

Memo



Date: January 21, 2011
File: 7800-01
To: City Manager
From: Planner Specialist, Urban Design
Subject: Bernard Avenue Revitalization - Public Consultation Process

Recommendation:

THAT Council receives, for information the report from the Planner Specialist, Urban Design dated January 21, 2011, with respect to Bernard Avenue Revitalization - Public Consultation Process.

Purpose

To update Council on the status of the public consultation process related to the Bernard Avenue Revitalization project.

Background

The road and the underground utilities along Bernard Avenue between Richter Street and Abbott Street are in critical need of upgrading. This work must be completed within the next four to five years.

Given this timeline, and following through on earlier studies, it is appropriate to plan for a comprehensive upgrade to Bernard Avenue as one of Kelowna's prime public assets. These upgrades, including streetscape enhancements such as wider sidewalks, a coordinated complement of street furniture, as well as more trees and vegetation, could be completed as part of an overall, integrated construction initiative. The improved functionality of the infrastructure, a higher degree of accessibility for bicyclists and pedestrians, and the beautification of the street would help reinforce Downtown as a prime destination for shoppers and tourists, promote private investment in the area, as well as facilitate its evolution to a mixed-use urban setting.

In order to capitalize on this opportunity, a consulting team of landscape architects and engineers was hired through a competitive bid process to undertake the preliminary design phase for physical improvements to Bernard Avenue. This exercise will provide a high level of coordination and design of utility- and streetscape-related components. It will also include a sufficiently-detailed costing to determine the funding necessary to carry out the construction phase. In

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Public Consultation to Date

That process began with a workshop held January 18, 2010 at the Royal Anne Hotel. It was followed by a second workshop on March 1, 2010, and a third workshop on April 12, 2010. Those workshops were open to the general public. More specifically, the workshops were intended for the business and property owners along Bernard Avenue that would be directly affected by the construction, as well as business and property owners within the wider Downtown area. The workshops gave attendees the opportunity to identify issues and concerns as well as to envision future scenarios. They also allowed the business and property owners to provide input regarding the timing and phasing of construction as well as with respect to impacts on businesses during the construction period.

Based on input from Workshop #1, as well as separate discussions with City staff regarding technical and operational parameters, the consultant prepared two streetscape options which were reviewed at Workshop #2 and Workshop #3. Both options proposed wider sidewalks as a result of reducing the vehicle lanes from four lanes to three lanes. One scheme proposes retention of the current angle parking format, while the other proposes conversion of the angle parking to parallel parking. A full description of the streetscape options and the workshop discussions can be found on the City website at: <http://www.kelowna.ca/CM/Page2486.aspx>.

Public open houses were held on May 30, 2010 in conjunction with Parkinson Recreation Centre's Family Fun Day, and June 4, 2010 at 450 Bernard Avenue (the show space for 24, the proposed project by Aquilini Properties LP). A comprehensive package of background information, including guiding principles and an overview of the design process was set out at those events. As well, the two streetscape options that had evolved from the workshops were graphically presented and visitors given an opportunity to ask questions of staff as well as provide comments. Additionally, a survey was available for input at the open houses and was posted on the City's website which ran from June 7 to July 12, 2010.

Workshop #4

The fourth in a series of workshops is scheduled for February, 2011, from 5:30 to 8:30 PM. This workshop will provide an enhanced level of detail around the streetscape options. A high-level cost estimate will also be provided for both options. This estimate will be calculated on a per lineal metre basis and will allow for the potential Local Improvement costs to be apportioned to each property along the street.

The workshop will provide an overview of construction phasing options with an aim to mitigating unnecessary impacts on the Bernard Avenue businesses. An overview of the communications strategy and opportunities to brand the construction phase will also be presented. The agenda for the workshop is attached as Appendix 1.

The time, location, and agenda for the workshop has been posted on the City website. Personal invitations have also been sent electronically to attendees from the previous workshops who provided the City with contact information. Additionally, the workshop information has been disseminated by the DKA to its grassroots membership. Advertisements in the local print media

will run Friday, January 28 in the Capital News and Daily Courier. A news release will be issued Monday, January 31.

Next Steps

Following Workshop #4, an open house will be hosted by the City to receive public input on the latest round of information from the consultant. The dates and other particulars have not been determined but it is expected the open house will be held within the study area and will take place before the end of February. An online survey will also be launched around the time of the open house. Planning is in progress for both of these initiatives to maximize the engagement with the public.

It is expected that subsequent to the open house, and following consultation with the DKA, staff will make a recommendation to Council on the preferred design for the street and a proposed implementation strategy for construction. Pending Council's endorsement regarding a potential Local Improvement, a petition process seeking the support of the affected property owners to fund a portion of the streetscape costs would begin.

Should the solution requiring the Local Improvement be selected, and pending the support of the property owners, preparation of a detail design and tender package, and a proposal call for a contractor to undertake the construction phase of the project could take place. This would be done in conjunction with a request for funding in the City's 2012 capital budget. The earliest start date for construction, following along this timeline, would be spring of 2012.

Subject to Council's direction regarding the streetscape option, a full report on the particulars of the Local Improvement process as well as the anticipated construction scope and timing would be presented to Council.

Internal Circulation:

J. Paterson, General Manager, Community Sustainability

R. Cleveland, Director, Infrastructure Planning

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Personnel Implications:

Technical Requirements:

External Agency/Public Comments:

Communications Considerations:

Alternate Recommendation:

Submitted by:



P. McCormick, Urban Design Planner

Approved for inclusion:



T. Barton, Manager, Parks & Public Places

Appendix 1: Bernard Avenue Workshop - Agenda

- cc: J. Vos, General Manager, Community Sustainability
R. Cleveland, Director, Infrastructure Planning
C. Patton, Director, Communications
J. Creron, Director, Civic Operations
B. Berry, Director, Design and Construction

Appendix 1: Bernard Avenue Workshop - Agenda



Bernard Avenue Revitalization Workshop #4 Agenda

Date: Monday, February 7, 2011
Time: 5:30 to 8:10 p.m.
Location: The Royal Anne Hotel, 348 Bernard Avenue

The purpose of this workshop is to update the attendees on the design progress and present more details about the proposed design options for Bernard Avenue. Plans and illustrations will communicate the intended function and visual qualities for each of the design options being explored. Participants will have time to review the proposed plans and illustrations and provide feedback to City staff and the design team. The estimated costs of the project as well as the proposed timing and phasing of construction will be presented and discussed.

- 1. Introductions and overview of design process** 5:30 - 5:40
- 2. Project goals and plan highlights for 2 options** 5:40 - 6:00
Review project goals developed using input from the first workshop. Presentation of detailed plans, illustrations and photographs that communicate the proposed organization and visual character of Bernard Avenue for both parking configuration options.
- 3. Dinner** 6:00 - 6:20
Food will be provided. Large-format prints of both options for the redesign of Bernard Avenue will be on the wall. Attendees can get food and take a quick look at the mounted drawings.
- 4. Review potential costs of the project** 6:20 - 6:45
The estimated construction costs will be presented as a price per unit of property frontage using the financing model discussed at the previous workshop. Relative cost differences between the two options will be presented as well as the cost differences between using basic materials/furnishings and higher end materials/furnishings.
- 5. Gather feedback on options** 6:45 - 7:15
In an open-house format, participants will be invited to review the presentation materials posted around the room and provide feedback on the two approaches being considered for the configuration of the street. Participants will be able to write their comments on post-it notes and stick them to the plans and illustrations.
- 6. Construction timing and phasing** 7:15 - 7:45
City of Kelowna's Design and Construction group will do a presentation on potential construction and phasing options and be available to respond to participants' questions.
- 7. Brand development and public engagement / Inform strategy** 7:45 - 7:55
Pending endorsement of the project by Council and the affected property owners, it is expected that a process will take place later this year for the development of a branding and public engagement / inform strategy. This may include a stakeholder engagement outreach strategy, branding of the construction as a "must see" event, a community liaison strategy, and a marketing and advertising program.
- 8. Wrap up and next steps** 7:55 - 8:10
The process as a whole and next steps will be discussed with the attendees.

