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CITY OF KELOWNA

**MEMORANDUM**

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**Date:** May 23, 2007  
**File No.:** 6240-20  
**To:** City Manager  
**From:** Park Planning, Design & Construction Supervisor  
**Subject:** Status Report on Stuart Park

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**RECOMMENDATION:**

THAT City Council receive as information the report from the Parks Planning, Design and Construction Supervisor, dated May 23, 2007.

AND THAT City Council approve the timeline as set out in the report subject to budget approvals and the Ten Year Capital Plan.

**BACKGROUND:**

Stuart Park is a critical but underdeveloped link in the downtown's waterfront open space system. In addition to its value as a waterfront park, Stuart Park is at the hub for the City's business, government and cultural districts.

In January, 2004, design work began on Stuart Park. At that time, the boundaries of the park extended approximately from the Seniors Centre to the municipally-owned parking lot on the north side of Queensway Avenue, at Water Street. The concept plan was prepared in part with the knowledge that a development proposal for land south of the park was being considered..

The design for the park featured a waterfront promenade, greenspace, water features and a plaza that could be used in the winter as a public skating surface. While no cost estimate was prepared, at that time it was projected that the cost of developing the first phase of the park (i.e. south of the Yacht Club) would be in excess of \$5,000,000. A copy of the concept plan is attached to this report (see Appendix A). In June, 2004, a public open house was held to present the concept plan for the park and solicit community feedback. Further design development and financing of the park was then put on hold pending the outcome of the private development proposal.

On April 30, 2007, City Council adopted a number of resolutions regarding the preservation of downtown waterfront lands. Among other things, Council extended the boundaries of Stuart Park southward to Queensway Avenue (to include the municipally-owned parking lot on the north side of Queensway) and instructed City staff to proceed with final design, financing and development of Stuart Park.

Since the 2004, concept plan was prepared, a number of issues have developed that limit the ability to undertake final design and construction right away. These issues include:

#### *Expanded Land Base*

The addition of the Queensway parking lot to the land base of the park increases the size of the park by fifteen per cent and provides additional opportunities for public use of the park that need to be explored and incorporated into the design. This will be done as part of an update to the concept plan.

#### *Public Pier*

For some years there has been an informally expressed desire to have a public pier in the downtown core, in the area of Kerry Park. The Recreation, Parks and Culture Department is investigating the possibility of acquiring and adapting one or more of the pontoon structures from the existing floating bridge for re-use as a public pier. In order to optimize the effectiveness of the pier and access to it, planning for it will be tied into the design of Stuart Park.

#### *Environmental Approvals*

Any development along the shoreline of Okanagan Lake, including Stuart Park, will require approval from federal environment authorities. The Environment Division advises that approval for waterside works at Stuart Park, or any other downtown public waterfront, will not likely be granted by the environment agency in the absence of a plan for the entire downtown waterfront. It is estimated that environmental approval for the first phase of work in the park could take six to twelve months. In addition, the 2004 concept plan made no design or costing provision for the environmental mitigation and compensation that will be required as part of park development.

#### *Budget*

From the 2007 Budget and the 10-year Plan, the financial resources allocated for Stuart Park are as follows:

		PRIORITY 1	PRIORITY 2
PHASE 1	2006	\$1,885,000	-
	2008	\$2,300,000	\$1,250,000
	2009	\$1,500,000	-
	sub-total	\$5,685,000	\$1,250,000
PHASE 2	2013	-	\$2,500,000
	2014	-	\$2,500,000
	sub-total	-	\$5,000,000

At this time it is unknown what the costs for developing Stuart Park will be. Given that the size of the park has increased, environmental mitigation will be required, and local construction costs have increased since the initial concept plan was completed, it is anticipated that the cost of developing the first phase of the park will exceed the minimum \$5,000,000 projection made in 2004. Before assuming that the resources allocated in 10-Year plan will be sufficient to develop the park, it will be necessary to update the concept plan and the environmental assessment, and prepare a preliminary cost estimate.

In order to address the above issues and advance development of the park, Parks staff are undertaking the following tasks:

TASKS	START	END
1. Update the concept plan and environmental assessment for Stuart Park, incorporating the proposed pier, additional park land, environmental mitigation and feedback from the public open house.	JUNE 2007	NOV 2007
2. Tie this work into similar work being conducted concurrently for City Park so that a comprehensive understanding of the lakefront environment downtown can be incorporated into any application for environmental approvals.		
3. Consult with the public again once the concept plan for the park is updated.		
4. Prepare an estimate of costs for development of the park.		
5. Obtain budget approval for additional funding.	JAN 2008	JAN 2008
6. Prepare detailed designs and cost estimates for Phase 1 park development.	JAN 2008	JUNE 2008
7. Prepare & submit application for environmental approval.		
8. Tender Phase 1 park development	JAN 2009	SEPT 2009
9. Phase 1 park construction		

**INTERNAL CIRCULATION TO:**

- ☐ Director of Recreation, Parks & Cultural Services
- ☐ Parks Manager

Considerations that were not applicable to this report:

**LEGAL/STATUTORY AUTHORITY:**

**LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:**

**EXISTING POLICY:**

**FINANCIAL/BUDGETARY CONSIDERATIONS:**

**PERSONNEL IMPLICATIONS:**

**TECHNICAL REQUIREMENTS:**

**EXTERNAL AGENCY/PUBLIC COMMENTS:**

**ALTERNATE RECOMMENDATION:**

Submitted by:

*AGibbs*

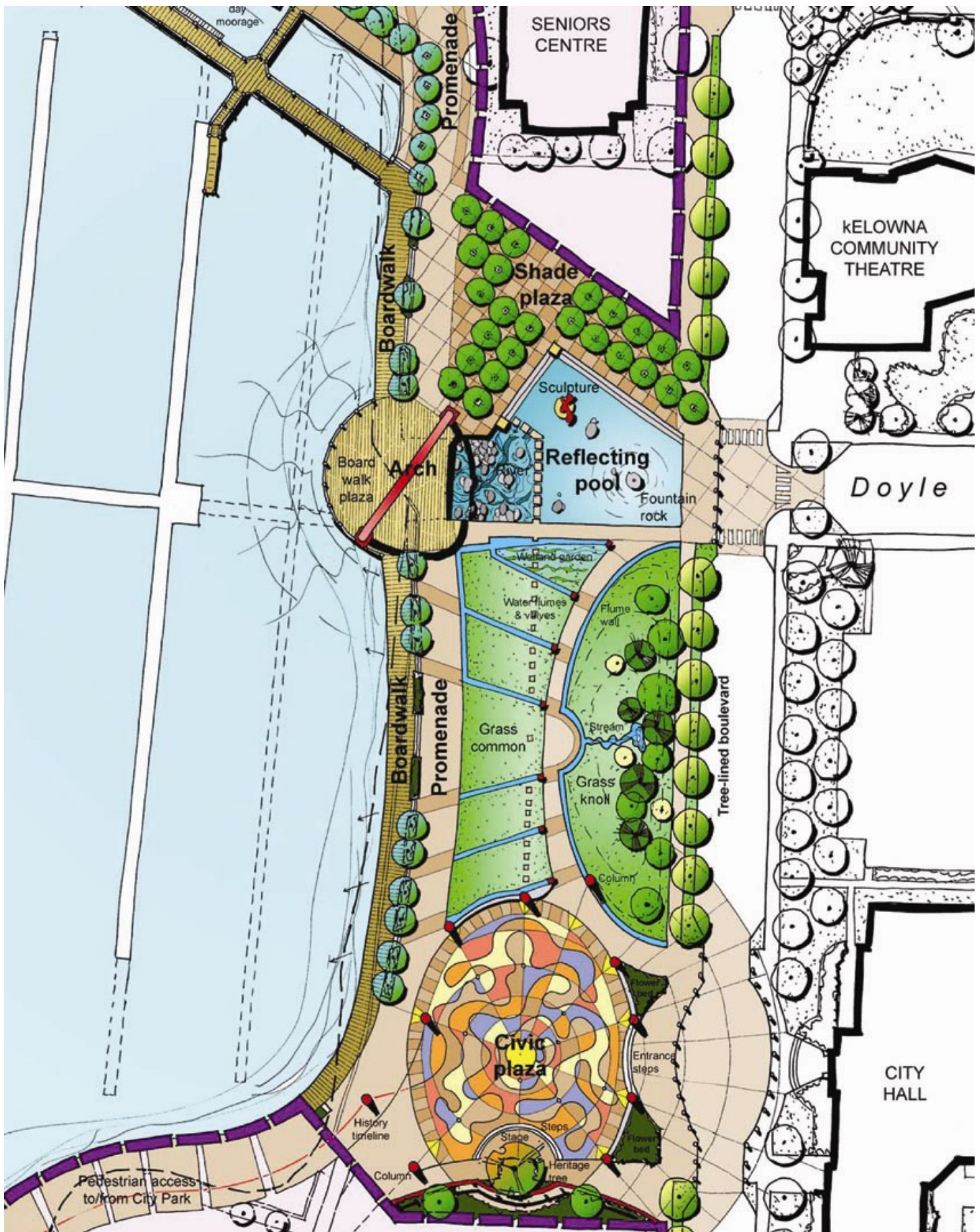
Andrew Gibbs  
Parks Planning, Design & Construction Supervisor

Approved for Inclusion:



Attachment: Appendix A – Stuart Park Concept Plan

cc: Director of Recreation, Parks & Cultural Services  
Parks Manager



**Appendix A – Stuart Park Concept Plan**