

Memo



Date: March 22, 2011
File: 1340-10
To: City Manager
From: B. Davidson, Park Planner, Infrastructure Planning
Subject: Dehart Community Park

Recommendation:

THAT Council receives, for information, the report from the Park Planner dated March 22, 2011, with respect to Dehart Community Park.

Purpose:

The purpose of this report is to outline progress on the Dehart Park Concept Plan and to outline next steps. The concept plan and design report can be found on the City website at <http://www.kelowna.ca/CM/Page2712.aspx>.

Background:

In late 2009, the City of Kelowna completed the assembly five (5) parcels of land, with a variety of zonings, for a future community park in the North Mission neighbourhood (see Attachment 1). The park site is approximately 3.6 ha in size, is centrally located on Dehart Road between Lakeshore Road and Gordon Drive, and is adjacent to Fire Station #4 and the Okanagan Mission Community Hall & Tennis Club.

A Concept Design and public consultation process was conducted in 2010 that allowed for continuous input from the community ensuring a diverse, flexible, and inclusive solution. Key objectives for the park include:

1. Accommodating all ages and levels of mobility;
2. Creating a strong sense of place that reflects the distinct character of the North Mission;
3. Creating a safe public space by maintaining site lines into the park and by locating activities in areas of high visibility;
4. Incorporating sustainability initiatives and strategies for achieving carbon neutrality;
5. Integrating public art that reflects the unique character of the site and neighbourhood;
6. Designing the park to be flexible and to allow for a variety of community activities, events and classes;
7. Creating a safe environment for youth including positive and healthy areas for gathering and socializing.

Several different concepts and alternatives were explored with the public leading to a final Concept Plan. See Attachment 2 for the Final Recommended Concept Plan, or refer to the City website for the full design report.

Financial/Budgetary Considerations:

A Class C Cost Estimate was prepared by with unit reflecting contracts completed in the 2010 construction season.

Detail Design			\$ 200,000
Park Construction			\$ 3,763,200
Dehart Road Frontage Improvements			\$ 411,200
SUBTOTAL			\$4,374,400
Optional Items	OKM Community Hall Site Work	\$275,000	
	Two Additional Tennis Courts	\$196,000	
	Future Parking	\$ 141,000	
	Subtotal		\$ 612,000
TOTAL			\$4,986,400
Annual Park Maintenance			\$ 98,250

Staff will be updating the City’s 10 Year Capital Plan in 2011 / 2012 to identify the priority and timing of all infrastructure projects, including Dehart Park. The public has been advised throughout the consultation process that the construction of Dehart Park may not be imminent and is dependent on other civic priorities and budget availability in the coming years.

Phased Approach:

Several different scenarios are possible to phase in park construction and spread the park construction costs over several years. This will allow time to develop partnerships for amenities such as the playground, sports courts, tennis courts, tree planting, etc. Phasing and partnerships will be explored in the coming years.

Progress Status:

The concept design is complete. Detail design and tender documents for construction could be completed in eight (8) months. The project is complete in sufficient detail to be used for grant application submissions which the City will apply for through the Province and/or Federal Government, as they become available.

Existing Policy:

The development of Dehart Park meets the objectives of the City’s Sustainable Infrastructure Policy No. 352.

Considerations not applicable to this report:

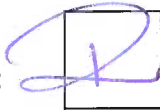
- Internal Circulation:
- Legal/Statutory Authority:
- Legal/Statutory Procedural Requirements:
- Personnel Implications:
- External Agency/Public Comments:
- Community & Media Relations Comments:
- Alternate Recommendation:

Submitted by:



B. Davidson, Park Planner, Infrastructure Planning

Approved for inclusion:



R. Cleveland, Director Infrastructure Planning

cc: General Manager, Community Sustainability
Director, Design and Construction
Director, Civic Operations





**Dehart Community Park
Site Location**

Attachment 2





City of Kelowna

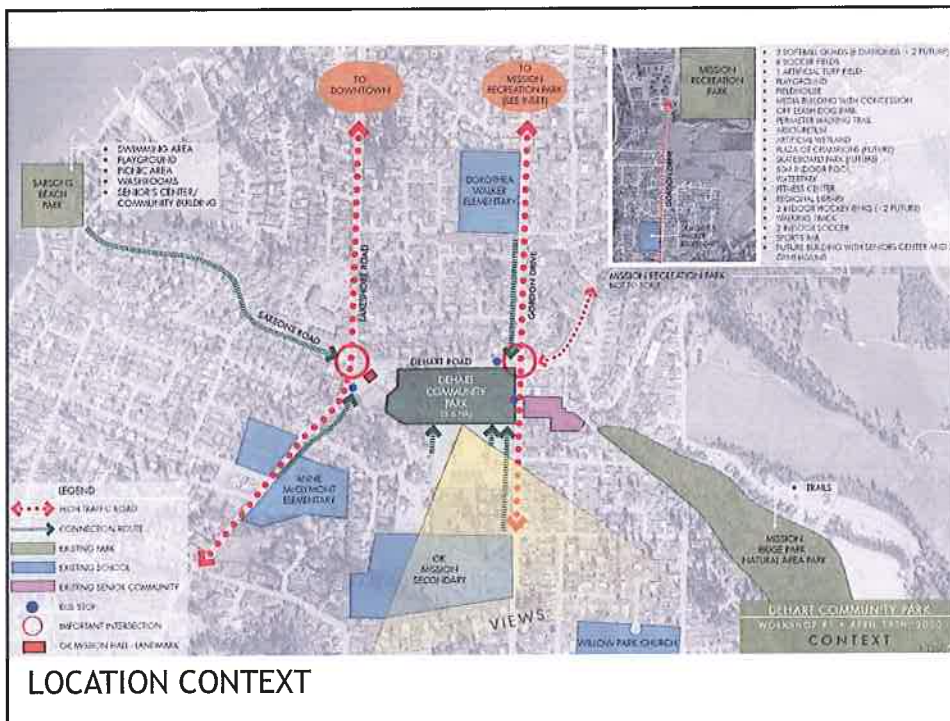
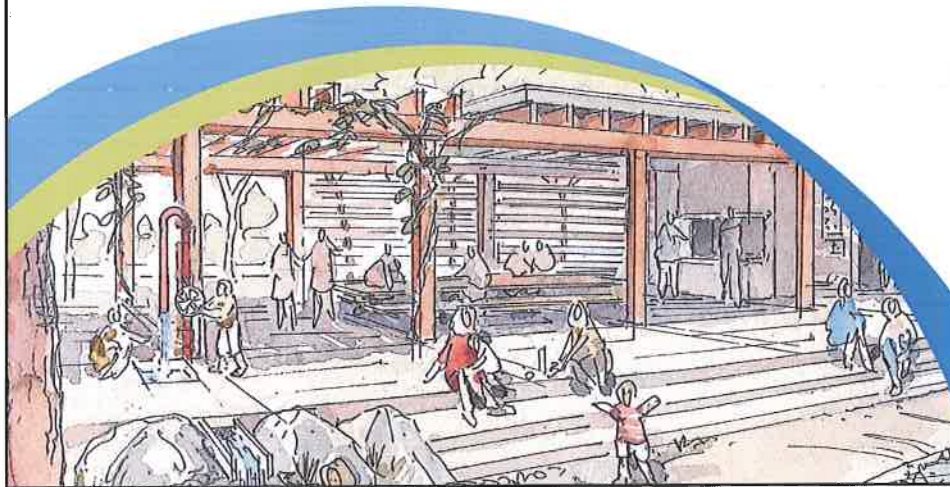
Design & Construction Services

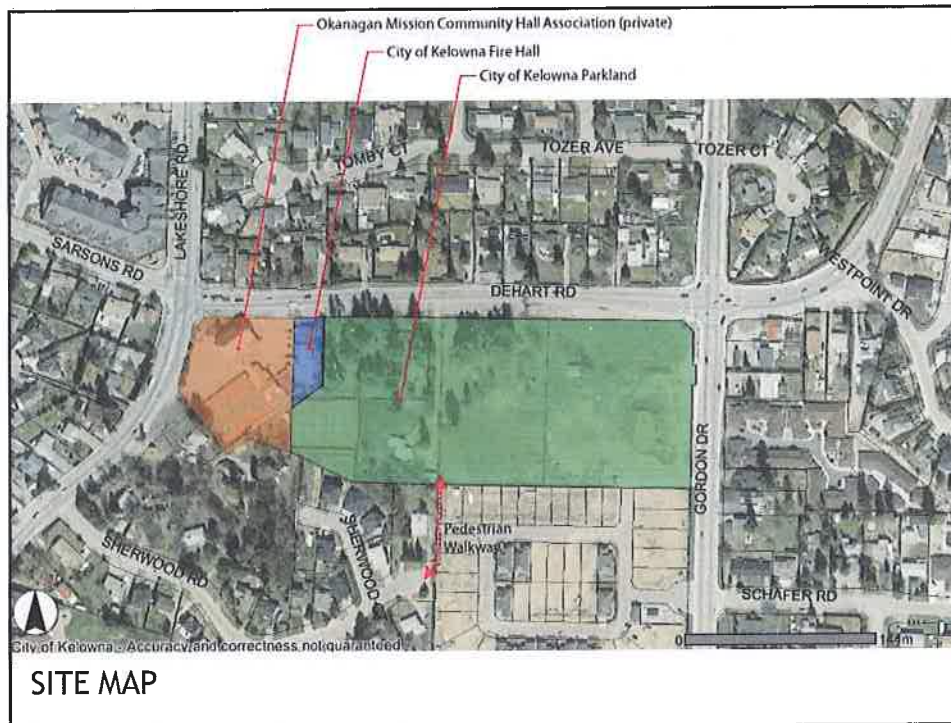
DeHart Community Park

Final Recommended Concept

October 2010

DEHART COMMUNITY PARK Concept Plan - March 2011





City of Kelowna

PARK OBJECTIVES

- ▶ UNIVERSAL ACCESSIBILITY
- ▶ SENSE OF PLACE
- ▶ CPTED (Crime Prevention Through Environmental Design)
- ▶ SUSTAINABILITY INITIATIVES
- ▶ PUBLIC ART
- ▶ PARK PROGRAMMING
- ▶ YOUTH FACILITIES

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PUBLIC CONSULTATION PROCESS

	MILESTONE	DATE
1.	Initial Consultant / Stakeholder Meeting	March 24, 2010
2.	Meeting with City of Kelowna Fire Dept.	April 1, 2010
3.	Meeting with Anne McClymont Elementary Students	April 19, 2010
4.	Public Workshop #1	April 19, 2010
5.	Meeting with OKM Residents Association	April 21, 2010
6.	Meeting with OKM High School Students	May 5, 2010
7.	Public Workshop #2	May 17, 2010
8.	Public Open House	June 9, 2010
9.	Meeting with OKM Community Hall Board Members	July 22, 2010

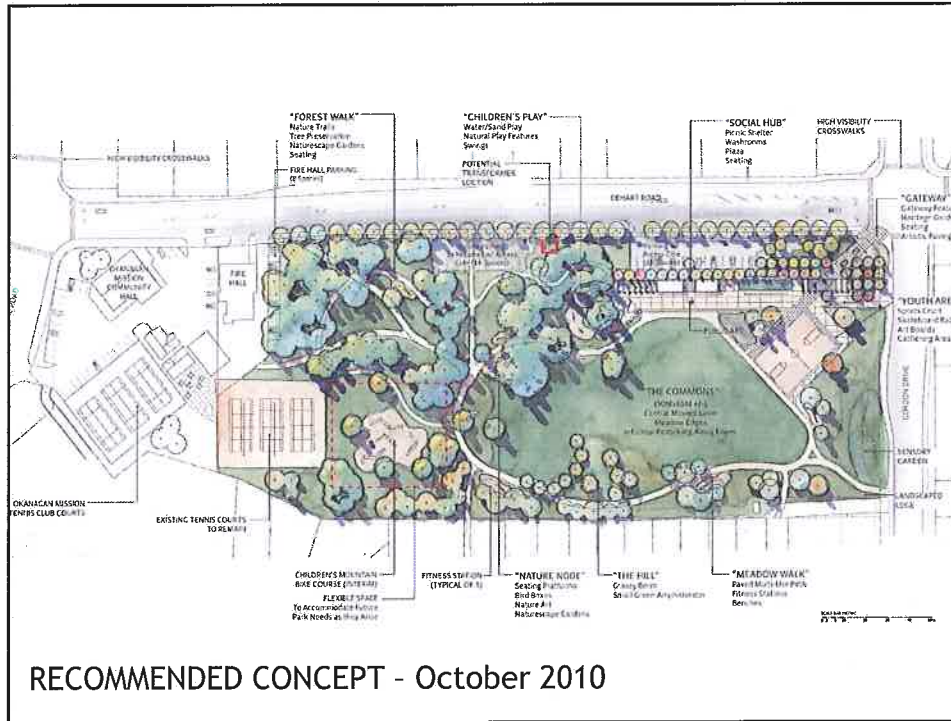
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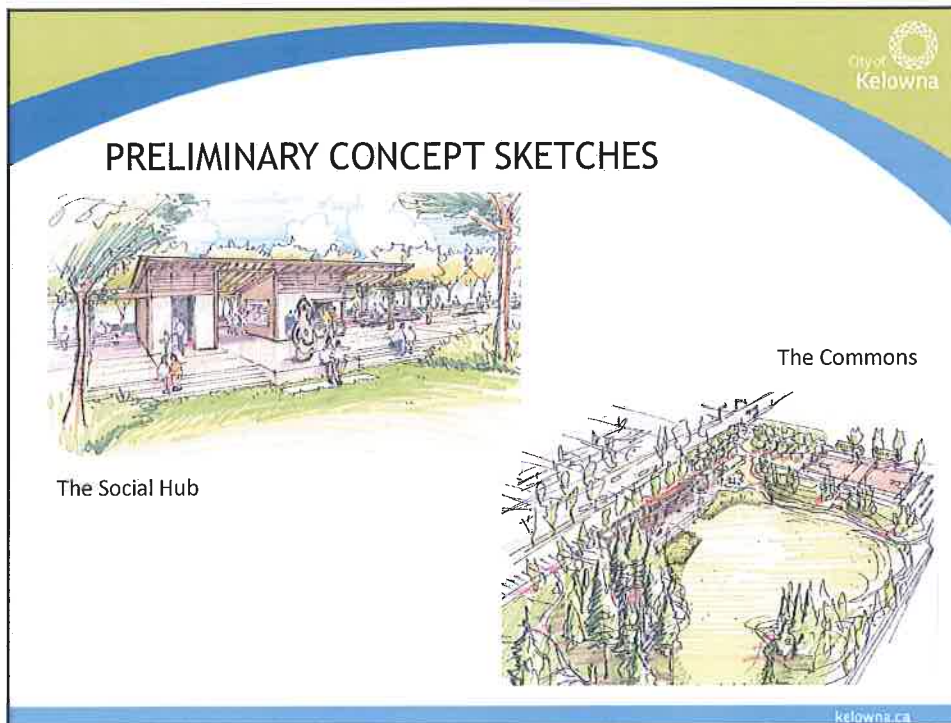
PROPOSED FACILITIES & USES

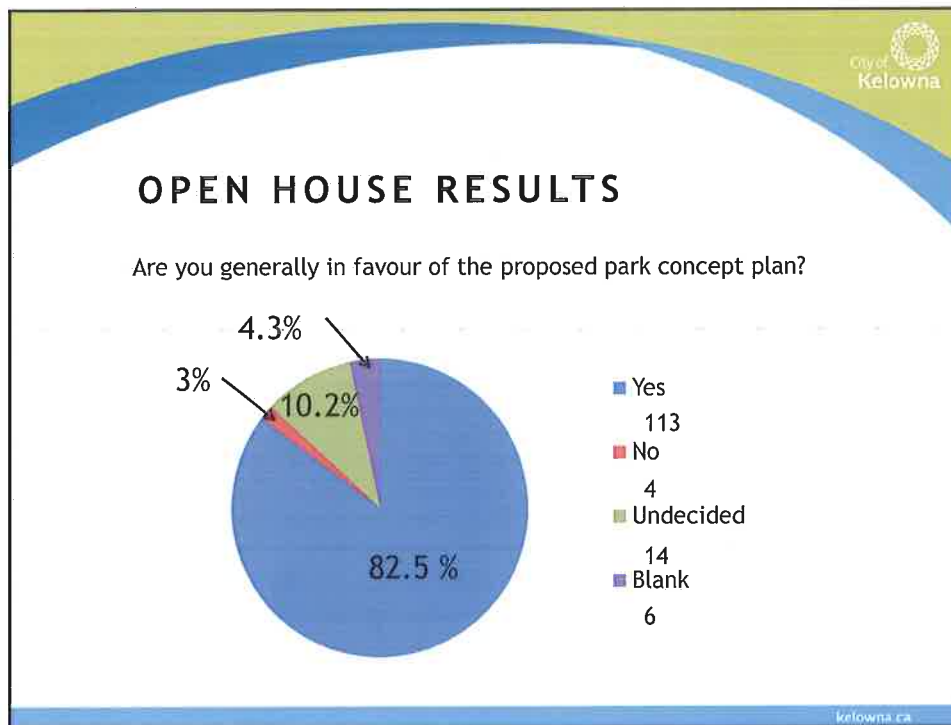
▶ Washrooms	▶ Informal Picnic Area (no shelter)
▶ Gathering Areas within existing trees	▶ Trash / recycling
▶ Meadow / Lawn	▶ Play Structure
▶ Tables	▶ Swings
▶ Naturescape Gardens	▶ Earth Forms
▶ Natural Play (logs, etc.)	▶ Shelter
▶ Tree Preservation	▶ Community Celebrations
▶ Seating (benches, walls, etc.)	▶ Park Programs (yoga, tai chi, youth camps etc.)
▶ Nature Trails - Unpaved	▶ Child Friendly Landscaping
▶ Low Maintenance Meadow	▶ Bike Racks

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RECOMMENDED CONCEPT - October 2010





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- PUBLIC COMMENTS**
- ▶ WOW! That looks fabulous! Not only have you created a park, but you have addressed the issues that face our children and teens by creating a place they can go, be active and get healthy...I wish it could happen sooner ... ! Thanks!
Shari Slattery
 - ▶ The park will be misused and destroyed by teens; some of the teen areas should be repurposed for seniors....
Mission Villas Resident
 - ▶ It would be really awesome if you based everything around nature...with a wooden playground and rocks....
OKM High School Student
- kelowna.ca



COST ESTIMATE SUMMARY

Detail Design - \$ 200,000

Park Construction - \$ 3,765,000

DeHart Road Frontage Improvements - \$ 412,000
(may be included as part of the Dehart Rd Improvement Project.)

Future Phases - \$ 612,000 -includes:
OKM Community Hall Sitework - \$275,000
Two Additional Tennis Courts - \$196,000
Future Parking - \$ 141,000

Annual Park Maintenance - \$ 98,250

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NEXT STEPS

- ▶ LONG -TERM CAPITAL PLAN UPDATE
- ▶ SEEK PARTNERSHIP OPPORTUNITIES -
senior government grants, community
contributions, etc.
- ▶ DETAIL DESIGN & TENDER PACKAGE

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THANK YOU!

