

Community Task Force on Performing Arts

Final recommendations on the new Performing Arts Centre and
the Kelowna Community Theatre Renovation projects

December 1, 2025

Overview

- ▶ The Community Task Force on Performing Arts (Task Force) has been engaged in a process to advance the vision for the performing arts in Kelowna.

- ▶ The Task Force is here to provide recommendations to Council on two pivotal initiatives endorsed by Council on December 9, 2024:
 1. The existing Kelowna Community Theatre Facility should remain in place and be renovated to enhance front of house amenities and continue providing services to the community.

 2. A new Performing Arts Centre should be constructed at a site to be determined.

Okanagan Centre for the Performing Arts Revery Architecture - Scope of Work

1. Engage Event Promoters
2. Develop Functional Program and Adjacencies
3. Conduct Site Test Fit and Location Analysis
4. Investigate Preliminary Concepts and
5. Investigate Order of Magnitude Costing

A REGIONAL THEATRE

Venue	Location	Seating
1 Rotary Centre for the Arts	Kelowna	326
2 Prospera Place	Kelowna	6.800
3 Kelowna Community Theatre	Kelowna	853
4 KCT Black Box	Kelowna	125
5 Creekside Theatre (Lake Country)	Lake Country	272
6 Vernon Performing Arts Centre	Vernon	750
7 Cleland Community Theatre	Pendicton	443
8 South Okanagan Events Centre	Pendicton	5.000
9 Frank Venables Theatre (Oliver)	Oliver	406
10 Sagebrush	Kamloops	706
11 Sandman Centre	Kamloops	5.464
12 Future Kamloops PAC	Kamloops	1.200



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OKANAGAN CENTRE FOR THE PERFORMING ARTS

WHAT WE HEARD & WHO WILL USE A NEW PAC?

PERFORMERS/ PRODUCTIONS TOURING ARTISTS/GROUPS

- MUSIC, COMEDY, THEATRE, TRAVELLING DANCE/SYMPHONY/OPERA

PROMOTER FEEDBACK

LIVE NATION, INVICTUS, MODOLIVE

- KELOWNA IS A STRATEGIC LOCATION BETWEEN CALGARY & VANCOUVER
- KELOWNA HAS THE POTENTIAL TO BE A LARGER MARKET
- RECOMMEND 1600-2000 SEAT CAPACITY
- FLAT FLOOR WITH 800 ON ORCHESTRA LEVEL
- MULTIPLE BALCONIES TO SCALE FOR DIFFERENT AUDIENCE CAPACITIES
- IN-HOUSE SOUND & LIGHTING SYSTEM
- STATE OF THE ART STAGE RIGGING SYSTEM
- VARIABLE ACOUSTICS

LOCAL ARTS GROUPS ABLE TO FILL AN 800-SEAT HALL PERFORMERS/ PRODUCTIONS

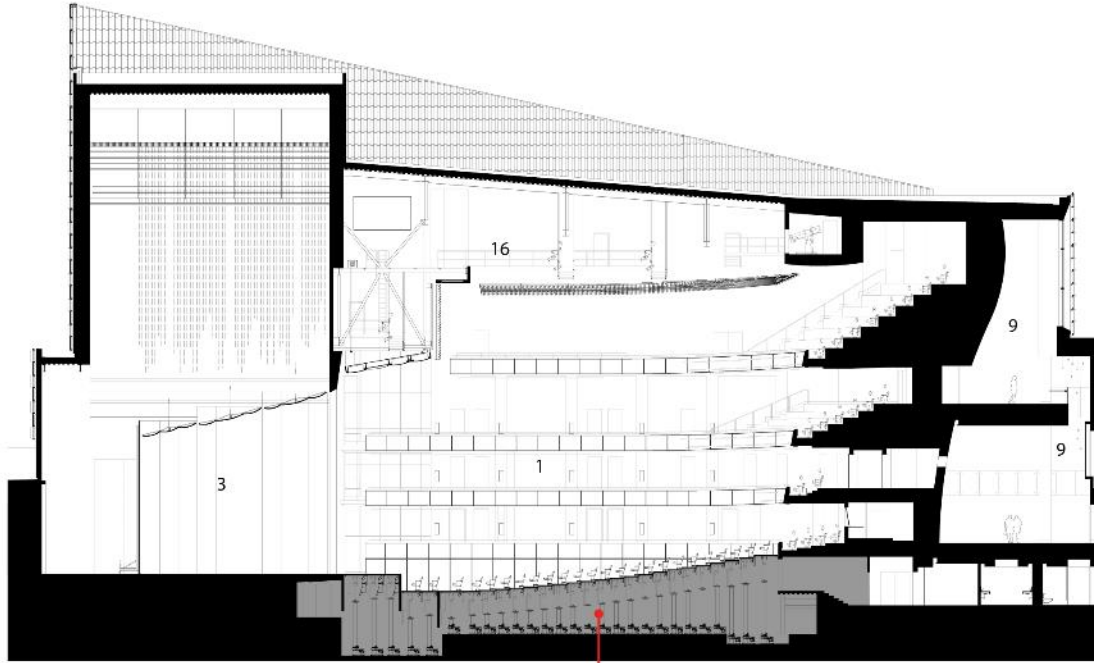
- MUSIC, COMEDY, THEATRE, DANCE, SYMPHONY, OPERA

1600 SEAT THEATRE



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OKANAGAN CENTRE FOR THE PERFORMING ARTS

Tobin Center For The Performing Arts
San Antonio (1760-2100 Seats)



Flat Floor Seating System
Gala Seating Systems

MULTI-FORM THEATRE
PRECEDENT



Okanagan Centre for the Performing Arts (1600 seats)

#	Description	Proposed NSF	Proposed NSM
100	Public Areas	19,780	1,840
200	Performance Areas	23,070	2,146
300	Stage Support	29,694	2,762
400	Performer's Support	9,813	913
500	Production Spaces	4,955	461
700	Administration	4,640	432
800	Services	0	0
900	External	0	0
	Total	91,952	8,552
	Grossing factor 1.65 *	151,721	14,110

FUNCTIONAL PROGRAM

AREA BREAKDOWN

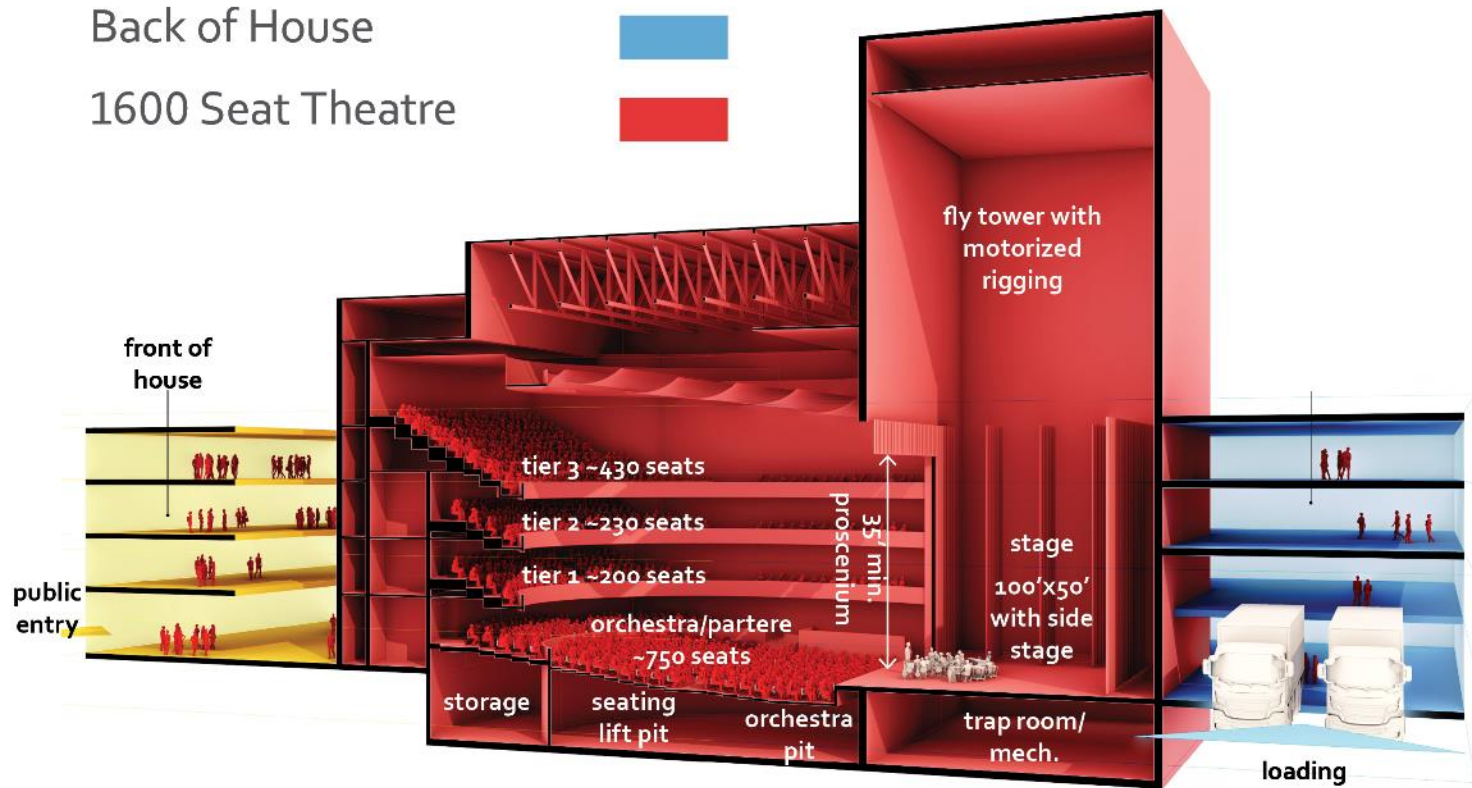
Public Space



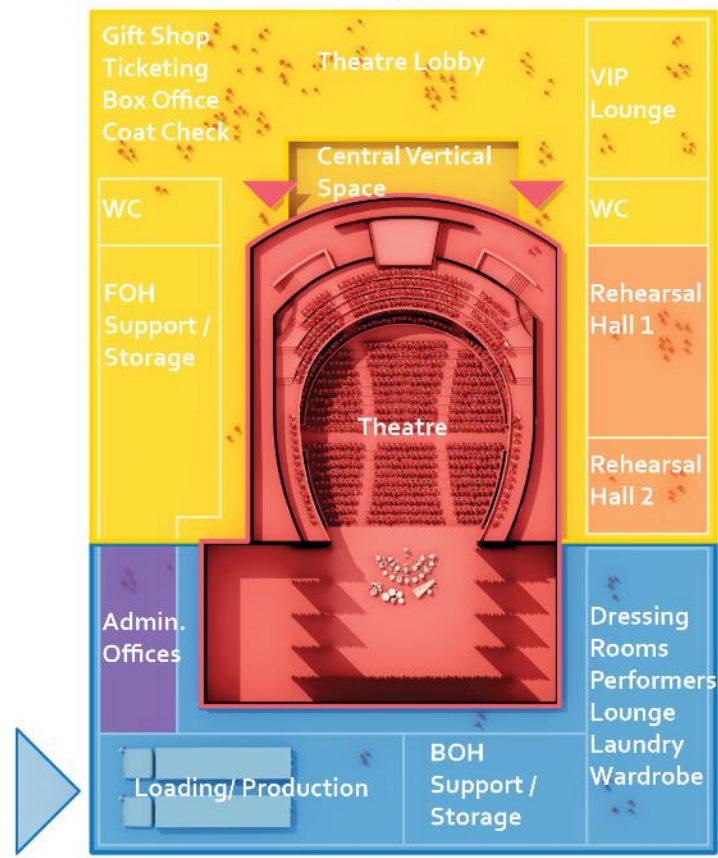
Back of House



1600 Seat Theatre



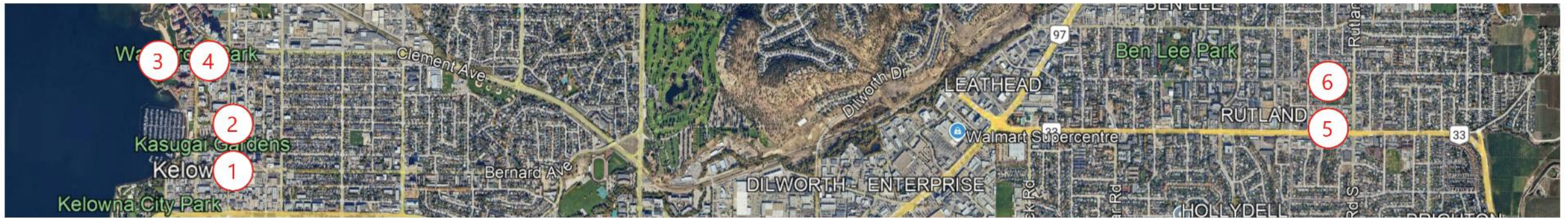
Public Entry



Loading Entry

Stage Door

PAC FUNDAMENTALS
PROGRAM SECTION & PLAN DIAGRAM

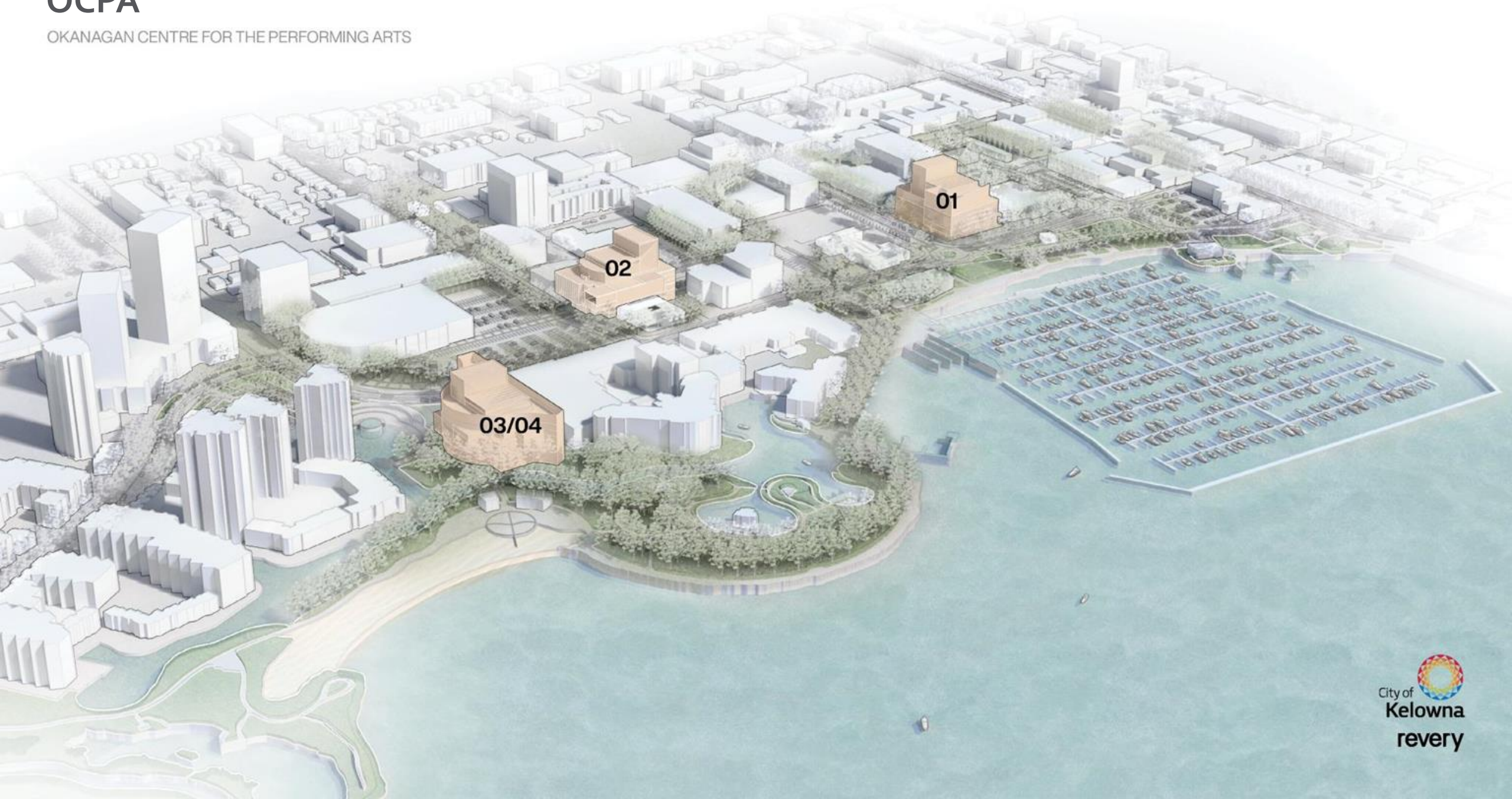


OPTIONS						
CITY HALL OPTION 1	ROTARY CENTER FOR THE ARTS OP.2	PIONEER GARDENS OPTION 3	PIONEER GARDENS OPTION 4	RUTLAND OPTION 5	RUTLAND OPTION 6	
SITES						
SF	~45,500 SF	~26,700 SF	~106,800 SF	~106,800 SF	~45,900 SF	~64,600 SF

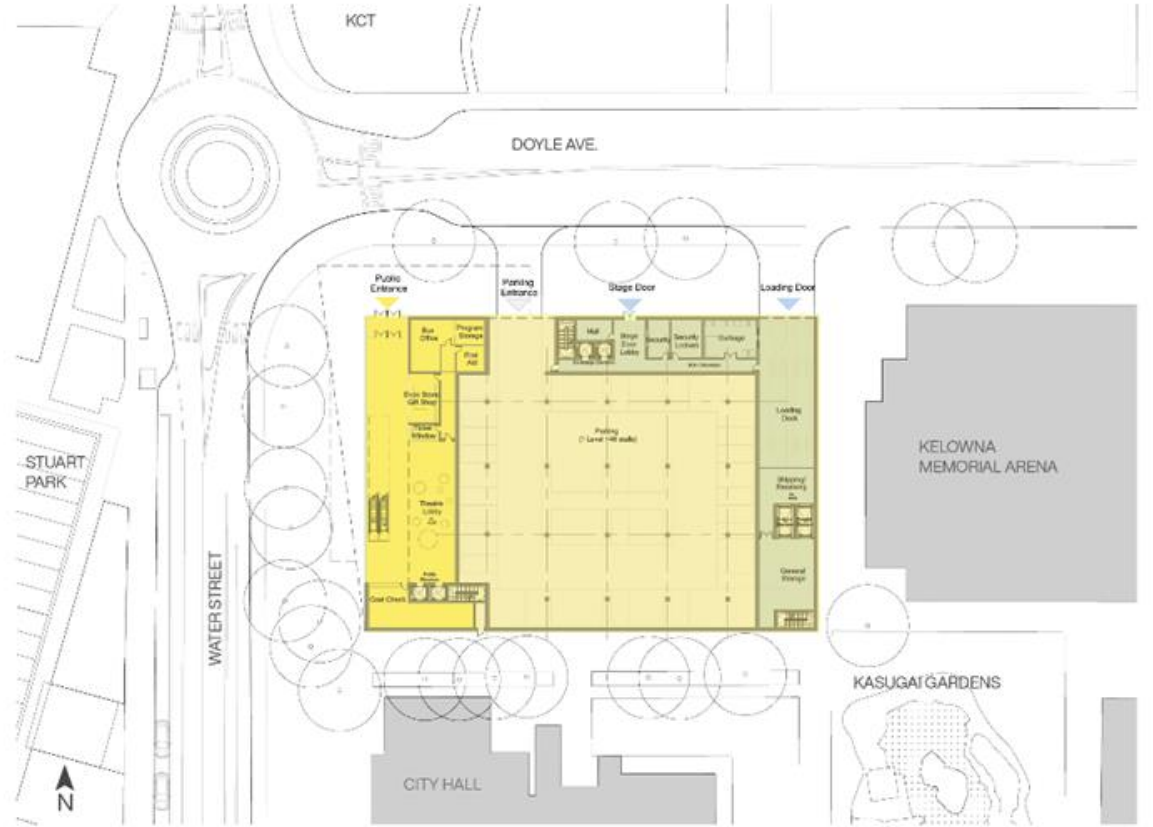
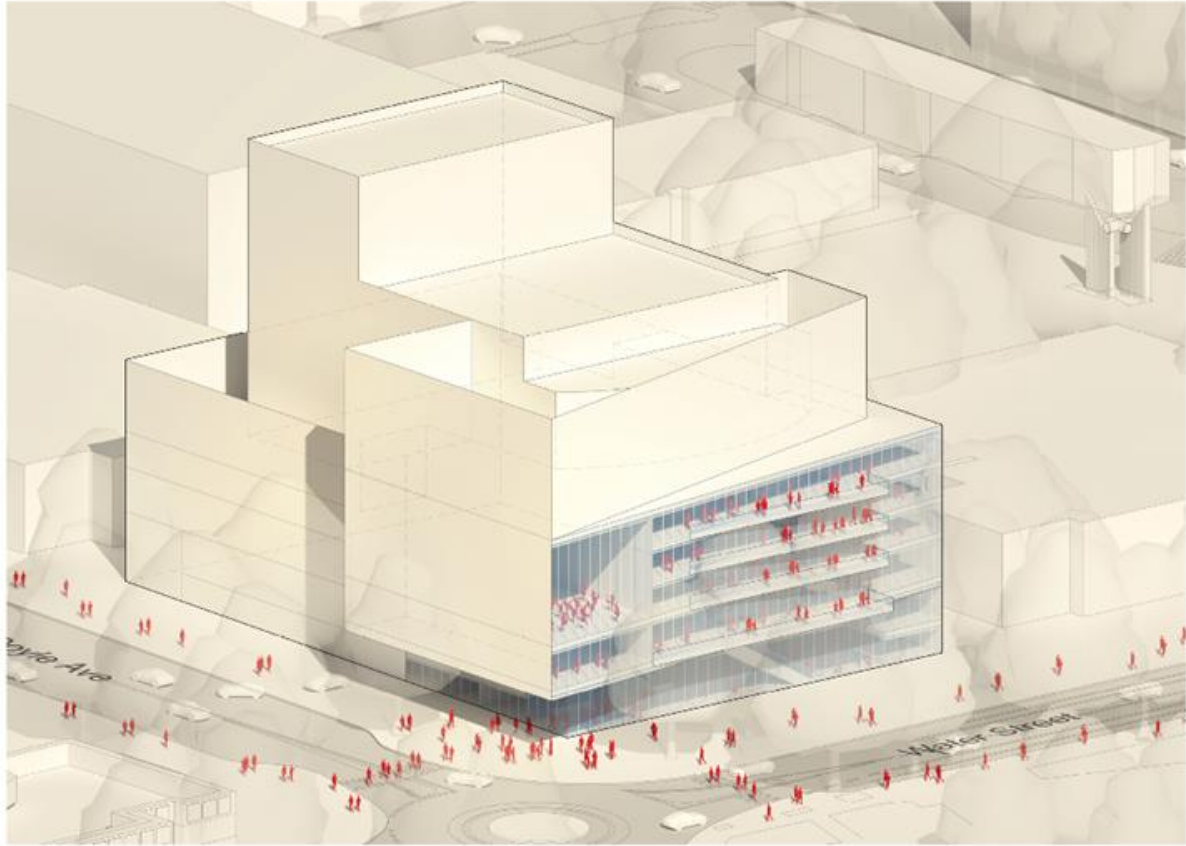
SITE TEST FIT AND LOCATION ANALYSIS COMPARISON MATRIX

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OKANAGAN CENTRE FOR THE PERFORMING ARTS

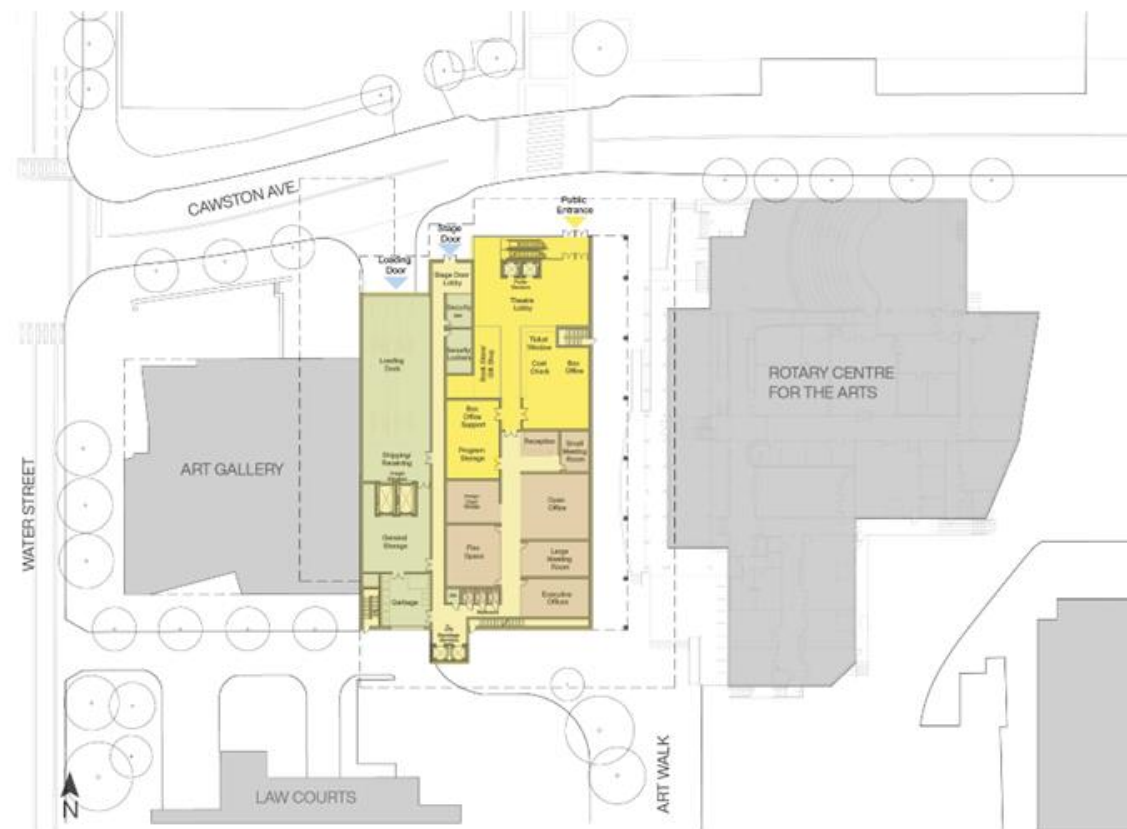
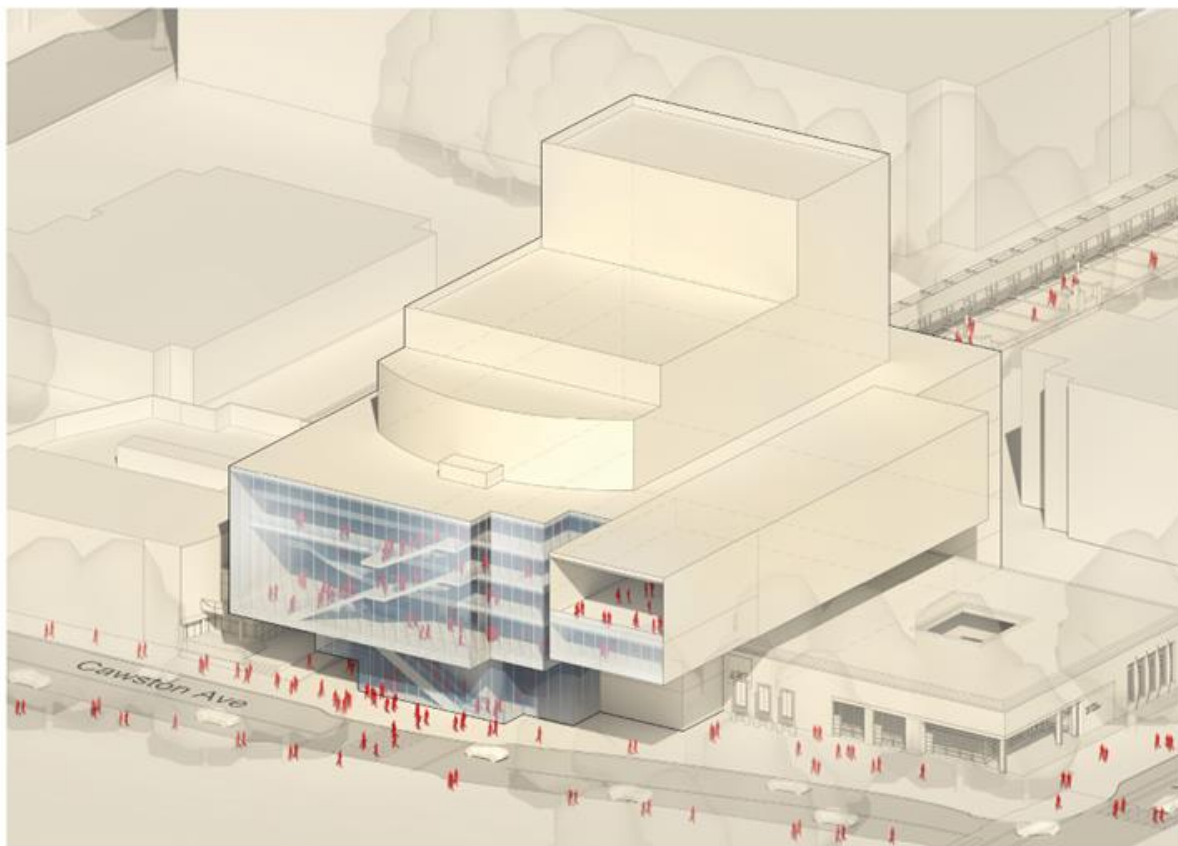


OPTION 1



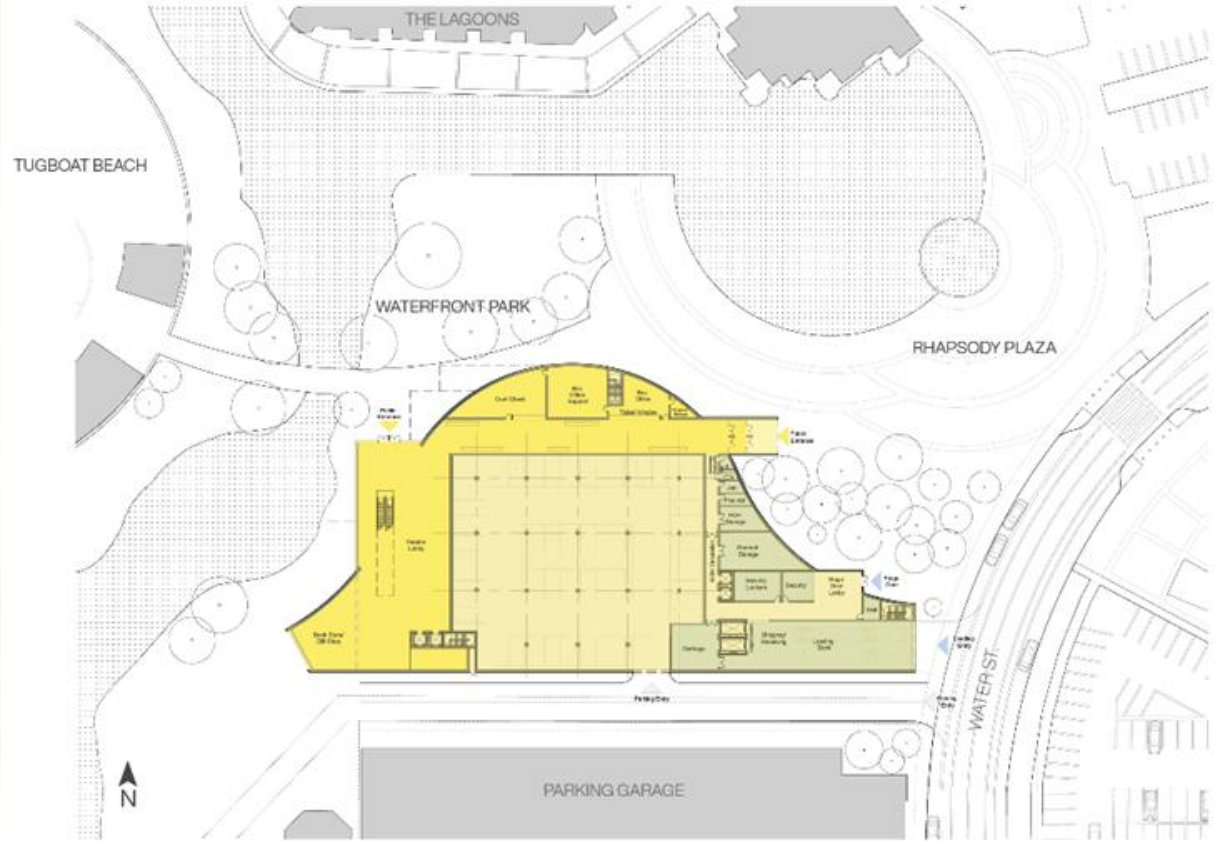
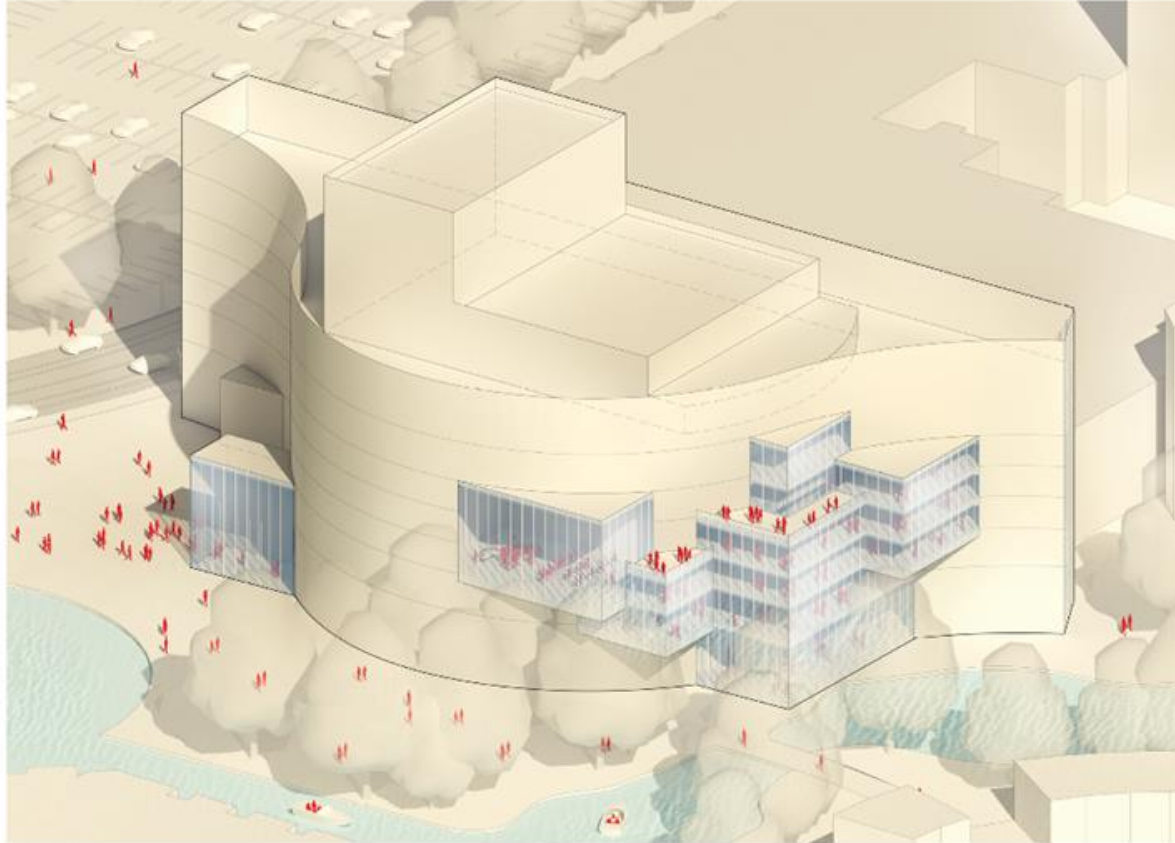
3D AXO & SITE PLAN
CITY HALL SITE

OPTION 2



3D AXO & SITE PLAN
ROTARY ART CENTRE SITE

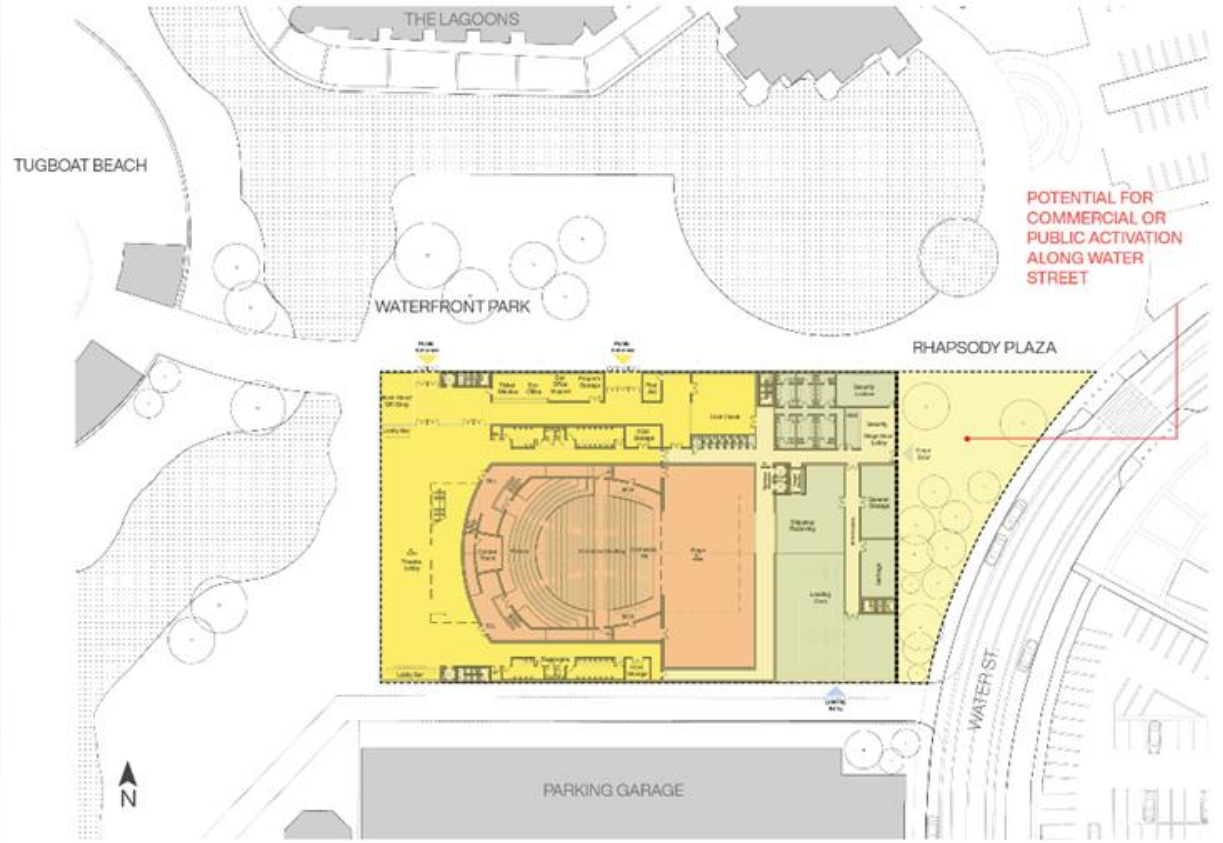
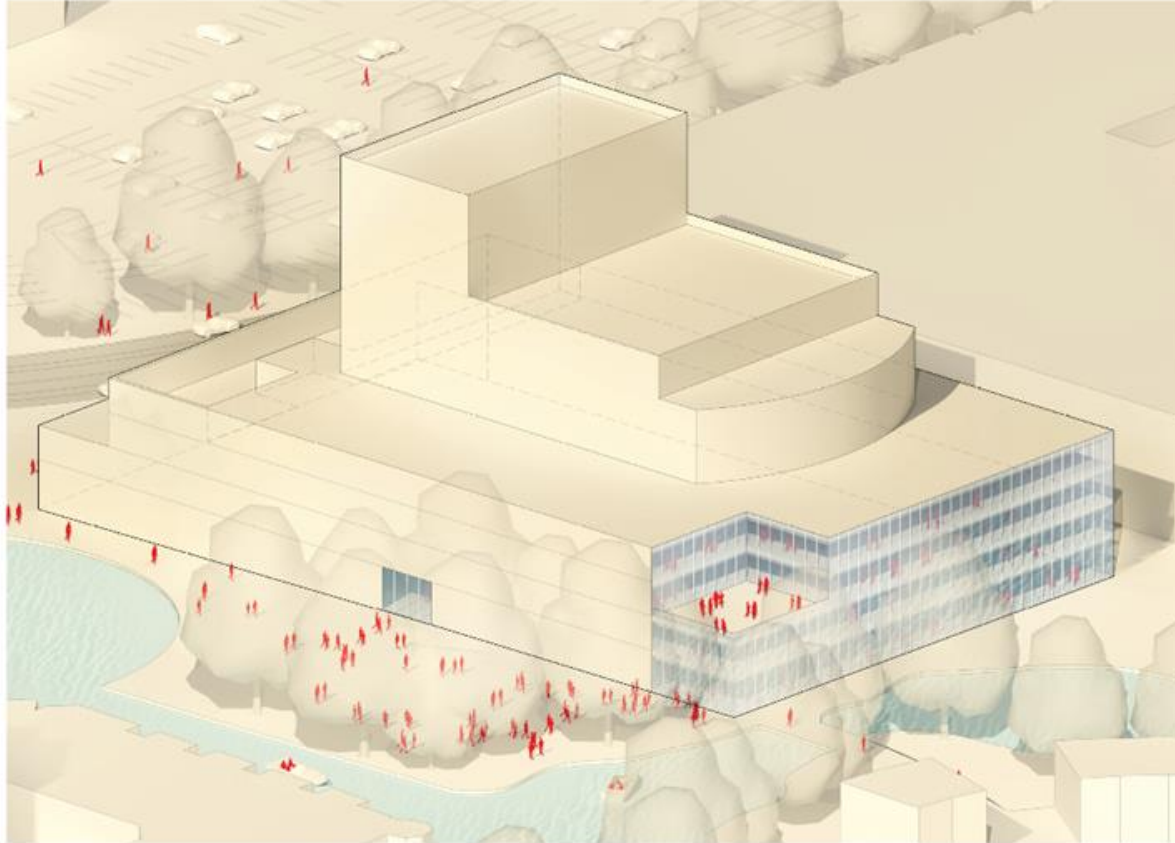
OPTION 3



3D AXO & SITE PLAN
PIONEER GARDENS SITE

OPTION 4

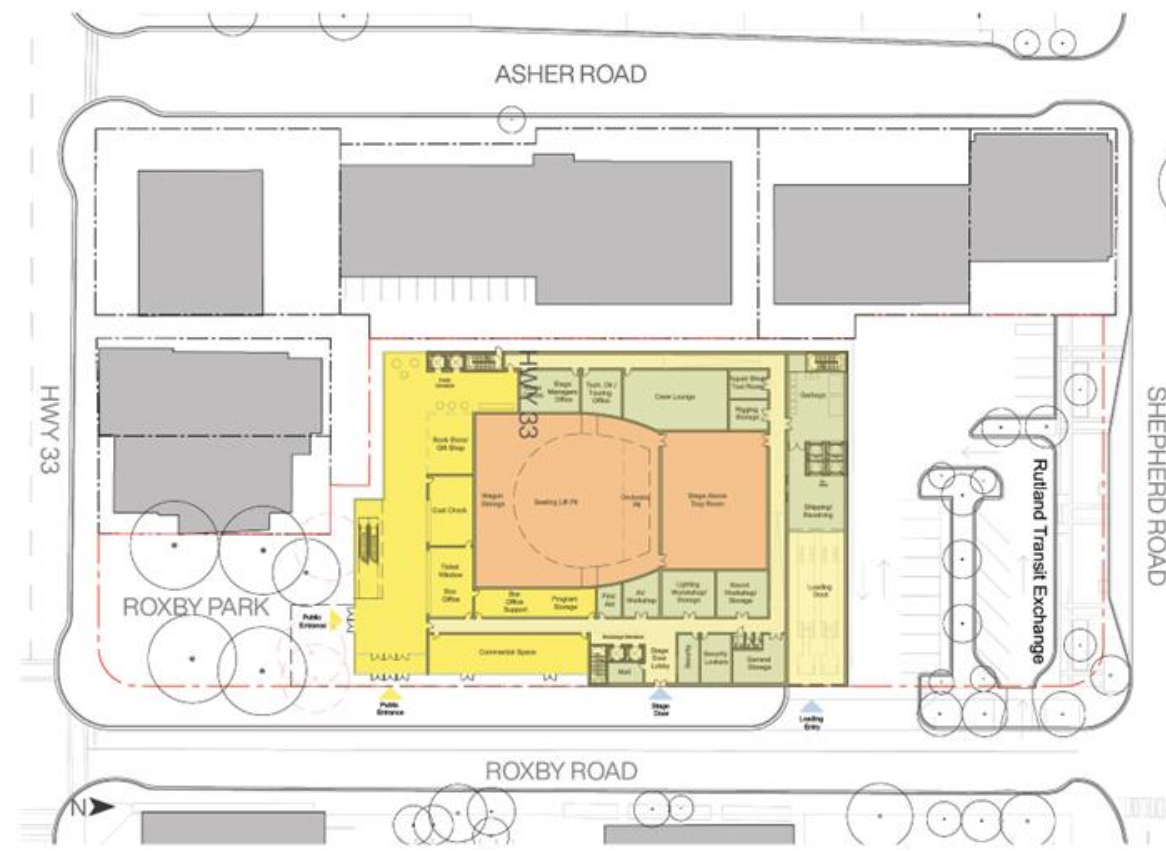
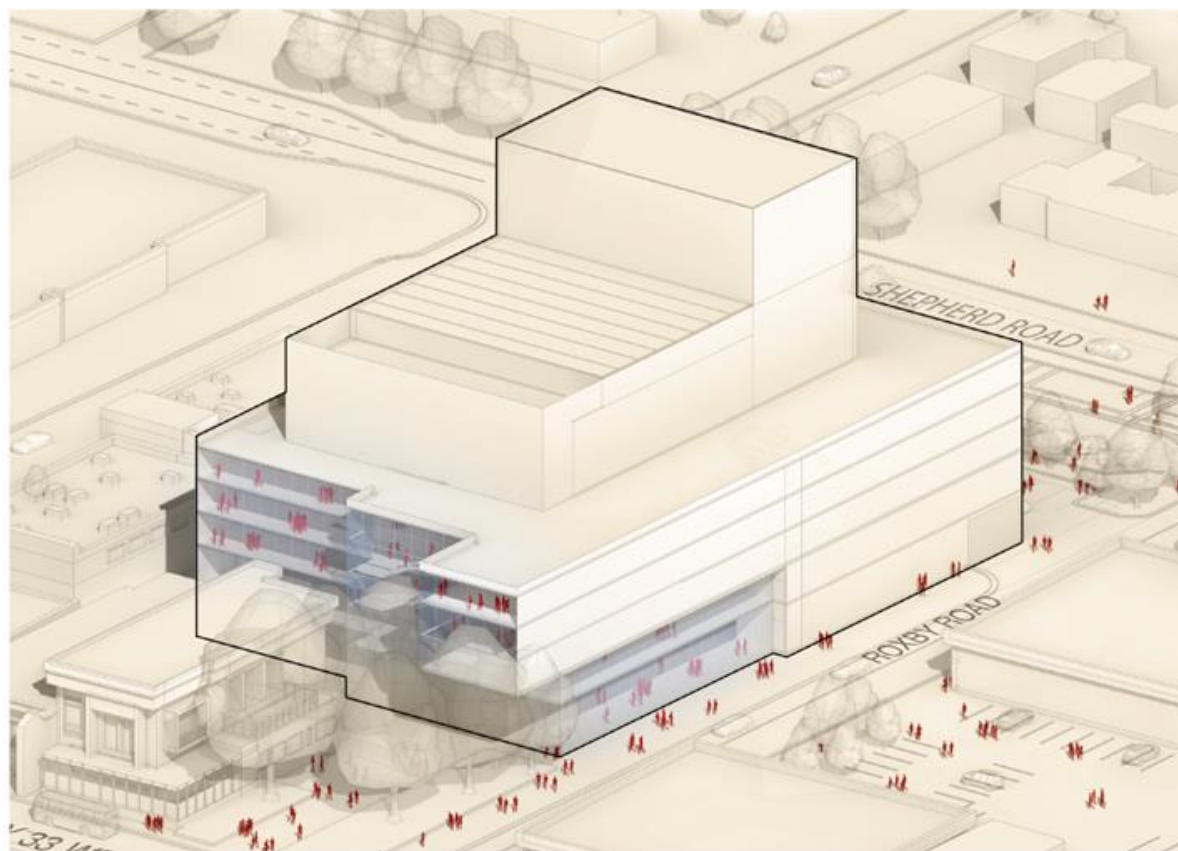
IDEAL PAC FOOTPRINT
TEST FIT FOR SITE COVERAGE ONLY.
NOT DESIGNED.



3D AXO & SITE PLAN

PIONEER GARDENS SITE WITH COMMERCIAL AREA EXTENSION

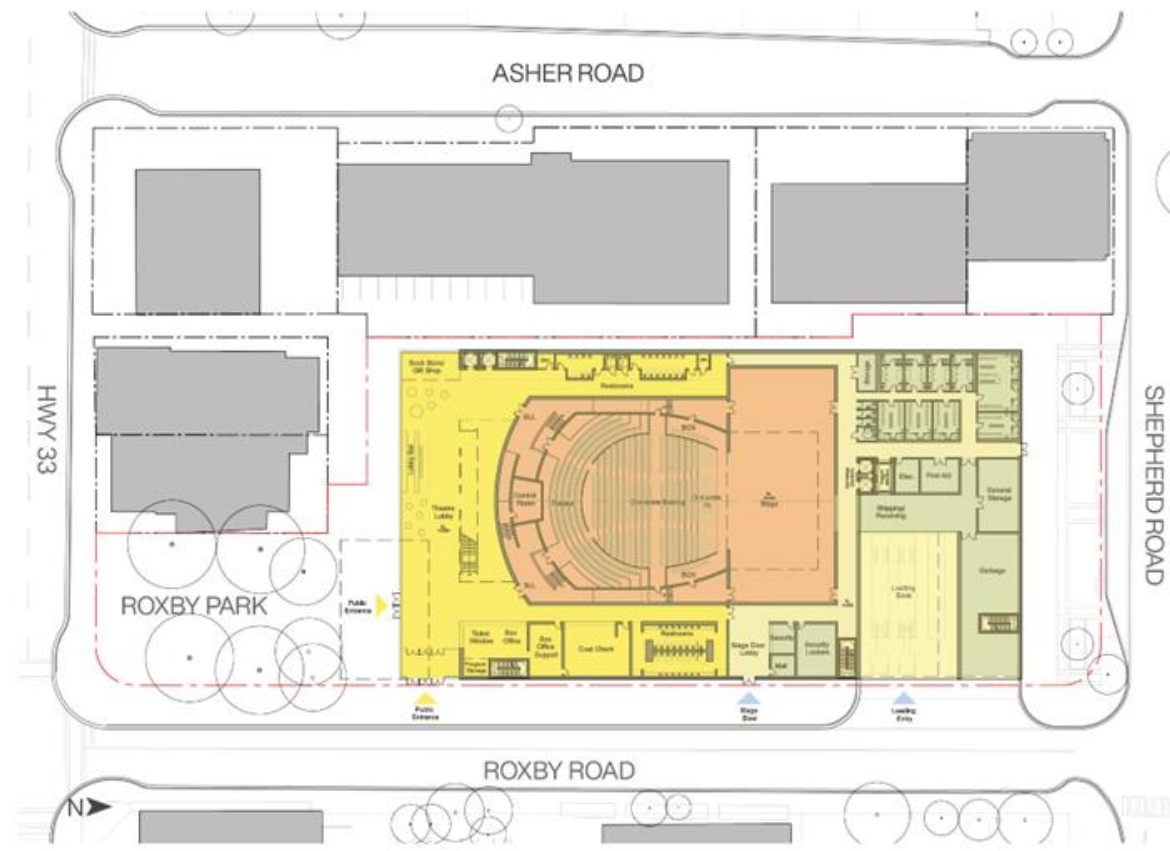
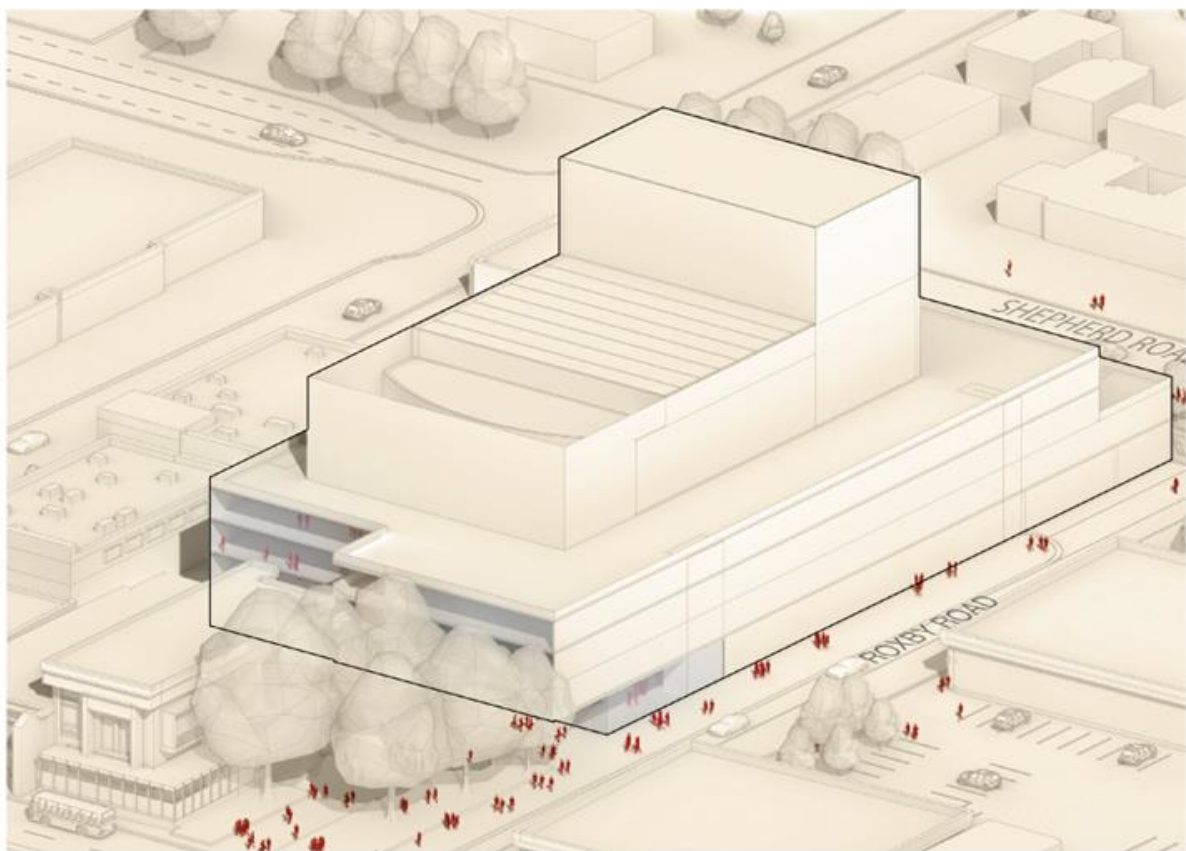
OPTION 5



3D AXO & SITE PLAN

RUTLAND SITE WITH TRANSIT EXCHANGE

OPTION 6



3D AXO & SITE PLAN

RUTLAND SITE WITH REDUCED TRANSIT EXCHANGE

PIONEER GARDENS – Preferred Site

- Optimal layout of program
 - Direct stage access / loading
 - Opportunities to respond and engage the surrounding context
-
- Potential for views and connectivity to the lake and Waterfront Park
-
- Cultural District synergies with the downtown ecosystem of parking, hotels, restaurants and commercial amenities.



	GFA	AMOUNT	COST / GSF
Total Construction Cost Nov. 2025 Bid Dollars	151,720 sf	\$221,835,000	\$1,462 / gsf

Exterior

Roof top Accessible Lobbies		(\$2,330,000)	
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Multiform Hall

Higher Grade Finishes		(\$9,640,000)	
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Full Stage Motorized Rigging		(\$1,815,000)	
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Concert Shell		(\$1,035,000)	
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Gala Venue seat Rotation System (Flat Floor)		(\$15,390,000)	
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Lobbies

VIP suite "Fit-Out"		(\$900,000)	
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Total Construction Cost Nov. 2025 Bid Dollars		\$190,725,000	\$1,257 / gsf
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Additional Considerations

<i>Constricted site with freight elevator stage loading</i>		<i>\$5,570,000</i>	
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<i>Catering kitchen "Fit-Out"</i>		<i>\$645,000</i>	
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CLASS E COST REPORT

<i>5 yr Escalation @ 17.4% = \$260,500,000</i>			<i>\$1,717 / gsf</i>
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Revery Architecture

Summary of Recommendations

1. A regional Performing Arts Centre
2. 1600 Seat Capacity
3. Multi-form Theatre
4. Preliminary Functional Program (+/- 151,700sf)
5. Site & Massing Criteria (Pioneer Gardens)
6. Rough Order of Magnitude Cost (\$190 to \$220 Million)

OCPA Project Stage Gates



Council Endorsement

December 1, 2025



Stage Gate 1 – *Strategic Planning*

3 to 4 months



Stage Gate 2 – *Enabling Activities*

4 to 6 months



Stage Gate 3 – *Indicative Design*

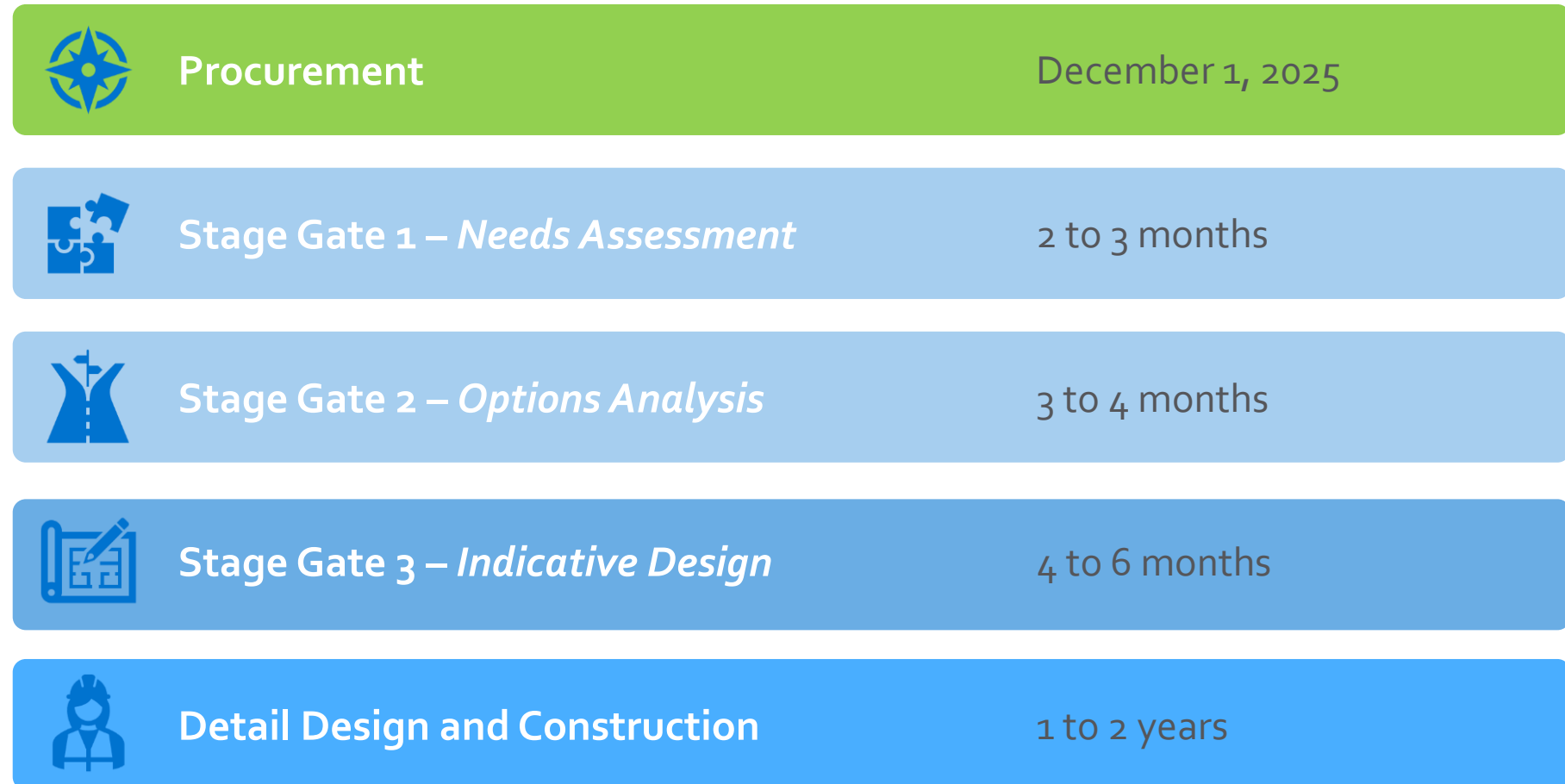
6 to 8 months



Stage Gate 4 - *Capital Plan Prioritization and Delivery Options*

To be determined

KCT Renovation Project Stage Gates



\$15 million has been allocated in the 2026-2035 Capital Plan

Next Steps

- ▶ Based on the Task Force findings and recommendations, staff will continue the work to develop the scope, budget and schedule for delivering two pivotal projects:
 - ▶ Okanagan Centre for the Performing Arts
 - ▶ KCT Front of House Renovation



Questions?