

Vancouver Public Library

NW
971.142
P41
Pam

KELOWNA

The Orchard City
by the Lake

The Agricultural Centre of the
Famous Okanagan Valley
of British Columbia

PRINTED AT THE OFFICE OF
THE KELOWNA RECORD,
KELOWNA, B. C.

ISSUED BY THE BOARD OF TRADE,
KELOWNA, B. C.

Kelowna, B.C.

α INTRODUCTION β



HIS BOOKLET IS FOR THE INFORMATION OF THOSE WHO ARE LOOKING FORWARD TO ESTABLISHING A HOME IN A DISTRICT AFFORDING THE BEST CONDITIONS FOR THE ENJOYMENT OF LIFE. THESE CONDITIONS INCLUDE A MILD, HEALTHFUL CLIMATE, FREE FROM EXCESSIVE RAINS AND THE EXTREMES OF COLD AND HEAT, CONGENIAL NEIGHBOURS, PLEASANT SURROUNDINGS AND, PERHAPS MORE IMPORTANT THAN ANY, OCCUPATIONS AT ONCE BOTH LUCRATIVE AND AGREEABLE. THE BOARD OF TRADE DESIRES TO PLACE BEFORE PROSPECTIVE SETTLERS SOME OF THE MORE IMPORTANT FEATURES THAT MAKE KELOWNA AND DISTRICT ATTRACTIVE. THE INFORMATION GIVEN IS AS NEARLY ACCURATE AS IT IS POSSIBLE TO FURNISH, AND READERS MAY RELY ON THE STATEMENTS.



SCENE IN OKANAGAN MISSION 6 MILES FROM KELOWNA.



IN THE OKANAGAN VALLEY



THE Okanagan needs no introduction. Its climate and the repeated triumphs won by its fruit have rendered it a household word throughout Canada and Great Britain. The Okanagan Valley is in the dry belt and escapes the heavy rainfall of the coast district.

It is situated between the Selkirks on the east and the Coast Range on the west, and extends from the main line of the Canadian Pacific Railway at Sicamous to the international boundary line south. It consists in general of a wide plateau region, deeply intersected by lakes and rivers, varied by rolling plains, terraced benches and fertile bottoms. It is drained by the Okanagan Lake and River system, comprising lakes and streams scattered over the district.

It possesses a number of progressive and enterprising towns, the chief of which are Armstrong, Enderby and Vernon on the railway line between Sicamous and Okanagan Landing, and Kelowna, Peachland, Summerland, Naramata and Penticton on the lake. The latter, at the extreme end of the lake, affords connection with the Kettle Valley Railway.

*Reasons Why Kelowna is a
Desirable Place Wherein to Live:*

HEALTHY CLIMATE; LONG DRY SUMMERS; SHORT
BRACING WINTERS; GOOD MOTOR ROADS; ATTRACTIVE
SCENERY; SPLENDID BATHING; BOATING; GOOD FISH-
ING; GOOD HUNTING; EXCELLENT SCHOOLS; REASON-
ABLE RENTS AND RATES; GOOD CLASS OF PEOPLE.



VIEW OF KELOWNA LOOKING WEST

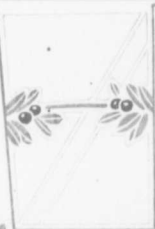
THE CITY OF KELOWNA



KELLOWNA CITY, the centre of a fine agricultural district, is situated on the eastern shore of the Lake from which the Valley derives its name, about midway of its length. It has a splendid location, with two miles of water front, about half a mile of which comprises a beautiful park. This park, with its broad promenades, its shady drives, playgrounds, bathing beach, athletic field, and flower plots, is one of the city's attractions.



KNOX CHURCH
KELOWNA



BAPTIST
CHURCH



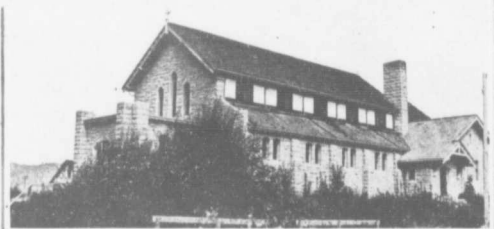
KELOWNA HOSPITAL



ROMAN CATHOLIC
CHURCH



ST MICHAEL AND ALL
ANGELS CHURCH



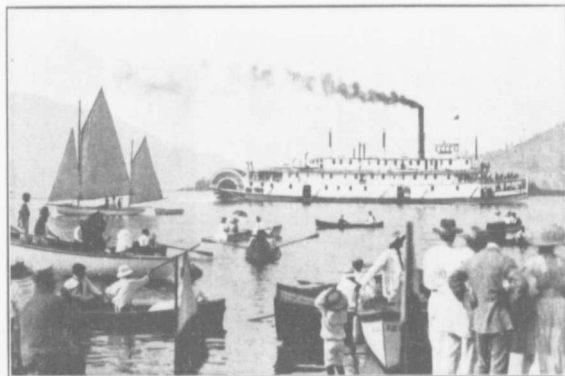


*ST. ANDREW'S CHURCH, AT
OKANAGAN MISSION*

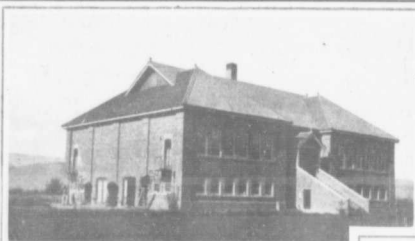
Churches The Anglican, Baptist, Methodist, Presbyterian, and Roman Catholic denominations possess commodious places of worship.

Fraternal Societies These are represented by the Masons, Royal Arch Masons, Order of Oddfellows, Rebekahs, Orangemen, Canadian Order of Foresters, and Great War

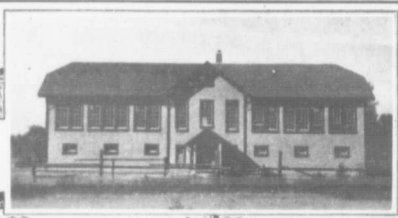
The City owns and operates an excellent Electric Light and Power Plant, which furnishes at reasonable rates ample power for all purposes. The Waterworks System, also municipally owned, is adequate and up-to-date. Powerful pumps keep a constant pressure on the mains, which pressure is more than doubled instantly on receiving a fire alarm, thus insuring excellent fire protection. A volunteer fire brigade, well trained, with up-to-date appliances, has enabled the city to obtain reasonable fire insurance rates. A modern sewerage system has been installed serving the business section, and will be extended as conditions warrant.



A BUSY AFTERNOON ON THE LAKE OFF KELOWNA



RUTLAND SCHOOL
OHAWAHOE MILITARY SCHOOL



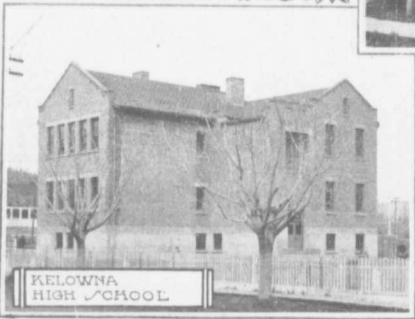
OHAWAHO MILITARY SCHOOL



GLENMORE SCHOOL



KELOWNA PUBLIC SCHOOL



KELOWNA HIGH SCHOOL



SCHOOL OF MANUAL TRAINING AND DOMESTIC SCIENCE

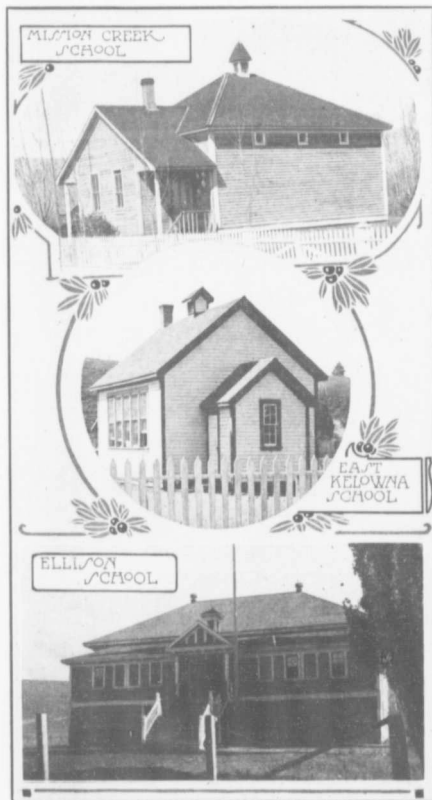
Veterans' Association. There is also a well-equipped Troop of Boy Scouts. This Troop won the Lieutenant-Governor's Challenge Shield in 1917. The shield has been awarded to them as being the finest troop of Boy Scouts in the province.

Educational Facilities

Educationally, the advantages offered are second to none in the province. An efficient and well-equipped Public School, furnishing the benefits of an excellent common school course, is supplemented by a High School, where pupils are prepared for matriculation into any of the Canadian Universities. There are special courses in Domestic Science, Manual Training and Agriculture, with commercial Night Schools during the winter months. The Government also provides free classes in fruit packing and tree pruning.

Agricultural Organizations

The farming industry is represented by a well-organized Farmers' Institute; Agricultural,



Horticultural and Poultry Associations; the United Farmers of British Columbia, the B.C. Fruit Growers' Association, and several others.

Banking Facilities

The Bank of Montreal, the Royal Bank of Canada and Canadian Bank of Commerce, have each erected a substantial building. There is also a local institution, The Okanagan Loan and Investment Trust Company.

Industries

THE WESTERN CANNERS Ltd. have an up-to-date plant, capable of handling 80 tons of tomatoes daily. They also can other vegetables & fruits.

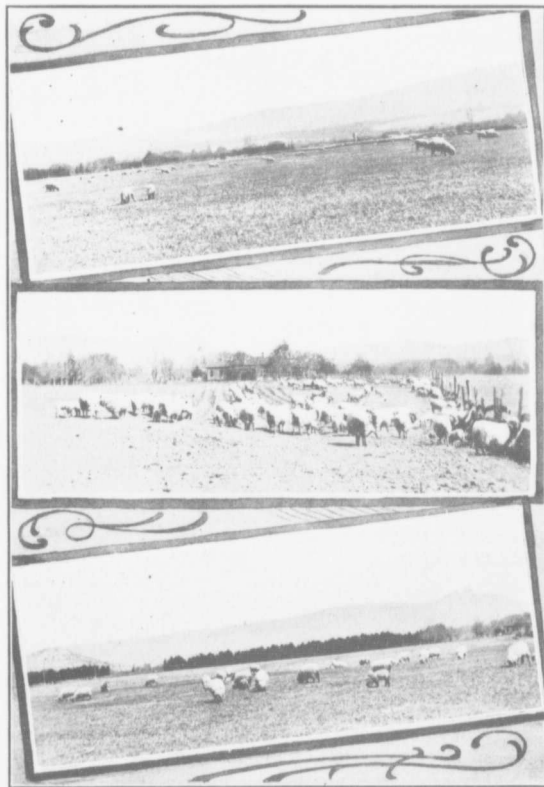
THE ORCHARD CITY EVAPORATING CO. specialize in the evaporation of apples.

THE KELOWNA PACKERS, Ltd., with extensive premises, have a modern canning plant and also evaporate onions and other vegetables.

KELOWNA SAW MILL CO., Ltd., operate a general saw mill, planing mill and box factory.

S. M. SIMPSON has a well-equipped sash and door factory.

WOODCRAFT MANUFACTURING CO., operate a furniture factory.



SHEEP FARMING IS A PROMISING INDUSTRY

THE KELOWNA CREAMERY, LTD., is controlled by the farmers of the district. This institution from a small beginning has developed into one of prime importance to the farmers, furnishing them with a ready market for all the cream they can produce. 93,800 pounds of butter were sold last year and \$34,252 paid out to farmers. For two consecutive years the creamery butter exhibit has taken first prize at the Annual Competitive Exhibition for the whole Province held by the B.C. Dairymen's Association.

There are a number of shipping firms, with commodious packing houses, where fruit and vegetables are assembled, graded and packed. The principal among these are :

THE KELOWNA GROWERS' EXCHANGE, a co-operative institution.

THE B. C. GROWERS, LTD.

THE OCCIDENTAL FRUIT CO., LTD., also operating a cannery.

STIRLING & PITCAIRN, LTD.

GEORGE ROWCLIFFE.

THE OKANAGAN MARKET.

HARVEY, DUGGAN & DAVIES.

For the convenience of the farmers these firms have branch packing houses in different parts of the district, and these industries furnish employment in the season for a large number of hands, principally women and girls, as in the case of the Evaporators and Canneries.

Three Greenhouses make a specialty of seedling plants, grapes, early vegetables, bedding plants, and cut flowers.

There are two weekly newspapers, The Kelowna Courier and The Kelowna Record.



Recreation

Encouragement is given to all lines of sport. The neighbourhood of the lake furnishes opportunities for those who enjoy the water. Safe and enjoyable swimming, boating and fishing are assured. The Kelowna Aquatic Association has secured a lease of a portion of the foreshore of the Park, where a substantial Club House and Pavilion have been erected which are open to the members at all times. Wide verandahs, screened from the rays of the sun, and cooled by lake breezes, furnish a pleasant retreat on summer afternoons. Bathing cubicles and diving boards are

also provided. The bathing privileges are free to all children under fourteen years, and a caretaker, an experienced swimmer, is in attendance at the Club House for the safety of children and others.



REGATTA DAY AT KELOWNA, SHOWING CLUB HOUSE AND GRANDSTAND





PORTION OF KELOWNA PARK AND CHILDREN'S PLAYGROUND

Under the auspices of the Aquatic Association an Annual Regatta is held, which is one of the great sporting events of the year, and lends a desirable impetus to the rivalry of canoeists, oarsmen, yachtsmen, swimmers and other aquatic experts. The War Canoe races form a leading feature of the Regatta, the keen competition between the teams from the various lake points adding much to the interest of the events.





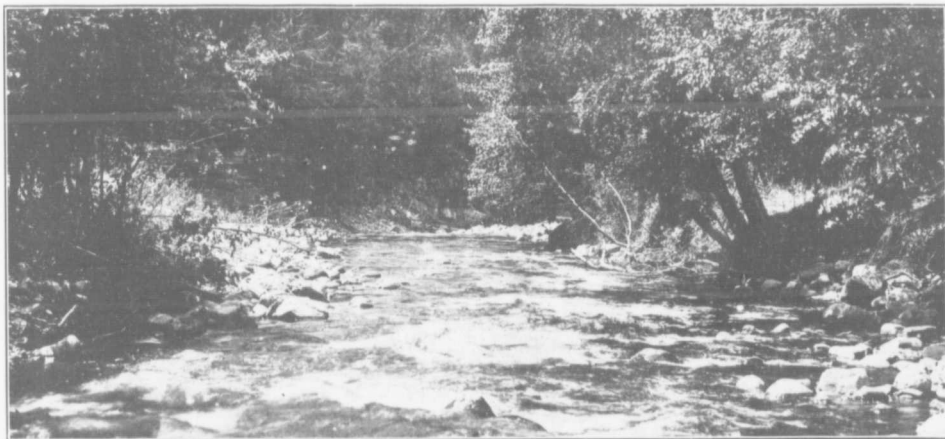
*SAILING RACE ON
OKANAGAN LAKE*

Boats and canoes may be hired from the Association.

The Kelowna Club (Inc.) provides bowling, tennis, billiards, and other forms of recreation for its large membership, and has a commodious reading-room well supplied with papers, magazines and other periodicals.



KELOWNA REGATTA IS ONE OF THE EVENTS OF THE YEAR



SPOTS SUCH AS THIS AROUND, WHERE THE ANGLER LOVES TO PLAY THE LUSTY TROUT

KELOWNA DISTRICT



THE section of which Kelowna is the shipping centre, lies on both sides of the lake, which at this point is a mile wide. The west side, embracing Gellatly, Westbank, Glen Rosa and Bear Creek, is connected with the city by a steam ferry subsidized by the Government. On the east side the different sections, comprising Okanagan Mission, East Kelowna, Benvoulin, Rutland, Ellison and Glenmore, are reached by good trunk roads under Government control, which are of an excellent character, furnishing exceptional facilities both for ordinary use and for motoring. These districts represent a gross area of over 50,000 acres, of which only 10,000 to 15,000 are as yet under cultivation.



CRAWFORD FALLS, A FAVOURITE PICNIC SPOT

The population of the district is variously stated at from 2,000 to 3,000, exclusive of the city, chiefly English and Canadians of British descent.

Excellent free schools have been established by the Provincial Educational Department at convenient locations. There are also Churches of the various religious denominations.

A rural telephone system, with 'phones in many homes, together with the free mail delivery, furnish cheap and expeditious means of communication.

Climate

The delightful climate of the Kelowna district is one of its most valuable assets. Spring opens early

and is mild and balmy ; the summer is warm and dry ; and the long genial autumn forms a delightful transition to the short, mild winter. The heat of summer is never oppressive, for lake breezes moderate the noonday temperature, while cool refreshing evenings follow the warmest days. The vicinity of the lake also minimizes the danger of spring and autumn frosts, and prevents extremes of temperature.



LAKES NORTH OF KELOWNA SKIRTED BY MAIN OKANAGAN ROAD

Soil and Irrigation

The soil varies from light and sandy to a rich black loam, offering such a range in kind and properties as to enable it to produce, to the best advantage, a great variety of the choicest fruits and vegetables. Nearly all the cultivated land in the Kelowna district is under irrigation from water supplied



SHOWING METHOD OF IRRIGATING YOUNG ORCHARD

through different systems, some of which are controlled by the farmers themselves, and others by corporations regulated by Government as to rates.

Irrigation is simply crop insurance, a guarantee expenditure to protect the growers against the effects of drought. It reduces the element of uncertainty in his operations and enables him to plan and carry on his work with scientific precision and definiteness. When properly managed, irrigated lands produce fruit which cannot be equalled. In support of this statement it may be said that at the Exhibition of the Royal Horticultural Society, in London, England, fruit grown on British Columbia irrigated lands has repeatedly captured the great awards in competition with the best products of non-irrigated fruit districts, and has repeatedly taken the majority of first awards at Vancouver, Seattle and Spokane,

the latter the centre of a large fruit district.



SPRAYING AN ORCHARD

Fruit

Fruit growing is unquestionably the greatest industry of the district. When intelligently carried on by men who make a point of acquainting themselves with the essential conditions of success, it undoubtedly offers a maximum of profit with a minimum of risk, and has before it a future



A YOUNG ORCHARD ON THE BENCH LAND

second to that of no other line of enterprise in the Valley. Kelowna fruit has already established a reputation for itself, which is standing it in good stead and which insures a steady demand for the train loads that will be shipped out of the valley in the future for every car load now produced.

For the cultivation of apples, pears, plums, cherries and small fruit, the climatic and soil conditions of Kelowna cannot be surpassed in the world. This is no mere haphazard statement. It is supported by the results of twenty years of experimental cultivation, and by the unparalleled series of sweeping triumphs at the leading fruit shows of Canada, Great Britain and America.

Returns from Orchards

Taking as a basis for our figures an orchard of ten acres, after careful investigation we have arrived at the following :—

A full bearing apple orchard, say ten years old, and ten acres in size, contains on the average 64 trees to the acre, or a total of 640 trees. An average crop is computed at eight 40-lb. boxes to the tree, and the average price per pound is $1\frac{3}{4}$ cents, hence the gross revenue will be \$3,584. After deducting \$100 for operating expenses per acre, there is left a net profit of \$2,584, or \$258.40 per acre. These figures can be taken as a fair average.

A young apple orchard with proper care will, in from four to seven years, yield a considerable income. Earlier bearing fruits giving profitable returns, such as prunes, plums, cherries and crab-apples, may be, and often are, interplanted, being removed when the permanent apple orchard comes into full bearing.

Vegetables

The soil of certain sections of the Kelowna district is admirably adapted to the production of tomatoes, onions, potatoes and other vegetables, and tobacco.

TOMATOES. The young plants are either grown in hot beds by the individual or purchased from



ONIONS FORM ONE OF THE STAPLE CROPS OF THE DISTRICT



YOUNG ONIONS



JOHN CASORSO'S ONIONS



ONION CROP

GROWN BY CASORSO & SONS, KELOWNA B.C.

the hot houses at small cost, and planted 3,000 to the acre, and produce, according to the season, 15 to 25 tons per acre. Prices range from \$12 to \$20 per ton for canners, and for semi-ripes from \$30 to \$50, early ones bringing higher prices.

ONIONS. Kelowna is the chief centre for onions in Western Canada. This important crop, grown from seed on fine, loose soil, produces under ordinary conditions from 15 to 18 tons per acre, with normal prices ranging from \$15 to \$35 per ton, and finds a ready market. In recent years from 6,000 to 7,000 tons have been grown annually.

In addition to tomatoes and onions, much of the land is equally well suited for production of hay; alfalfa, yielding three crops per season; corn, an important silo crop; white beans; potatoes and all kinds of vegetables, including citron, squash, musk-melons, carrots, pumpkins, cucumbers and rhubarb.



GLENMORE VALLEY IS NOW A PRODUCTIVE ORCHARD DISTRICT

There are also large tracts of grazing land which afford good pasturage for the rapidly increasing herds of horses and cattle. Ranchers and cattlemen have not been slow to recognize the ideal conditions which exist for ranging live stock, and importations of the choicest animals are being continually made through the Stockbreeders' Association to the still greater benefit of existing herds.

Market

The market for Okanagan Fruit is being rapidly extended as its high quality is becoming more generally recognized. Our nearest markets are Vancouver, the mining districts of British Columbia, and the prairie provinces of Alberta, Saskatchewan and Manitoba. These latter with their ever-increasing populations, will be able to absorb the output for many years to come. Shipments have been made to Australia, New Zealand and South Africa, where good prices have been obtained, and there is every prospect when shipping conditions permit, that a large trade will be developed in these countries. There is also a promising undeveloped market for fruit in the great empires of Japan, China and Russia, also with Great Britain, via the Panama Canal.



HARVESTING THE TOBACCO CROP

TOMATOES, a very important crop, are shipped in semi-ripe condition to the coast cities and to the prairie provinces, while the ripened product is canned locally, the output finding a ready sale in all parts of the West.

ONIONS, which are grown extensively on the rich bottom lands, are evaporated locally, and also shipped in large quantities to different parts of British Columbia and the neighbouring provinces.



GENERAL INFORMATION

Climate Spring opens early in March, and good weather prevails until October, the cold weather usually beginning late in December. Winters, for the most part, are clear, bright, and not severe.

*AVERAGE MAXIMUM AND MINIMUM TEMPERATURES FOR THE FIVE YEARS
1913, 1914, 1915, 1916 AND 1917:—*

	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Maximum	27.57	31.82	44.82	59.89	65.29	72.72	78.72	77.60	65.48	54.65	42.64	31.78
Minimum	15.21	20.17	27.67	35.50	42.64	49.48	52.41	51.77	43.80	37.38	33.24	23.05

AVERAGE RAINFALL PER MONTH FOR THE FIVE YEARS 1913, 1914, 1915, 1916 AND 1917:—

January	February	March	April	May	June	July	August	September	October	November	December
1.33	1.01	.43	.58	1.41	1.31	.97	.56	1.10	.95	.88	.79

Average per year for the five years - 11.35

Average per month for the five years - .946

Actual total rainfall per year for the five years referred to was: 1913, 13.55; 1914, 11.07; 1915, 14.07; 1916, 10.50; 1917, 7.57.

Nature of Soil

All varieties, from sandy loam to clay loam.

Price of Farm Lands

Good land under irrigation varies according to location and quality, from \$100 to \$300 per acre.

FRUIT LANDS, ready to plant, about \$200 per acre.

RANGE LANDS, from \$5 to \$20 per acre.

YOUNG ORCHARDS, from 2 to 5 years old, without buildings, \$200 to \$400 per acre.

BEARING ORCHARDS, \$400 to \$1,000 per acre.

Irrigation

METHOD OF IRRIGATING. Water is carried from main canals in ditches, flumes or pipes, and conducted along the rows of trees or vegetables in ploughed furrows.

Hay and Alfalfa are irrigated by flooding.

COST OF IRRIGATION WATER, \$1 to \$5 per acre.

IRRIGATION SEASON extends from May to September. Fruit trees according to age, require two or four waterings per summer. Vegetables, governed by the season, from three to four times. Hay and alfalfa in May, and again after each crop.

Products

FRUIT, the chief product, and vegetables, including tomatoes and onions, have a present annual production of 1,350 cars.

HAY AND ALFALFA find a ready local market, the demand exceeding the supply.

DAIRY PRODUCTS, principally butter, are exported in considerable quantities in addition to supplying local demand.

Gross returns from all crops at present approximate \$1,500,000 per annum.

Increasing Marketing Facilities

Besides the extensive market of the prairie provinces, an increasing amount of fruit is annually being shipped through the port of Vancouver to Australia, New Zealand and foreign countries. A local Evaporator takes care of the small and surplus apples.

Vegetables find their chief market on the prairies. A considerable quantity is also purchased by the local Canneries and Evaporators.

Transportation

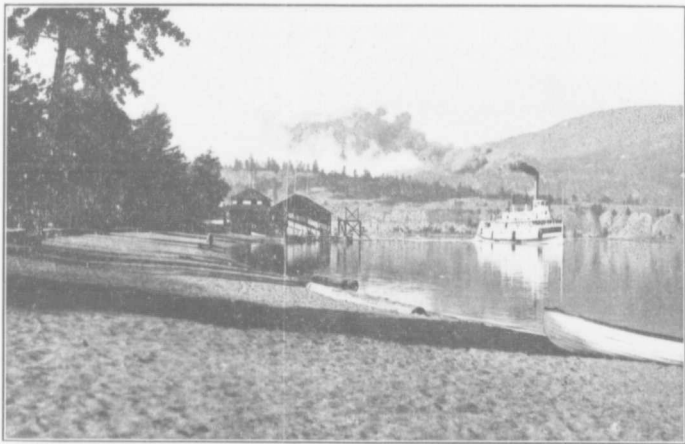
This is furnished by the Canadian Pacific Railway via Sicamous on the main line, and at Penticton with the Kettle Valley Railway. Cars are loaded at the packing houses and transferred by barge to the railway at either end of the lake and thence to their destination. Fast freight boats are provided for perishable fruits, and express shipments are carried by the passenger steamers.



VIEW SHOWING MOUTH OF THE BEAUTIFUL MISSION CREEK

Opportunities

Under recent abnormal conditions it is impracticable to detail the opportunities which exist here for favourable investment and employment, but no hesitation is felt in recommending investment or settlement in the town or district.



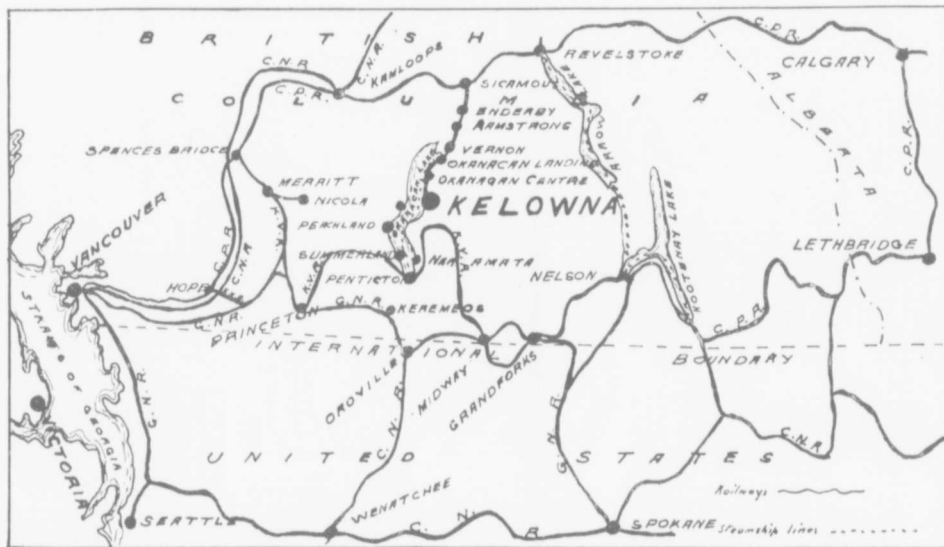
C.P.R. STEAMER "SICAMOUS" ARRIVING FROM THE SOUTH

HOW TO REACH KELOWNA



FROM Sicamous on the main line of the Canadian Pacific Railway, where is located one of the chain of the Company's hotels, transfer is made to a branch line running to Okanagan Landing, a distance of 46 miles, where connection is made by steamer with Kelowna and other lake points; or, if desirable, one can leave the train at either Enderby, Armstrong or Vernon, and motor over excellent roads, viewing scenery rivalling that of Switzerland. In this way, also, a more comprehensive idea of the valley is obtained than from the steamers. Kelowna is also reached by the southern system of the C.P.R. at Penticton, thence by steamer or lake shore drive, a distance of 40 miles.

RAILWAY MAP





KELOWNA

Kelowna has a population in town and district estimated at 5,000.

Is about 20 hours from Vancouver and 96 hours from Montreal.

Has its own water, light, power and sewerage systems.

Has many miles of interesting drives.

Has a telephone system with rural and long distance connections.

Has a number of shipping organizations, facilitating sale of fruit and produce.

Has three banks, mercantile houses of all classes, two newspapers, five churches, three schools with sixteen teachers, and all the prominent fraternal organizations.

Rates : -

Water for domestic purposes \$1.35 per month per 4,000 gallons.

Light, 13½ cents per K.W. hour.

Power, 9 cents per K.W. hour.

Taxes based on land only, 30.4 mills.

Rents range from \$8 to \$25 per month. Residential lots sell at prices ranging from \$50 to \$500.

THE OKANAGAN CIRCUIT

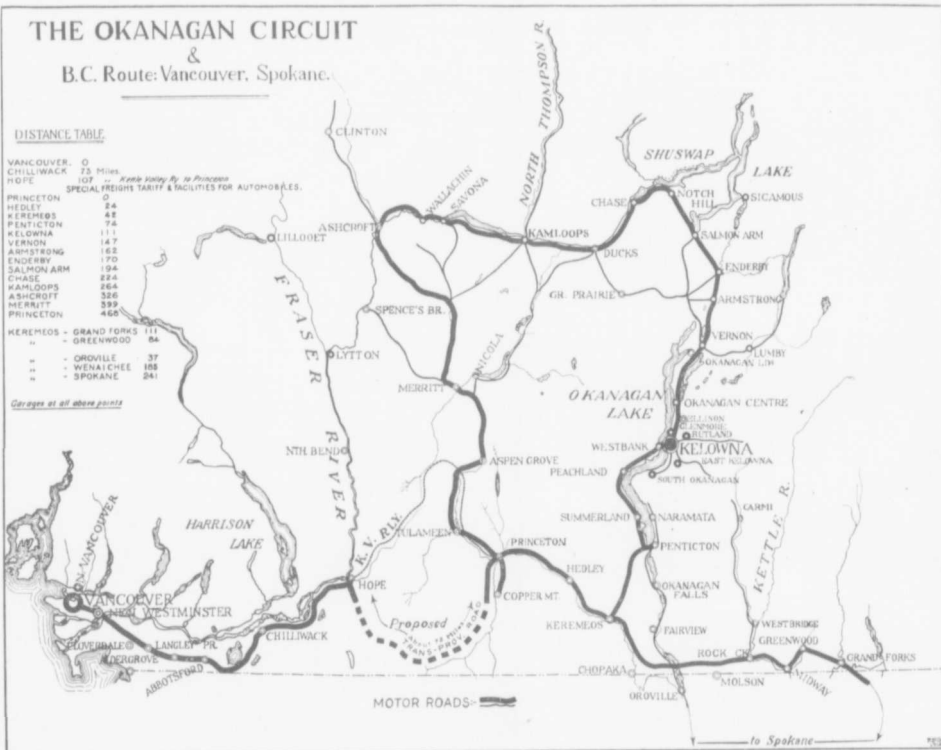
&
B.C. Route: Vancouver, Spokane.

DISTANCE TABLE

VANCOUVER	0
CHILLIWACK	75 Miles
HOPE	107 <i>Miles</i> <i>to Princeton</i>
SPECIAL FREIGHTS TARIFF & FACILITIES FOR AUTOMOBILES.	
PRINCETON	24
HEDLEY	42
KEREMEOS	74
PENTICTON	111
KELOWNA	147
VERNON	162
ARMSTRONG	170
ENDERBY	194
SALMON ARM	224
CHASE	264
KAMLOOPS	326
ASHCROFT	399
MERRITT	466

KEREMEOS - GRAND FORKS	111
" - GREENWOOD	84
" - OROVILLE	37
" - WENACHEE	165
" - SPOKANE	241

Gauges at all above points



MOTOR ROADS—

to Spokane