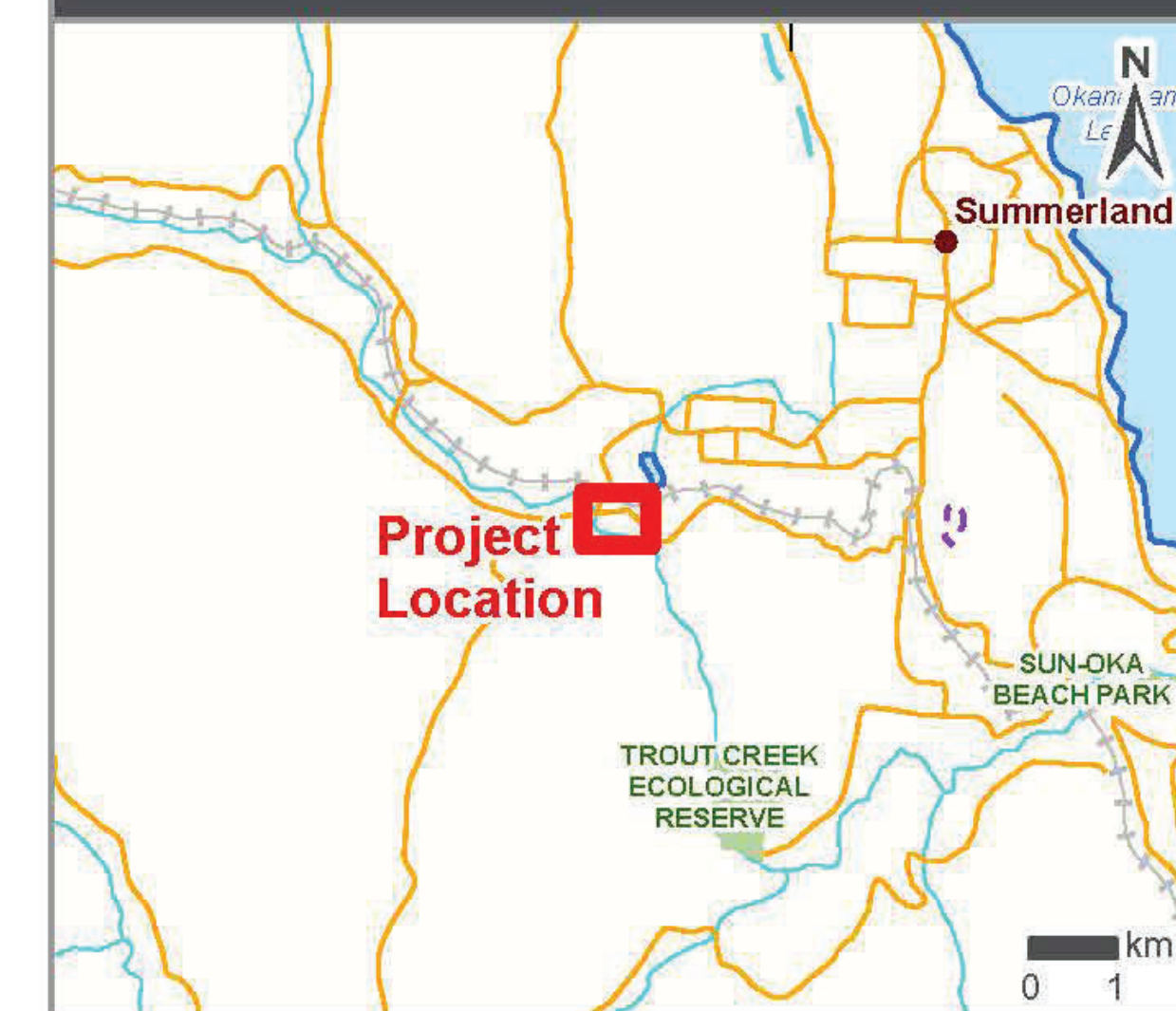
#### Legend

- RAPR Trigger (30m)
- Top of Bank
- 20m TRIM Contour Lines
- Fresh Water Atlas Streams
- Digital Road Atlas Roads
- Property Boundary
- PMBC Legal Parcels

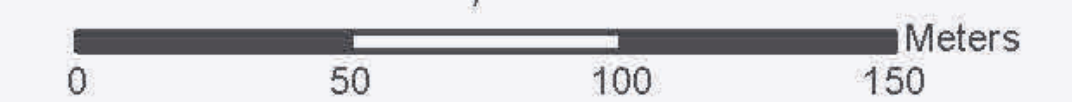
#### References

Aerial Imagery: City of Summerland, 5/9/2020

#### LOCATION MAP



1:2,500



Project No.: 221114

Date: 2022/11/22

Client: City of Summerland

Drawn: SC Check:

NAD 1983 UTM Zone 11N

**Figure 2.0**





# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## PHASE 1 ENGAGEMENT OVERVIEW

Preliminary engagement opportunities throughout Phase-1 of consultation, were created to receive feed back from:

- District of Summerland Council
- Parks and Recreation Advisory Committee
- Parks and Recreation staff
- Key contributor user groups
- General public

“SRG is an important part of our culture. It can meet the needs of a vast number of people, with many different interests.”  
(Online Survey Response, December 2022).



## WHAT WE HEARD GUIDING THEMES

With Phase-1 engagement activities completed, the following summarizes the principles and themes that emerged which were used to guide the two concept developments.

1. Upholding of the rustic nature of the site and facilities, as well as preservation of the natural habitat.
2. Equestrian priority, based on creating more event opportunities and upgrading facility safety.
3. The desire and benefit of making the property more multi-use - allowing for varying activities to take place at the same time.
4. Revitalization of trails and activity spaces, as well as facilities and amenities, in order to improve overall user experience and safety.

## MUNICIPAL ENGAGEMENT

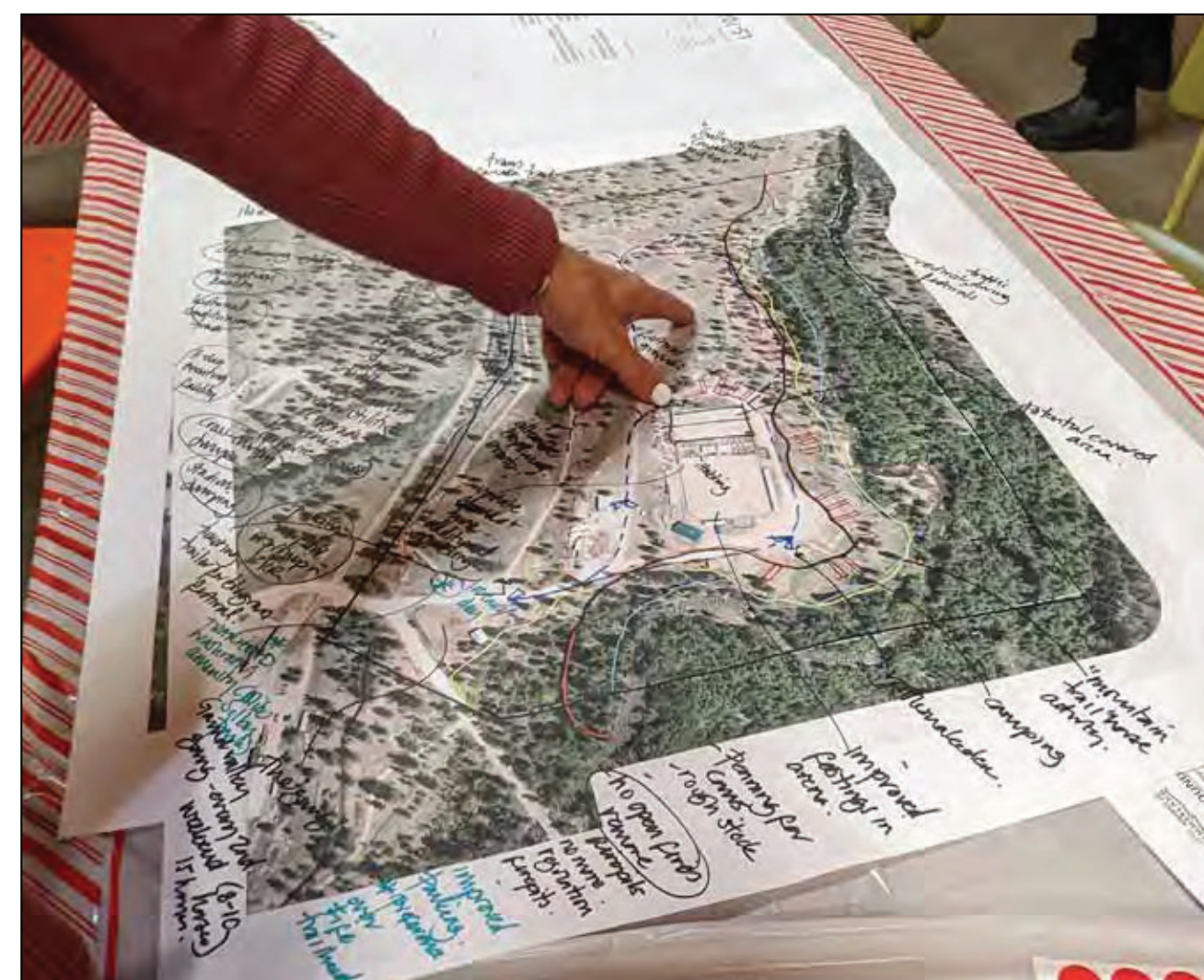
From October to December 2022, the consultant team and Parks and Recreation Staff held key meetings with both the Parks and Recreation Advisory Committee and the District of Summerland Council to present and gather feedback on the visioning of the Rodeo Ground Master Plan project. Meetings with staff sought to establish the vision and goals of the Master Plan process, while additional consultations aimed to build on the vision of the grounds.

Primary takeaways from the first phase of engagement confirmed the Rodeo Grounds as a unique and valuable asset. Common sentiment among Councillors, Park staff and Advisory Committee that (i) Any new plan should include a broad-spectrum of community appeal; (ii) the site should maintain some element of its equestrian heritage and that the rustic, natural aesthetic of the park, especially any environmentally sensitive areas, should be prioritized and protected.

## PUBLIC ENGAGEMENT

Several primary user groups, including the SRG Equine Development Committee and Bluegrass Festival Association, were invited to a Contributor Workshop on November 23, 2022. Each group was given an opportunity to discuss their historical relationship with the Rodeo Grounds and convey their group's vision and/or concerns regarding any future development of the site. Based on spoken-feedback received during the workshop, it was clear to the consultant team that there are passionate community groups eager to utilize the Rodeo Grounds to its full potential.

Directly following the contributor workshop the general public was invited to attend an open-house information session, which offered an overview of the current site and sought input from the public on visions for the future.



## ONLINE ENGAGEMENT

The first online survey was available to all members of the public between November 23 and December 15, 2022. In total, 438 participants completed the survey, indicating the strong local and regional appeal of the Rodeo Grounds site. The results of the first round of community engagement - the Engagement Summary - was published in early February 2023 and can be found through a link on the Rodeo Grounds project home page [www.summerland.ca/rodeo-grounds-master-plan](http://www.summerland.ca/rodeo-grounds-master-plan)

A second online survey will be open to the public from **February 28 to March 15, 2023**, to solicit community feedback on the two proposed Master Plan concepts. Participants will be asked to evaluate the design and programming appeal of the two separate concepts, providing input on the varying aspects of each design.



QR Code for  
Online Public Survey #2



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## STRUCTURAL ASSESSMENT OVERVIEW

In November 2022, a visual non-destructive review of the existing structures, was undertaken to determine the following:

- Document any damage to the existing structure.
- Determine the presence of safe load paths.
- Review structures to determine if there have been any alterations which have changed the original design intent, to our best knowledge.

The final structural report was submitted to the DOS Project Team, on December 1, 2022 and is currently under review. Structural recommendations will be published as part of the final Master Plan report. The below summaries of key site structures have been extracted from the Structural Report and offer an indication of status, as staff continue to assess options for the coming season.

### WATER

- Main Summerland Well (1998) services the Caretakers residence, bathroom building, clubhouse, and KV Railway building
- Casing is known to be failing
- Water has high turbidity and current solutions are not sustainable
- Based on age and failing casing a new well is most likely the most cost effective option

### ELECTRICAL

- Current electrical needs are being met
- Any additional requirements will likely require an additional transformer
- Based on desired new uses either a pole mounted or pad mounted transformer would be needed
- Pole mounted would be most cost effective for this site

### SEPTIC

- Research is ongoing into existing conditions and requirements



The large Function Hall [clubhouse] building will need further review as post-construction alterations to the building have created some pinch points at the walls which may cause some local crushing of the logs.



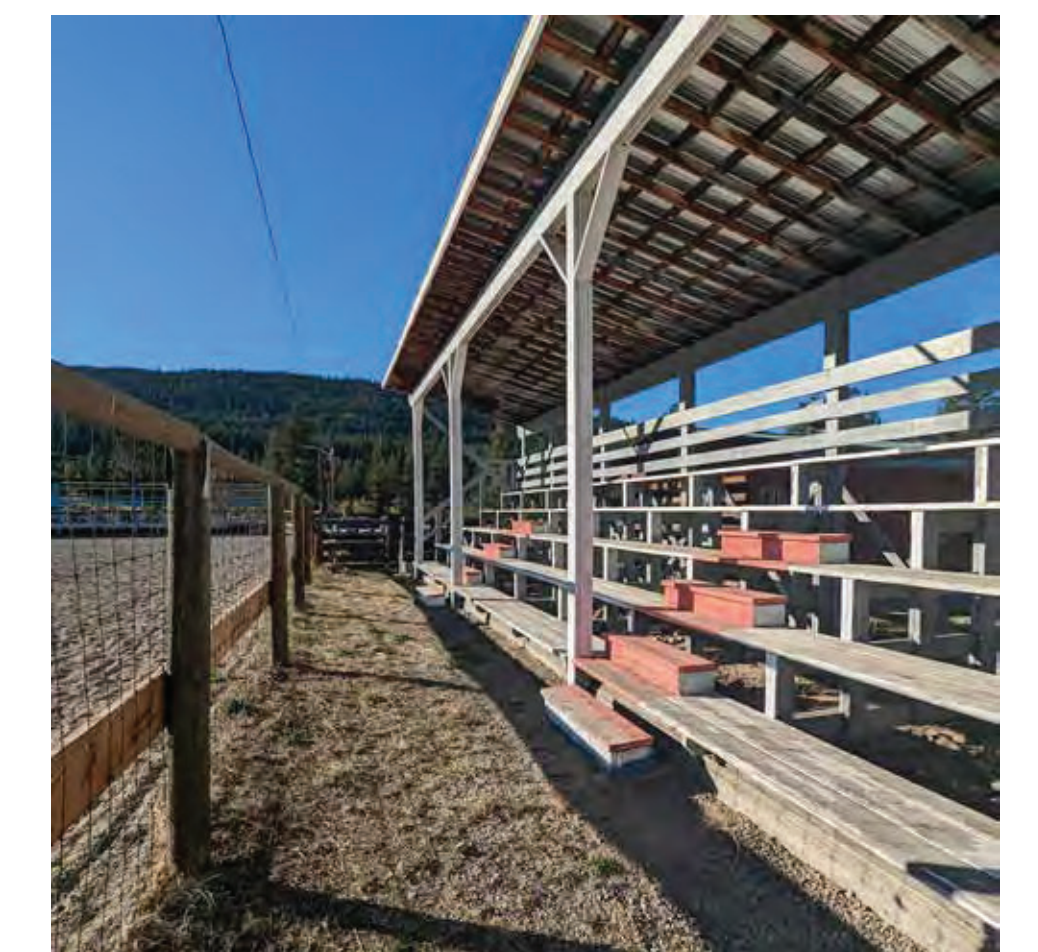
The concession building is of concern as there is some water damage on the walls, as well as having an insufficient lateral load resisting system. There also may be fire issues too as there is an open grill in the center of the room and no sprinklers or drywall to protect the framing.



The large grandstand to the north should be investigated further. There is evidence of erosion below the foundations. The columns at the front of the structure appear to be opening up at the top and some of the upper beams are not spanning fully onto the support elements.



The South Bleachers (blue one) should not be accessed by the public. There are multiple issues noted which are discussed in detail in the report, but these include rotting members, cracking in the concrete foundation and splitting of major load carrying members.



The West bleachers (adjacent to the concession building) were in general good condition. They should be repainted to prevent any further weathering of the structural members.



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2



## CONCEPT A EQUESTRIAN FOCUSED MODEL

- A- MAIN ENTRY WITH SIGNAGE
- B- ENHANCED TRANS CANADA TRAIL TRAILHEAD SIGNAGE / BIKE REPAIR STATION / PIT TOILET / WATER
- C- TRAILHEAD PARKING - +/- 26 STALLS
- D- RELOCATED CARETAKERS RESIDENCE (2500 SQFT)
- E- EXISTING AND IMPROVED GARNET VALLEY GANG PADDOCK AND CLUBHOUSE WITH PARKING
- F- WASHROOM/ WASH AREA FOR CAMPING
- G- EQUINE CAMPING - FULL TRAILER LOTS WITH HITCHING POST SHELTER AND WATER (+/- 20 CAMPSITES)
- H- EXISTING CLUBHOUSE TO REMAIN- NEW DECK AND STORAGE SHED
- I- NEW COOK SHACK / CONCESSION
- J- EXISTING BATHROOM BUILDING
- K- NEW HORSE STABLE/ BARN STORAGE -10 STALL WITH SMALL SIDE PEN
- L- EXISTING UPGRADED GRANDSTAND
- M- NEW GRANDSTAND WITH SHADE STRUCTURE
- N- FLEX SPACE (TRAILER PARKING / EVENT START & FINISH FOOD TRUCKS/ MARKET)
- O- PICNIC SHELTER
- P- NEW ROOF STRUCTURE OVER EXISTING ARENA
- Q- NEW CIRCULAR RIDING RING
- R- NEW HORSE SHELTER/ STORAGE
- S- OUTDOOR CONCERT EVENT SPACE/ CAMPING / OVERFLOW PARKING CONCERT SEATING (500+ CAPACITY) CONCERT CAMPING (+/- 30 SITES)
- T- NEW TRIALS CONNECTING TO EXISTING TRAIL NETWORK
- U- IMPROVED EXISTING TRAILS ( SIGNAGE, TRAIL FOOTING)
- V- EXISTING WATER FLUME
- W- 30m RAPR SETBACK

### ESTIMATED COSTS

INFRASTRUCTURE UPGRADES	\$152,500.00
EXISTING STRUCTURE UPGRADES	\$65,500.00
PROPOSED STRUCTURES & AMENITIES	\$679,500.00*
ROADS AND TRAIL IMPROVEMENTS	\$64,000.00
TRANS CANADA TRAIL IMPROVEMENTS	\$34,500.00
NEW PLANTING/ RESTORATION	\$36,500.00

**TOTAL PROBABLE COST & 20% CONTINGENCY** **\$1,238,400.00**

\* total costs include new riding ring roof\*



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2



## CONCEPT B MULTI- USE FOCUSED MODEL

- A- MAIN ENTRY WITH SIGNAGE
- B- ENHANCED TRANS CANADA TRAIL TRAILHEAD SIGNAGE / BIKE REPAIR STATION / PIT TOILET / WATER
- C- INTERPRETIVE KIOSK / TRAILHEAD PARKING - 40 STALLS
- D- IMPROVED GARNET VALLEY GANG PADDOCK AND BUILDING
- E- NATURAL OUTDOOR PLAYGROUND AREA
- F- EXISTING CARETAKER BUILDING AND AREA TO REMAIN
- G- 1 AC. FENCED OFF LEASH DOG PARK WITH PARKING +/- 20 STALLS
- H- NEW CLUBHOUSE WITH KITCHEN AND CONCESSION STAND
- I- PARKING/ LOADING AREA
- J- EXISTING BATHROOM BUILDING
- K- NEW STORAGE BUILDING/ BARN
- L- EXISTING UPGRADED GRANDSTAND
- M- ARENA PARKING +/- 20 STALLS
- N- FLEX SPACE (TRAILER PARKING / EVENT START & FINISH FOOD TRUCKS/ MARKET)
- O- PICNIC SHELTER
- P- NEW ROOF STRUCTURE OVER EXISTING ARENA
- Q- OUTDOOR CONCERT EVENT SPACE/ CAMPING / OVERFLOW PARKING  
CONCERT SEATING (500+ CAPACITY)  
CONCERT CAMPING (+/- 30 SITES)
- R- NEW DISC GOLF COURSE (3 OF 18 HOLES)
- S- MOUNTAIN BIKE SKILLS COURSE ( BEGINNER/ MEDIUM/ DIFFICULT TRAIL LOOPS)
- T- IMPROVED EXISTING TRAILS ( SIGNAGE, TRAIL FOOTING)
- U- TENT CAMPING SITES
- V- EXISTING WATER FLUME

### ESTIMATED COSTS

INFRASTRUCTURE UPGRADES	\$145,000.00
EXISTING STRUCTURE UPGRADES	\$77,500.00
PROPOSED STRUCTURES & AMENITIES	\$982,500.00*
ROADS AND TRAIL IMPROVEMENTS	\$53,500.00
TRANS CANADA TRAIL IMPROVEMENTS	\$34,500.00
NEW PLANTING/ RESTORATION	\$44,250.00

**TOTAL PROBABLE COST & 20% CONTINGENCY** **\$1,609,620.00**

\* total costs include new clubhouse and riding ring roof



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## CHARACTER IMAGES



PUMP TRACK



EQUINE CAMPING



REPAIR STAND



OFF LEASH DOG PARK



COVERED RIDING ARENA



HIKING TRAILS



MOUNTAIN BIKE SKILLS COURSE



DISC GOLF



TRANS CANADA TRAIL ENHANCED TRAILHEAD



NEW CONCESSION BUILDING



EQUINE CROSS COUNTRY TRAILS



OUTDOOR CONCERTS/ EVENTS/ WEDDINGS



KVR STEAM RAILWAY/ GARNET VALLEY GANG



CIRCULAR HORSE RING



BIKING ON TRAILS



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## WHAT COULD IT COST?

\* ALL PRICES ARE ESTIMATES AND BASED ON CURRENT INDUSTRY PRACTICES. PRICES INCLUDE SUPPLY AND LABOUR

**Estimate of Probable Construction Costs  
Summerland Rodeo Grounds- Option A - EQUINE**

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
<b>A</b>	<b>Infrastructure Upgrades</b>					
1.	New Well includes 8" dai. line and pump	1	ls	\$50,000.00	\$50,000.00	
2.	Pole mounted transformer	1	ls	\$25,000.00	\$25,000.00	
3.	New power and lighting	1	ls	\$45,000.00	\$45,000.00	
4.	Septic Upgrades	1	ls	\$25,000.00	\$25,000.00	
5.	Relocate services for caretaker residence	1	ls	\$7,500.00	\$7,500.00	
						\$152,500.00
<b>B</b>	<b>Existing Structure Upgrades</b>					
1.	Structural repair to Clubhouse	1	ls	\$5,500.00	\$5,500.00	
2.	Repairs to North Bleachers	1	ls	\$7,500.00	\$7,500.00	
3.	Demolition of Southern bleachers and cook shack	1	ls	\$12,500.00	\$12,500.00	
4.	Arena Footing improvements	1	ls	\$10,000.00	\$10,000.00	
5.	Gutters on all buildings	1	ls	\$12,500.00	\$12,500.00	
6.	Paint/ stain all required structures	1	ls	\$10,000.00	\$10,000.00	
7.	Upgrades to Garnet Valley Building	1	ls	\$7,500.00	\$7,500.00	
						\$65,500.00
<b>C</b>	<b>Proposed Structures and Amenities</b>					
1.	New 100-150 person Bleacher with shade roof	1	ea	\$75,000.00	\$75,000.00	
2.	Covered Roof for Riding Ring*	1	ea	\$450,000.00	\$450,000.00	
3.	Circular Riding Ring	1	ea	\$5,000.00	\$5,000.00	
4.	Cook Shack/ Concession	1	ea	\$35,000.00	\$35,000.00	
5.	New stables / Feed Storage	1	ls	\$65,000.00	\$65,000.00	
6.	Horse Camping Stables/ hitching posts	16	ea	\$1,500.00	\$24,000.00	
7.	Picnic Shelter	2	ea	\$12,500.00	\$25,000.00	
						\$679,000.00
<b>D</b>	<b>Roads and Trail Improvement</b>					
1.	Gravel Parking Lot - Main Entrance	550	sq.m.	\$20.00	\$11,000.00	
2.	Gravel Flex Space - Arena Area	1,000	sq.m.	\$20.00	\$20,000.00	
3.	Gravel Parking Lot - Arena Area	150	sq.m.	\$20.00	\$3,000.00	
4.	Overall road upgrades and repairs	1	ls	\$20,000.00	\$20,000.00	
5.	New and upgraded Horse Trails	1	ls	\$10,000.00	\$10,000.00	
						\$64,000.00
<b>E</b>	<b>Trans Canada Trail - Trail Head Improvements</b>					
1.	New Trail Map and Signage	1	ls	\$7,500.00	\$7,500.00	
2.	Gravel Entry Space	250	sq.m.	\$20.00	\$5,000.00	
3.	Benches	3	ea	\$3,000.00	\$9,000.00	
4.	Bike repair station	1	ea	\$3,000.00	\$3,000.00	
5.	Pit Toilet	1	ea	\$10,000.00	\$10,000.00	
						\$34,500.00
<b>F</b>	<b>Planting/ Restoration</b>					
2.	Trees, cm	125	ea.	\$150.00	\$18,750.00	
4.	Shrubs, Grasses, Perennials, #01 Cont.	500	ea.	\$16.00	\$8,000.00	
8.	Hydroseeding	6,500	m <sup>2</sup>	\$1.50	\$9,750.00	
						\$36,500.00
<b>G</b>	<b>Total Construction Costs</b>					<b>\$1,032,000.00</b>
	20% contingency					\$206,400.00
	<b>TOTAL PROBABLE COSTS ( incl. contingency)</b>					<b>\$1,238,400.00</b>

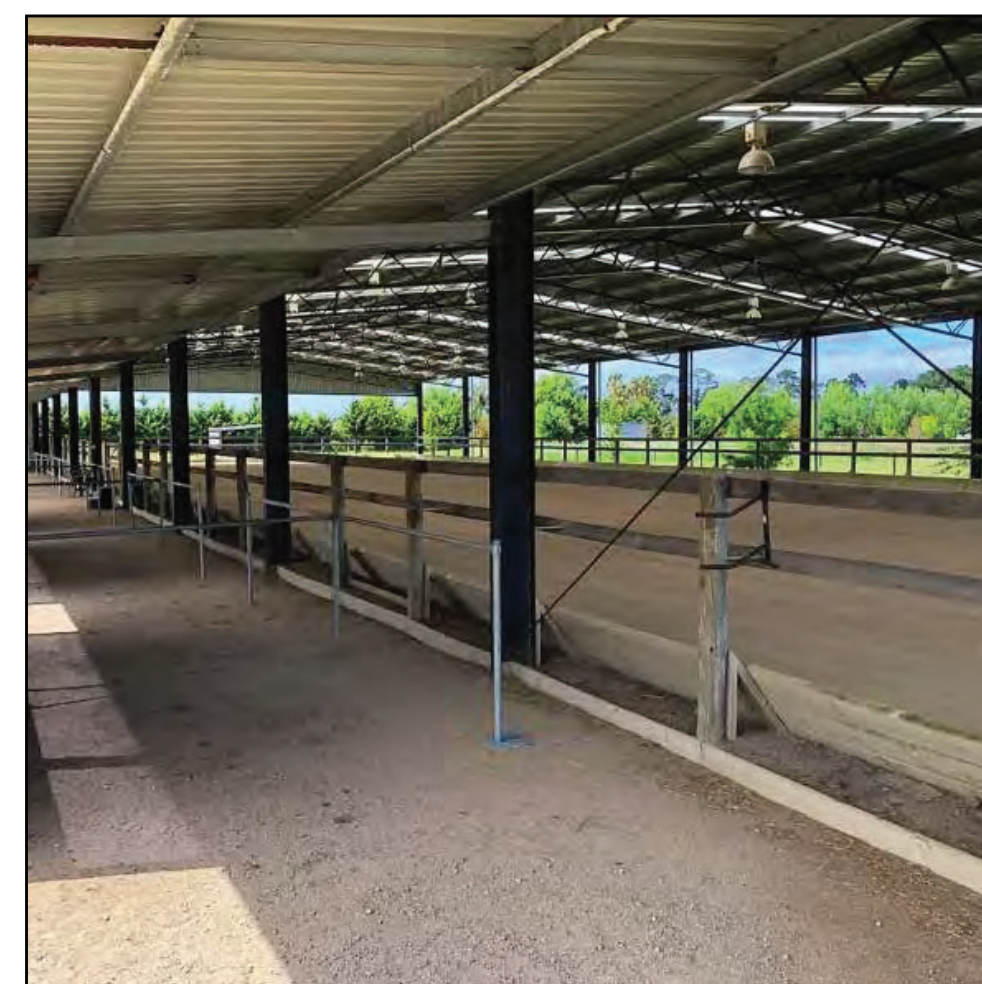
The above items, amounts, quantities, and related information are based on Ecora's judgment at this level of document preparation and is offered only as reference data. Ecora has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.



TENT CAMPING



WAYFINDING



COVERED ARENA

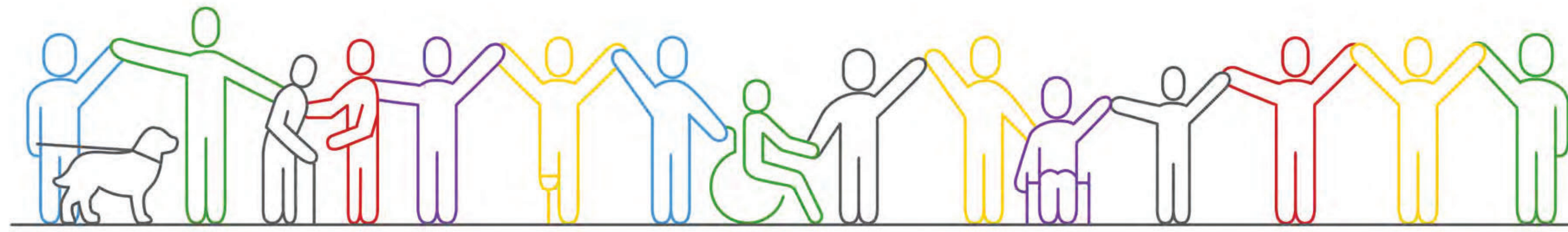
**Estimate of Probable Construction Costs  
Summerland Rodeo Grounds- Option B - MULTI - USE**

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
<b>A</b>	<b>Infrastructure Upgrades</b>					
1.	New Well includes 8" dai. line and pump	1	ls	\$50,000.00	\$50,000.00	
2.	Pole mounted transformer-	1	ls	\$25,000.00	\$25,000.00	
3.	New power and lighting	1	ls	\$45,000.00	\$45,000.00	
4.	Septic Upgrades	1	ls	\$25,000.00	\$25,000.00	
						\$145,000.00
<b>B</b>	<b>Existing Structure Upgrades</b>					
1.	Repairs to North Bleachers	1	ls	\$7,500.00	\$7,500.00	
2.	Demolition of Southern bleachers and cook shack	1	ls	\$12,500.00	\$12,500.00	
3.	Arena Footing improvements	1	ls	\$10,000.00	\$10,000.00	
4.	Gutters on all buildings	1	ls	\$12,500.00	\$12,500.00	
5.	Paint/ stain all required structures	1	ls	\$10,000.00	\$10,000.00	
6.	Demolition of existing Clubhouse	1	ls	\$25,000.00	\$25,000.00	
						\$77,500.00
<b>C</b>	<b>Proposed Structures and Amenities</b>					
1.	Covered Roof for Riding Ring*	1	ea	\$450,000.00	\$450,000.00	
2.	New Clubhouse Building with Kitchen/ Concession	1	ea	\$400,000.00	\$400,000.00	
3.	Natural Play area	1	ls	\$15,000.00	\$15,000.00	
4.	Off- Leash Dog Park - Fencing, gates, water	1	ls	\$25,000.00	\$25,000.00	
5.	New Barn/ Feed Storage	1	ls	\$50,000.00	\$50,000.00	
6.	Disc Golf Course (3 holes only)	3	ea	\$2,200.00	\$6,600.00	
7.	MTB Skills Course	1	ls	\$15,000.00	\$15,000.00	
8.	Picnic Shelter	2	ea	\$12,500.00	\$25,000.00	
						\$986,600.00
<b>D</b>	<b>Roads and Trail Improvement</b>					
1.	Gravel Parking Lot - Main Entrance	375	sq.m.	\$20.00	\$7,500.00	
2.	Gravel Flex Space - Arena Area	1,000	sq.m.	\$20.00	\$20,000.00	
3.	Gravel Parking Lot - Dog Park	300	sq.m.	\$20.00	\$6,000.00	
4.	Overall road upgrades and repairs	1	ls	\$20,000.00	\$20,000.00	
						\$53,500.00
<b>E</b>	<b>Trans Canada Trail - Trail Head Improvements</b>					
1.	New Trail Map and Signage	1	ls	\$7,500.00	\$7,500.00	
2.	Gravel Entry Space	250	sq.m.	\$20.00	\$5,000.00	
3.	Benches	3	ea	\$3,000.00	\$9,000.00	
4.	Bike repair station	1	ea	\$3,000.00	\$3,000.00	
5.	Pit Toilet	1	ea	\$10,000.00	\$10,000.00	
						\$34,500.00
<b>F</b>	<b>Planting</b>					
2.	Trees, 2cm Cal.	150	ea.	\$150.00	\$22,500.00	
4.	Shrubs, Grasses, Perennials, #01 Cont.	750	ea.	\$16.00	\$12,000.00	
8.	Hydroseeding	6,500	m <sup>2</sup>	\$1.50	\$9,750.00	
						\$44,250.00
<b>G</b>	<b>Total Construction Costs</b>					<b>\$1,341,350.00</b>
	20% contingency					\$268,270.00
	<b>TOTAL PROBABLE COSTS ( incl. contingency)</b>					<b>\$1,609,620.00</b>

The above items, amounts, quantities, and related information are based on Ecora's judgment at this level of document preparation and is offered only as reference data. Ecora has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

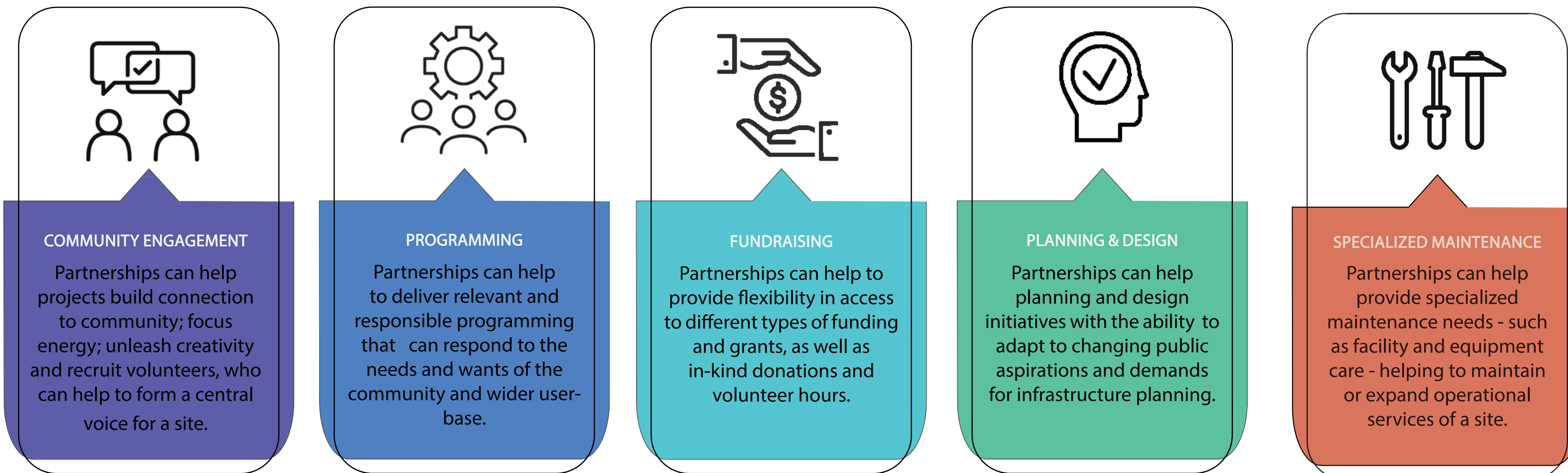


## HOW CAN WE GET THERE?

As municipalities across Canada continue to experience significant growth in population, many are racing to keep up with the simultaneous increase in demand for parks and recreation space. Demographic growth, impacts from climate change, shifts in post-pandemic social behaviors and increasingly strained operational budgets have led to an increase in **park partnerships** as a way to meet community demand for recreational space and programming, while working to reduce growing pressures on the taxpayer system.

The type of partnership model, can vary depending on the type of agreement made. For example, parks partnerships can be local or regional formal or informal, ongoing or a one-time arrangements. The following information shows the benefits and types of partnerships that could work to improve the Rodeo Grounds

## BENEFITS OF PARK PARTNERSHIPS



## TYPES OF PARK PARTNERSHIPS

### INFORMAL



#### PARK FRIENDS/ GROUP MODEL

- Groups of well-meaning like-minded individuals working for the benefit of the site, with no incorporation, such as volunteer-led conservation and recreation projects

#### LEASE MODEL

- A partner group provides programming to the community through subsidized rent structure of a municipally owned building or site.

#### COLLABORATIVE MANAGEMENT MODEL

- A municipality provides core operating (budget) support for the partner to undertake activity programming on site. The partner will likely engage in some level of fund-raising or revenue generation utilized for maintenance or upgrades.

#### SOLE MANAGER/ P4 MODEL

- A public sector site that is fully or partially financed by the private sector on a long-term operational and/or maintenance basis.

### FORMAL

## PARTNERSHIP TAKEAWAYS

- Partnerships should seek to enhance core operations, planning, maintenance and funding.
- Partnerships can evolve and adapt, as need and function dictate; allow the ability to mobilize community park support, even where traditional organizational focus does not exist.
- The goal is to create long-term sustainability through lasting and meaningful partnerships.



# SUMMERLAND RODEO GROUNDS PUBLIC OPEN HOUSE #2

## THANK YOU

We want to thank you for taking the time today to share your interest and feedback on what the Summerland Rodeo Grounds is and what it can become. Your input is invaluable in this process and we are looking forward to taking this knowledge to the next phase of design development. If you haven't already, please fill out the survey here, on-line or with your smartphone.

Please follow along in the process and check for updates on the District of Summerland's website at [www.summerland.ca/rodeo-grounds-master-plan](http://www.summerland.ca/rodeo-grounds-master-plan).

If you have any questions, comments or concerns, please feel free to reach out to: Lori Mullin  
Director of Community Services  
[lmullin@summerland.ca](mailto:lmullin@summerland.ca) or 250-404-4084.



Community Survey  
QR-Code

