

Memo

Date: June 23, 2010
File: 0920-20-018
To: City Manager
From: Manager, Strategic Land Development
Subject: STATUS REPORT - KELOWNA YACHT CLUB - CLUBHOUSE RELOCATION



Recommendation:

THAT Council receive, for information, the report of the Manager, Strategic Land Development dated June 23, 2010 with respect to the Kelowna Yacht Club clubhouse relocation.

Purpose:

To provide a status report for the Council approved Kelowna Yacht Club clubhouse relocation initiative.

Background:

Further to the Council Report dated December 9, 2009, Council approved the Kelowna Yacht Club ("KYC") clubhouse relocation Memorandum of Understanding ("MOU") between the City and the KYC. The MOU set out the proposed terms of agreement between the KYC and the City for the land disposition, design, and approvals required for the development of a new KYC clubhouse.

Council authorized the disposition of a 12,000 square foot building footprint at the north end of Stuart Park to the KYC. The proposed timeline for completion of the relocation is 2013.

KYC currently has a lease on municipal land for their clubhouse. On July 21, 2008, Council approved a five (5) year lease for the clubhouse. Both the City and KYC acknowledge that on or before the end of the lease, the KYC needs to move out of their current clubhouse into a new facility.

The MOU discussed an integrated design process to define the disposition lands for the KYC clubhouse relative to the future park. The MOU specifically stated that:

"Both parties agree to establish a committee to direct the preparation of a concept design for the site. The parties also agree to engage an architect to provide a concept design for the site and both parties will put forward representatives for a site design committee."

This report is to provide Council the results of the Site Design committee's work. The City and the KYC created an eight person committee to address the site design. The committee engaged an architect to provide professional guidance for the site design exercise. The results of the committee are attached in Schedule 'A'.

The conclusion of the site design committee allows Staff to proceed with completion of the purchase and sale agreement, per Council authorization.

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Internal Circulation:

Infrastructure Planning
Policy & Planning
Land Use Management
Financial Services
Recreation & Cultural Services
Community & Media Relations

Communications Considerations:

Staff will continue to work with the KYC in disseminating information. The KYC will present the Site Design Committee results to its members in early July.

Public input for the design of Stuart Park Phase 2 will occur during the detailed park design exercise.

Financial/Budgetary Considerations:

Infrastructure Planning will submit a budget item for the design of the seawall and promenade from Stuart Park Phase 1 to the current Boat Launch in 2011 with the intention to construct in 2012, in advance of or in conjunction with the KYC clubhouse development.

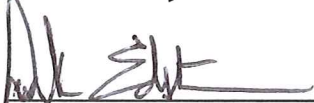
Stuart Park Phase 2 is currently not budgeted for in the 10 year capital plan. Infrastructure Planning intends to address this as a park priority when the 10 year capital plan is updated.

The relocation of the Water Street Seniors Center Society meets with the timelines and conditions contemplated in this transaction.

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Alternate Recommendation:

Submitted by:



Derek Edstrom, CA, CFA
Manager, Strategic Land Development

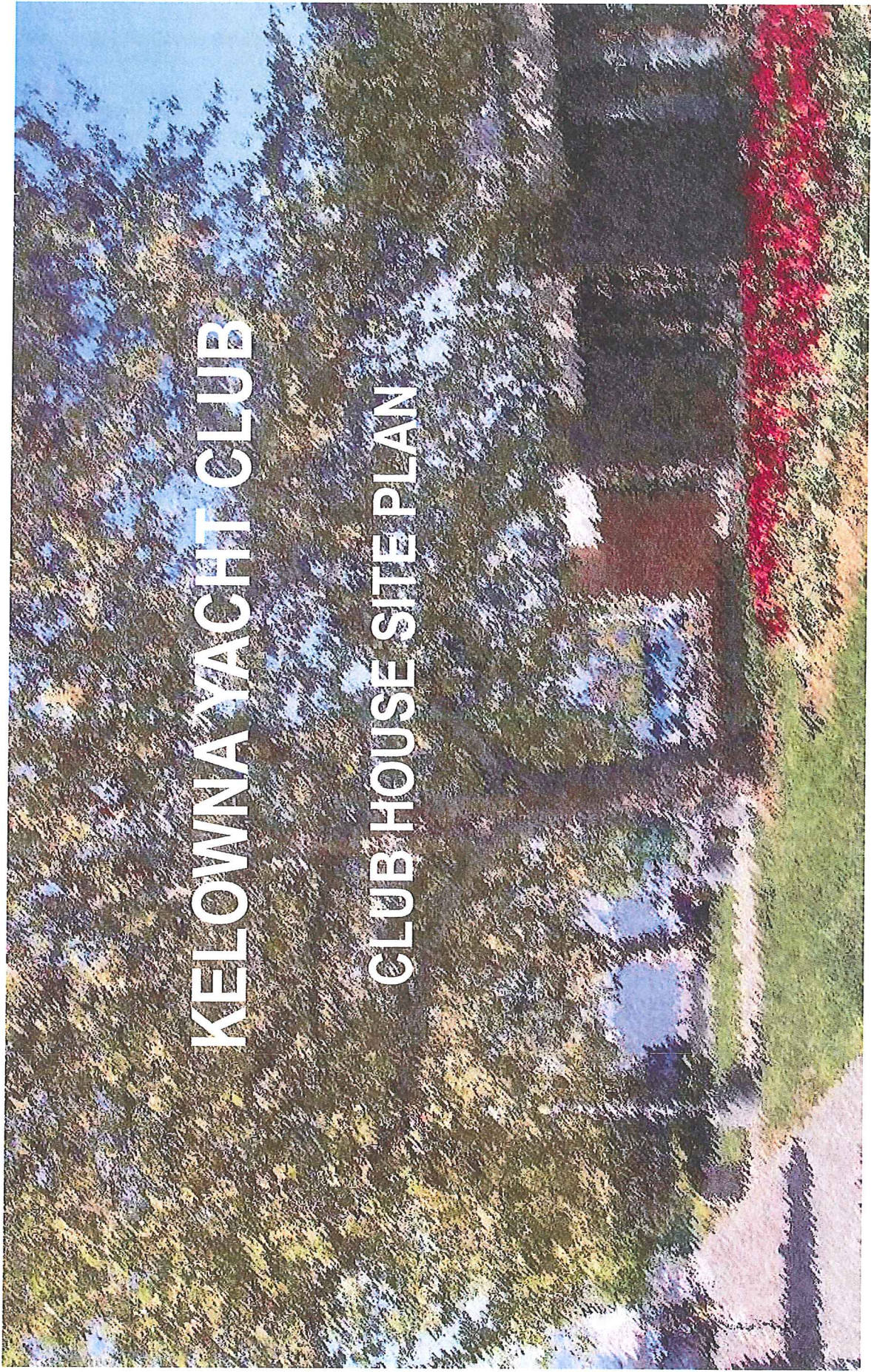
Approved for inclusion:



.Doug Gilchrist, Director, Real Estate & Building Services

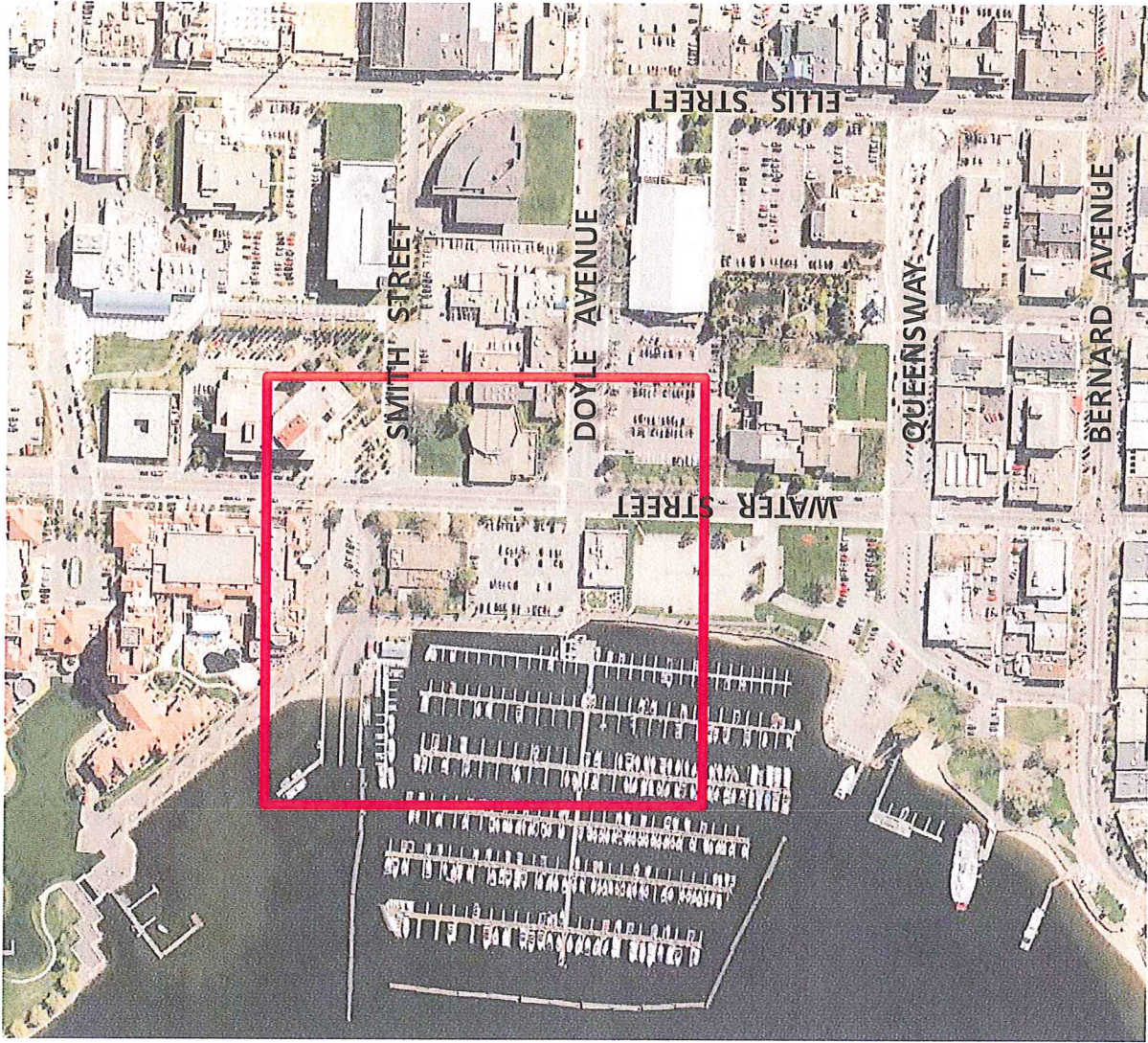
cc: B. Berry, Director, Design & Construction Services
R. Cleveland, Director, Infrastructure Planning
S. Bagh, Director, Policy & Planning
S. Gambacort, Director, Land Use Management
K. Grayston, Director, Financial Services
J. Gabriel, Director, Recreation & Cultural Services
C. Stephens, Director, Community & Media Relations

KELOWNA YACHT CLUB CLUB HOUSE SITE PLAN



LOCATION MAP

SUBJECT SITE



SITE

EXISTING SENIOR'S CLUB

EXISTING YACHT CLUB



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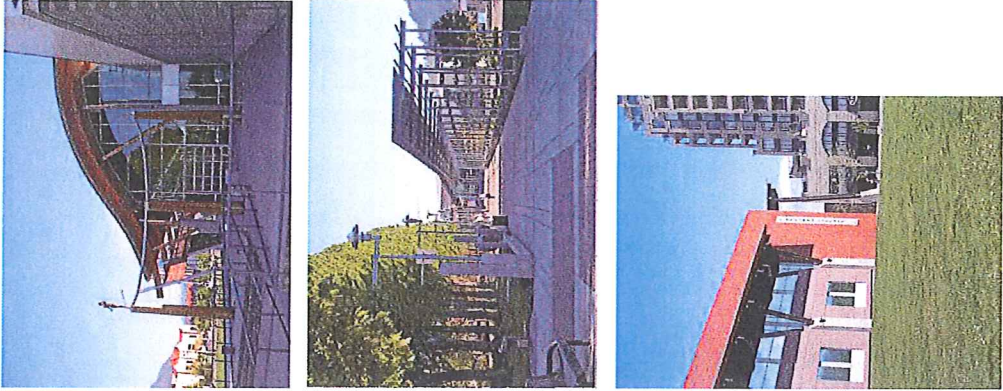


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SURROUNDING
CONTEXT

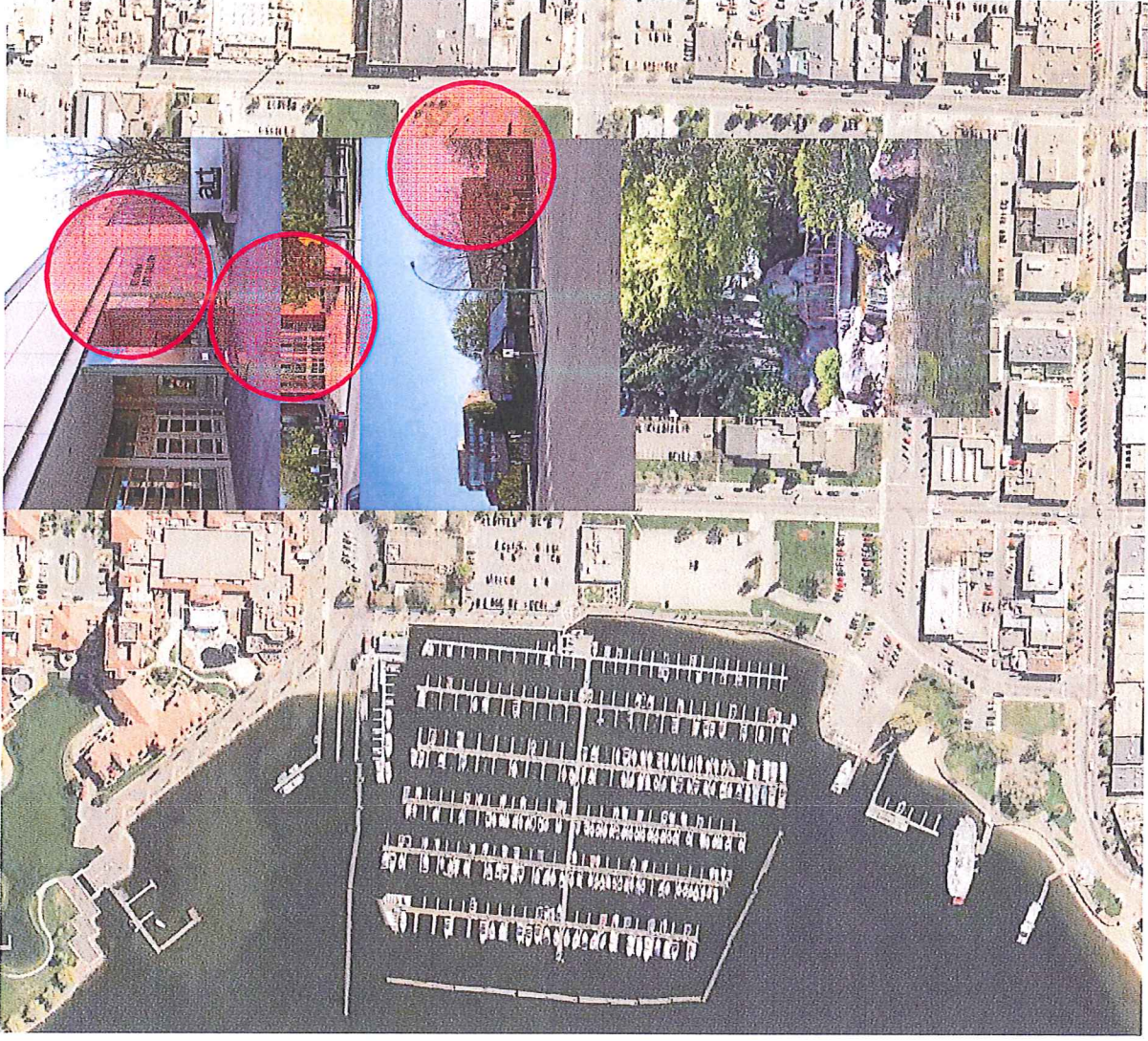


 NEW TOWN
ARCHITECTURE
URBAN PLANNING

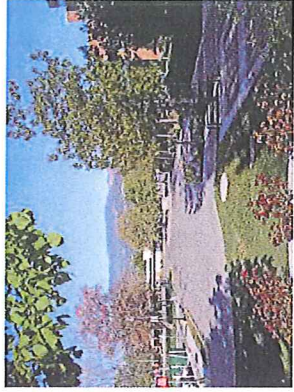
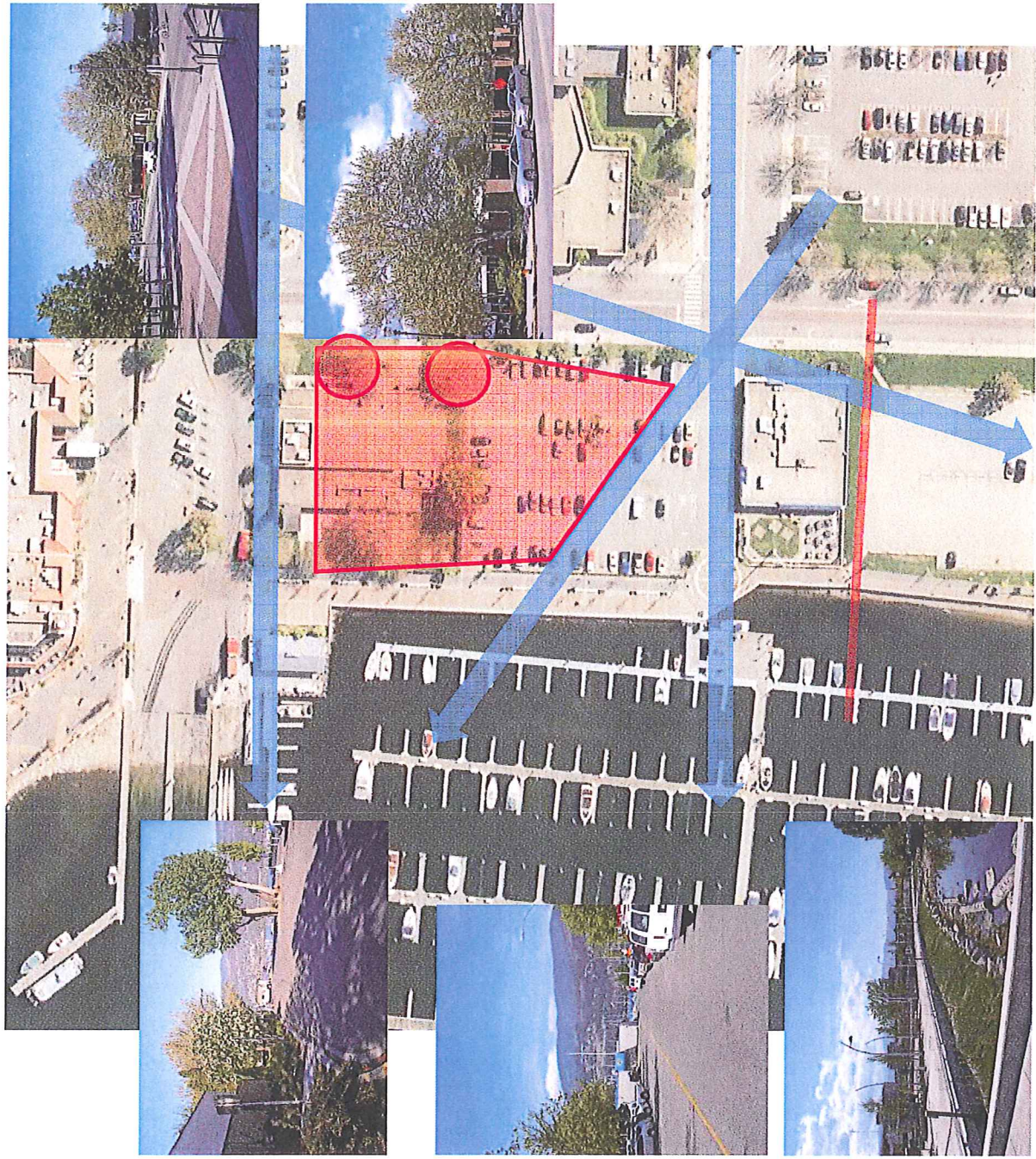
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 City of
Kelowna



DESIGN GUIDELINES



Protected Sightlines
 Extent of Stuart Park-Phase 1
 Subject Site
 Protected Trees



DESIGN STRATEGIES

Maintain aquatic access

Widening Smith St view corridor

Continued arc of public path

Creation of pedestrian node

Reinstate a historic reference at Smith St terminus

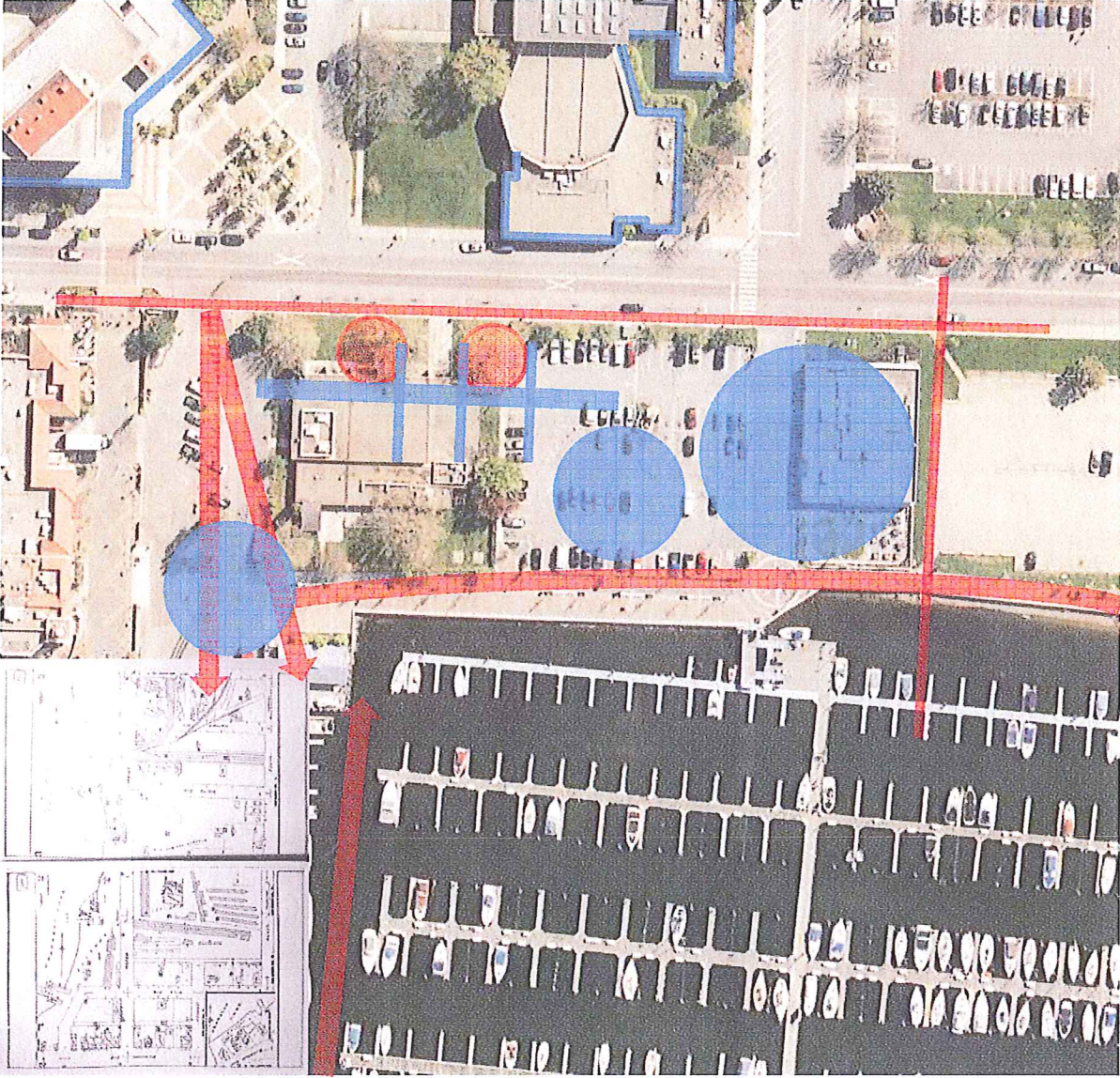
Protected plane trees require green condition between Water St and the building edge

Creating a strong building edge along Water St, parallel to street

Breaks in facade, respecting trees and surrounding patterns of building interaction with street

South facing restaurant terrace

Create public open space, unifying Stuart Park phase 1, with phase 2



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DESIGN RATIONALE

Waterfront Promenade

The Dock

The Lawn

Willow Point

Waterfront Plaza

Riparian Seating Edge

Smith Point

Water Street Zone

Building loading Zone

KYC Building

Restaurant/Terrace Zone

KYC Public Zone

Muster Station



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ZONES, DISCUSSED

Waterfront Promenade

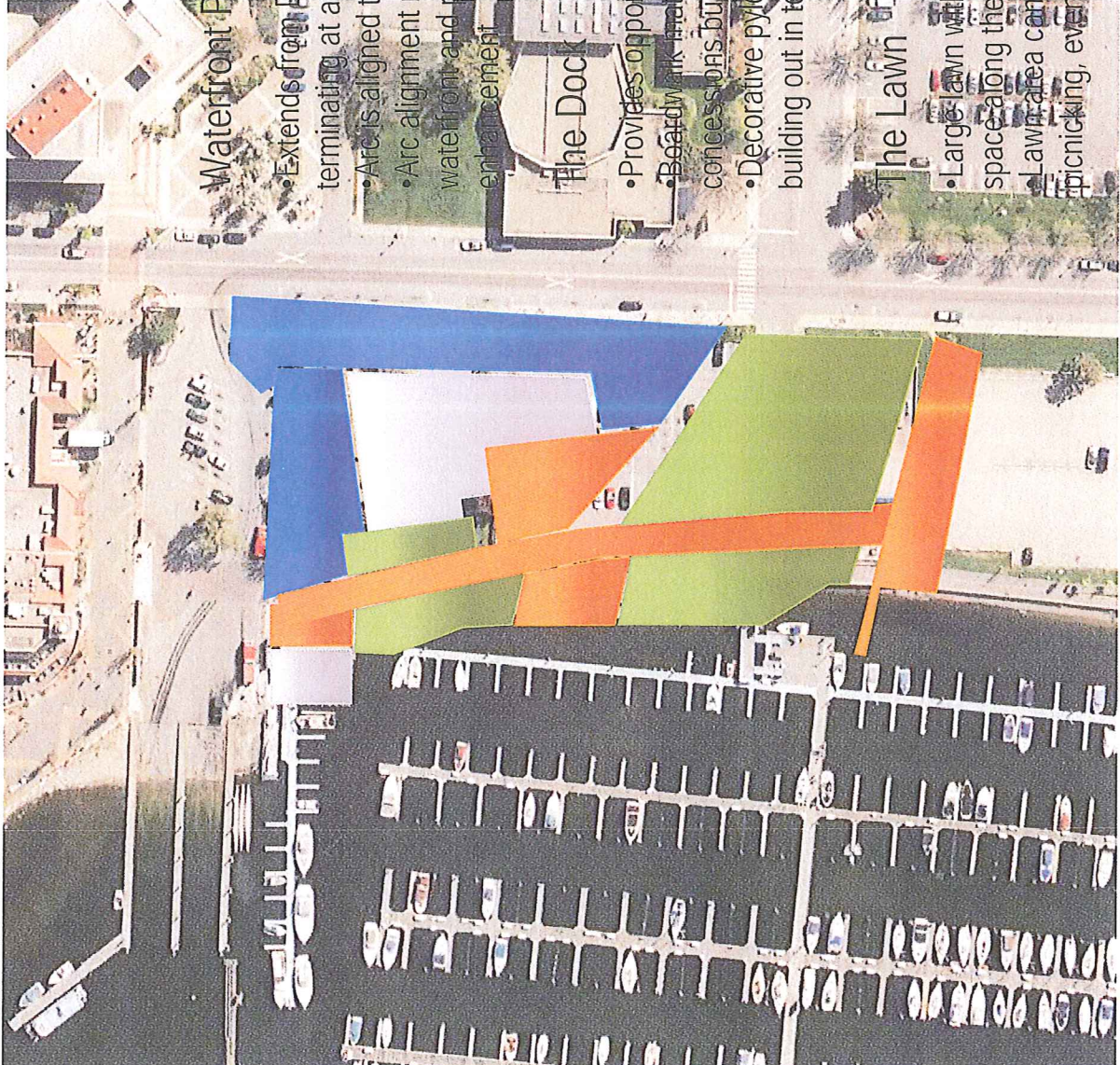
- Extends from Doyle Avenue to Smith Street, terminating at a pedestrian plaza
- Arc is aligned to direct and focus pedestrian traffic
- Arc alignment maximises opportunity for public waterfront and provides a gain for riparian enhancement

The Dock

- Provides opportunity to get out over the water
- Boardwalk materiality extends over the path to concessions building
- Decorative pylons extend from the concessions building out in to the water, establishing a gateway

The Lawn

- Large lawn with shade trees provides open green space along the water front
- Lawn area can accommodate informal play, picnicking, event gatherings and KYC classes



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Willow Point

- Waterfront edge, separated from activities of the primary path
- A continuous seating wall and lounge furniture encourage people to linger and relax
- A low berm with Willow trees provides an elevated green space for picnicking, gathering and resting

Waterfront Plaza

- Pedestrian node
- Kelowna Yacht Club Interaction with Public
- Ceremonial Flagmast location

Riparian Seating Edge

- Seating steps with boulders and riparian planting provides an interface with the water edge
- Shade trees and benches provide additional seating at the top of the steps
- Ceremonial Flagmast in the adjacent waterfront plaza is visible from multiple site lines along the waterfront





Smith Point

- Circulation node at the end of the service and loading area
- Marina signage incorporated in to the security fencing, which protects the work platform
- Special paving defines the area as both a place and a terminus
- Public art may be incorporated in to this zone to serve as a pedestrian landmark

Water Street Zone

- Integrated and unified architectural and landscape edge addresses Water Street
- Preservation of existing heritage trees dictates a green condition between the building and Water Street
- Main entrance is framed by existing heritage trees
- Edge treatments will maintain existing site lines and pedestrian linkages through the site





Restaurant/Terrace Zone

- Public entry and access to KYC restaurant and terrace
- Elevated terrace provides prospect and captures views
- Terrace benefits from Southwest orientation
- Faces and connects to waterfront promenade activity

Kelowna Yacht Club Public Zone

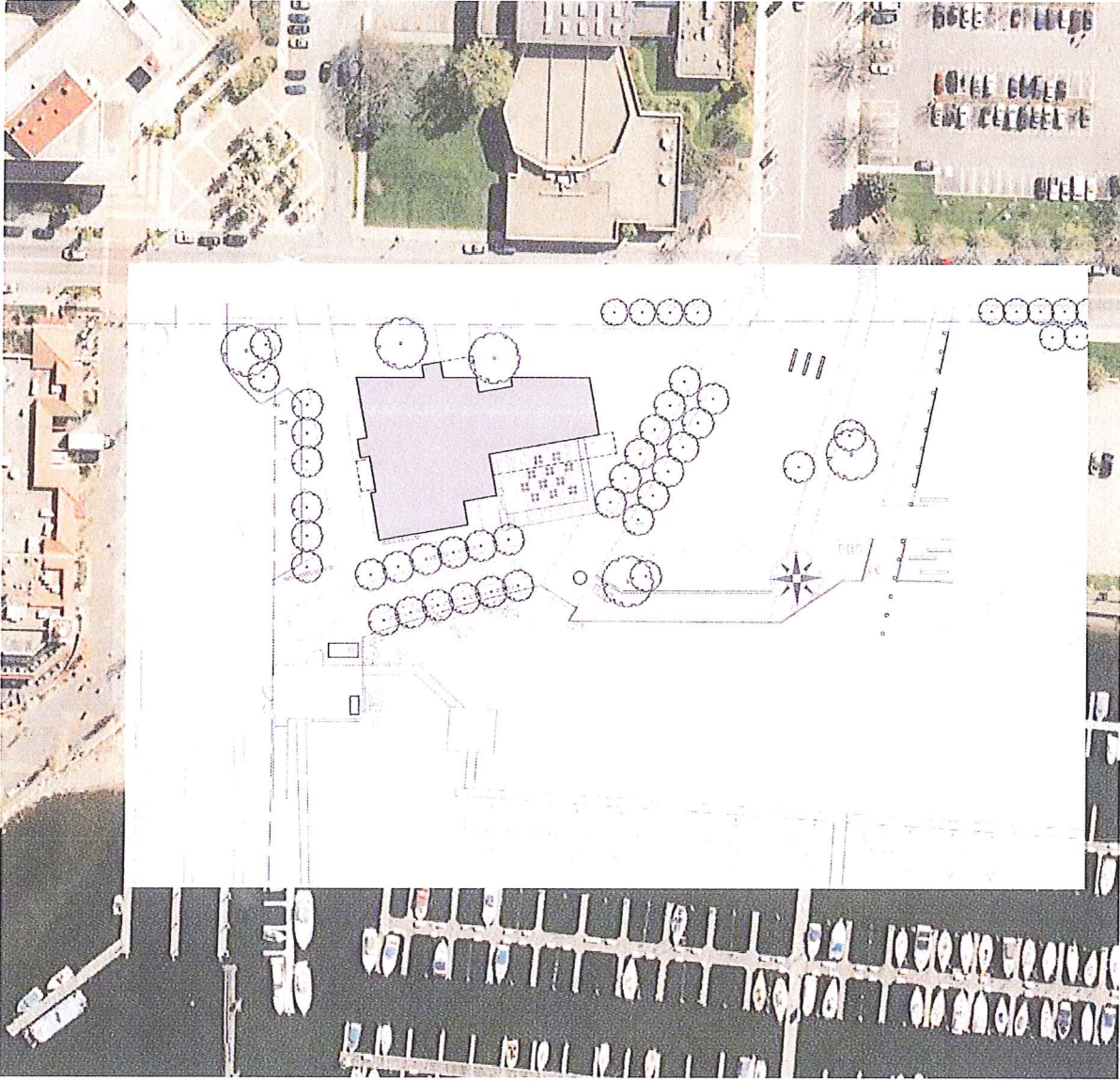
- Public face of the KYC to the community
- Informational signage area adjacent the public entry from the waterfront promenade
- Signage area to include historic interpretation, event announcements and Yacht Club programming schedules

Muster Station

- Secure work platform for marina maintenance and dock access
- Loading area for KYC members



DESIGN OVERLAY



DESIGN CONCEPT

