

## Vernon Revitalization Group Cultural Complex Presentation

The Vernon Revitalization Group was founded by Holly Baxter to gather a group of seriously interested, like minded citizens to assure that the former Coldstream Hotel site is utilized for a new combined art gallery and museum complex. This should help to create a strong cultural base and stimulate Greater Vernon's core development. Our members are Holly Baxter – founder; Lorraine Allum – Arts; Brad Foster – contractor; and Charles Wills – retired architect.

Since 1945, the Vernon Public Art Gallery has been a part of Greater Vernon's culture, growing from a rented church basement to the Greater Vernon Museum and Archives building, and finally to its present location on the ground floor of the Vernon parkade.



Present day Great Vernon Museum & Archives



Present day Vernon Public Art Gallery

The Greater Vernon Museum & Archives opened its doors to the public in 1950, growing from an unused civic building to its current location. Both the museum and art gallery have served the community well, but have grown beyond their capacity.

Building a new combined art gallery and museum in the city centre on the former Coldstream Hotel site as a cultural icon will entice tourists to stay in Vernon and spend time enjoying the downtown area, with visits to the art gallery and museum as a prime attraction. Having an arts and culture centered residential complex in Vernon's city centre will encourage more residents to want to live downtown, which would bring a higher degree of vibrancy back to Vernon's core.

Charles Wills, a retired architect, was a member of the Okanagan Landing and then the City of Vernon Advisory Planning Commissions for over 20 years, chairman for most of that time. During the early 1970's while an alderman in the City of North Vancouver, he was involved with the initiation of analysis and planning for the waterfront development currently surrounding the foot of Lonsdale.

**Greater Vernon Advisory Committee**

**Art Gallery / Museum Proposal – Vernon Revitalization Group**

9 May 2013

It is our understanding that to date, what you have been asked to fund is two seemingly compromised proposals:

1. A three storey art gallery squeezed onto an inadequately sized site, with an impossible schedule to design and construct in time for a desired exhibit. Also, where is the parking for staff and visitors?
2. A three storey museum addition which will devour a substantial proportion of the existing parking and landscaping including a number of large trees, thus somewhat compromising the original 1967 Massey Medal Award winning civic centre design concept. No replacement parking seems to have been offered.

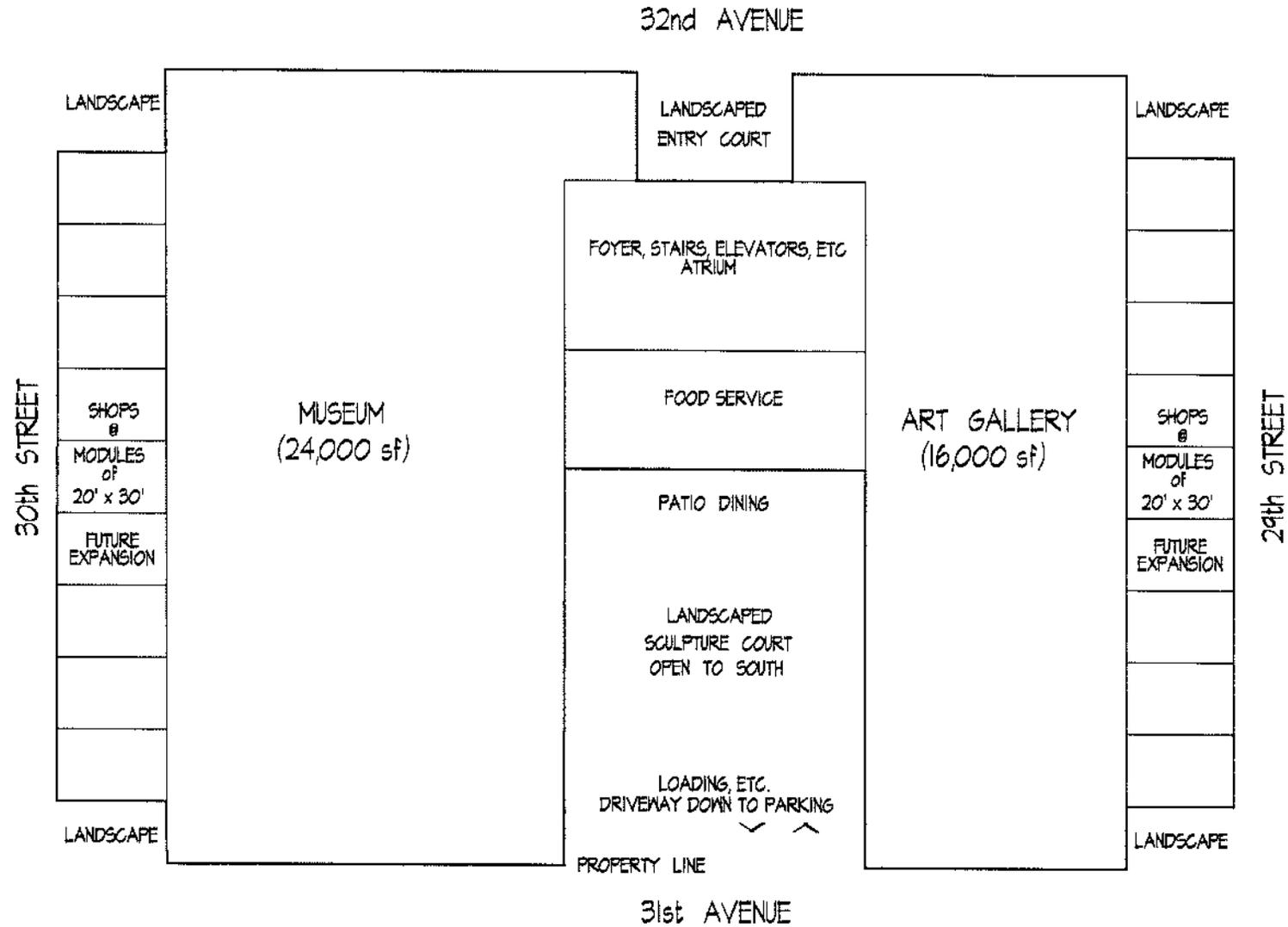
Each of these buildings will require an elevator, two sets of stairs, washrooms, foyer, and service areas. Such duplication will be hugely wasteful and costly both in a capital expenditure sense and in terms of continuing staff requirements to supervise each additional floor level.

Our alternative proposal is as follows. As you will recall, the Coldstream Hotel site and adjacent properties were acquired for the purpose of providing an integrated library, museum, and art gallery. The library is now out of the equation, consequently there is enough ground floor space to accommodate the art gallery, museum and archives, with additional space for rental shops along the east and west frontages, as can be seen blocked out to scale on the accompanying sketch drawing. The shops will provide the opportunity for future expansion adjacent to each of the main functions, plus interim income. This is not a proposed floor plan, just a proportional space allocation diagram.

Our concept allows for a full city block of underground parking accessible from 31<sup>st</sup> Avenue. On the main floor could be a common entry foyer giving access to washrooms, service rooms, a stairway and elevator, and a food service looking southward out to a sculpture courtyard accessible from both the art gallery and museum.

The second floor could accommodate a first class restaurant overlooking one side of the foyer atrium and the courtyard, and include a rooftop landscaped patio dining area. In addition, the balance of the second storey could contain commercial offices. A third storey could contain additional offices. A residential tower could rise above the commercial floor level to a height felt appropriate to both the city and the developer, and include several luxury penthouse suites. This could be a high quality signature development for the City of Vernon and the North Okanagan Region.

The concept would take full advantage of an exceptional site in the heart of Vernon and help to reinforce and reinvigorate our central city's downtown core. We suggest that such a concept is more likely to attract the attention of a number of large, capable developers, providing you with the opportunity to either lease the required space, or purchase a strata containing the space at a much lower capital cost than building two very inefficient structures which will otherwise not enjoy the synergies of shared amenities that our proposal on the Coldstream site most efficiently offers. In addition, the city could then sell and recover much of the cost of the land, not only for this site, but also that for which the art gallery is currently otherwise proposed. Consequently, we recommend bringing the art gallery and museum together into one efficient development on the former Coldstream Hotel site.



THE  
 VERNON  
 REVITALIZATION  
 GROUP

Project  
 PROPOSED  
 DEVELOPMENT  
 OF  
 THE  
 FORMER  
 GOLDSTREAM  
 HOTEL  
 SITE,  
 VERNON,  
 B. C.  
 Drawing  
 SPACE  
 ALLOCATION  
 DIAGRAM

Revisions

Title  
 Plot Code  
 Scale - 1/4" = 1'-0"  
 Date  
 Drawing No.

