

REPORT TO COUNCIL



Date: September 26, 2012
 File: 1340-10
 To: City Manager
 From: Manager, Parks & Public Places, Infrastructure Planning
 Subject: City Park - Concept Development Plan

Recommendation:

THAT Council receives for information the report from the Manager, Parks & Public Places, dated September 26, 2012 regarding the City Park - Concept Development Plan;

AND THAT staff revise the City Park master plan to address opportunities from the Downtown Plan and nearby public projects including the Bernard Avenue Revitalization project, Stuart Park 1 and the redesign of Kerry Park, and to integrate a new multi-purpose public facility into City Park that includes a tourist information centre and appropriate public amenities;

AND THAT staff develops and implements a public consultation and communication plan;

AND FURTHER THAT Council approves a request for a budget transfer of \$40,000 from the Building Replacement Planning Project 301.2736 to initiate the project.

Purpose:

To seek Council's support to proceed with a public process for a concept development plan for City Park to address the Downtown Plan objectives and the opportunities created as a result of other planned nearby public projects along the Downtown waterfront.

Background:

The redevelopment of City Park was identified as a key priority in the Downtown Plan (2011) and the Downtown Waterfront Plan (2009). The Downtown Kelowna Association (DKA) identified reinvestment in City Park as a priority for the City and Council reconfirmed the importance of improvements to the overall Downtown Waterfront Park System in their recent Strategic Priorities (2012). Due to the parks geographic location on the shores of Okanagan Lake at the foot of Bernard Avenue and its historical importance, City Park is a high profile public space within the community (see Attachment A). The redevelopment and reinvestment of the park is seen as pivotal to the revitalization of Downtown and will help to attract private sector investment to the adjacent urban area. A planning process is necessary to create a unified vision for the park and ensure proper integration of the public uses and amenities as well as efficient circulation and servicing. The planning process will also help address the park's relationship with other adjacent civic spaces including Bernard Avenue Streetscape, Kerry Park & the Sails, the Downtown Pier and public marina, and Stuart Park.

The concept development plan for City Park will address at least the following issues:

- Identification of key park facilities and features including: i) an appropriate location for a new multi-purpose public building that accommodates public washrooms, program spaces, recreational equipment rentals and concessions, a tourist information centre and other public uses; ii) revitalization of the Abbott Street Corridor and front entrance to City Park; iii) rejuvenation of the youth facilities (spray park, children's playground, skateboard park, basketball area); and iv) the provision of other recreational venues;
- An improved layout for internal site traffic circulation and parking;
- Continuity and safety along the waterfront with respect to pedestrian and bicyclist mobility;
- Place-making to reinforce the unique downtown location, landscape and historic character of the park,;
- Opportunities for social and cultural activities including programmed and informal events;
- Reinforcement of views of and recreational access to the water;
- Public safety of park users;
- Water quality and riparian area protection along the foreshore;
- Protection of Hot Sands Beach against wind and wave erosion.

Proposed Visitor Information Centre

Tourism Kelowna has identified a need for a new Visitor Information Centre based on consulting reports by InterVistas (Facility Assessment, 2006 and Business Plan, 2008). The current facility on Hwy 97 at Ellis Street has significant site and facility constraints that restrict Tourism Kelowna's ability to meet the needs of visitors and to market the City and especially the Downtown. A new facility would better reflect and celebrate Kelowna's role as a world class destination. Through InterVistas location analysis on various sites, the preferred location was determined to be City Park to take advantage of the waterfront destination and its close proximity to downtown tourism attractions (e.g. points of interest, accommodation, shopping & retail, restaurants & dining, etc.).

A new Visitor Information Centre could be consistent with the Downtown Plan (2011) that envisioned a concession facility/amenity building in the northeast corner of the park (see Attachment B & C). Further analysis and feasibility planning is required to resolve several design issues including:

- Appropriate compatible public uses such as multi-functional community room, public washrooms, food/snack concessions, and/or recreational equipment rental;
- Appropriate size, location and orientation of the building;
- On-street and off-street parking for cars and tour busses, as well as vehicle and pedestrian circulation;
- Off-site servicing and traffic management requirements including those of the Ministry of Transportation and Infrastructure; and
- Business model and financial strategy.

Staff can proceed immediately with the concept development plan. Park redevelopment and facility construction will be subject to the availability of funding.

Proposed Schedule

	Task	Milestone Date
1.	Consultant team engaged	October 2012
3.	Determine design process and public consultation strategy	November 2012
4.	Project Development and Public Engagement	November 2012 to March 2013
5.	Finalize Planning Decisions for the Multi-Purpose Building	TBD
6.	Costing & Prioritizing	TBD
7.	Report to Council: Preferred Plan	TBD
8.	Finalize planning documents	Summer 2013

Tourism Kelowna will be a key stakeholder in the planning process so that they are able to proceed with financial and facility planning as the park design progresses.

Communications Comments:

The City will support an informed public process that is transparent, accountable and inclusive as expected in the Sustainable Municipal Infrastructure Policy. The primary objective of engagement outreach is to identify issues and key elements of the project where opportunities exist for public input, ensuring clarity around how public input will inform the outcome of the site and building design. Public engagement will consist of face-to-face and on-line strategies.

Existing Policy:

The following is a summary of policy statements from the Downtown Plan and Official Community Plan that pertain to City Park:

- *Parks Planning.* Continue to support and revitalize the downtown waterfront parks as a key priority (e.g. City Park, Kerry Park, Stuart Park, Waterfront Park, and Rotary Marsh Park) through comprehensive planning and design to ensure a high quality public realm.
- *Amenities for Activity.* Encourage commercial and civic amenities that would provide for more active year-round use of the waterfront.
- *Design for Activity.* Design parks and open spaces for a variety of users, including youth, families and seniors to promote activity in those spaces at different times of the day, all days of the week and throughout the year. A downtown that is welcoming to children will attract residents of all ages.
- *Options.* Bring vitality, art, music and people to the downtown by encouraging: arts, cultural, live music and sport venues; street vending; sidewalk cafes including temporary outdoor seating areas; performance and busking; and other non-traditional commercial uses near or in parks/open spaces or on sidewalks (where such uses can be accommodated) to ensure a wide variety of options are available and to strengthen the area as an event and recreation hub.
- *Supportive Amenities.* Enhance the Downtown as a primary office location through the provision of a quality public realm and supportive amenities and services.
- *Waterfront.* Retain physical access to and along the waterfront

Financial/Budgetary Considerations:

Staff has identified \$40,000 in the Building Replacement Planning Project 301.2736 that could be reallocated to initiate the planning process using existing approved budgets. The budget had been previously approved to pursue a functional needs and location analysis for capital renewal, functional improvements and the eventual replacement of City Yards. The City Yards site and building are at full capacity. BC Transit's lease constrains expansion on the site for the foreseeable future and alternatives must be investigated. A new budget for this work will need to be submitted for Council consideration in the annual budget process.

The full cost of the City Park Concept Development Plan is estimated at \$100,000. Staff will address the short-fall in the 2013 Budget process in order to finish the project in 2013.

In conjunction with the planning process for City Park, a Class D cost estimate and potential phasing plan will be developed to update the City's Long Term Capital Plan. The financing strategy will be part of future works once the priorities for park development and phasing have been approved.

Internal Circulation:

Director, Communications
GM, Community Sustainability

Considerations not applicable to this report:

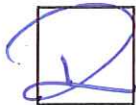
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Personnel Implications:
External Agency/Public Comments:
Alternate Recommendation:

Submitted by:



T. Barton, Manager, Parks & Public Places

Approved for inclusion:

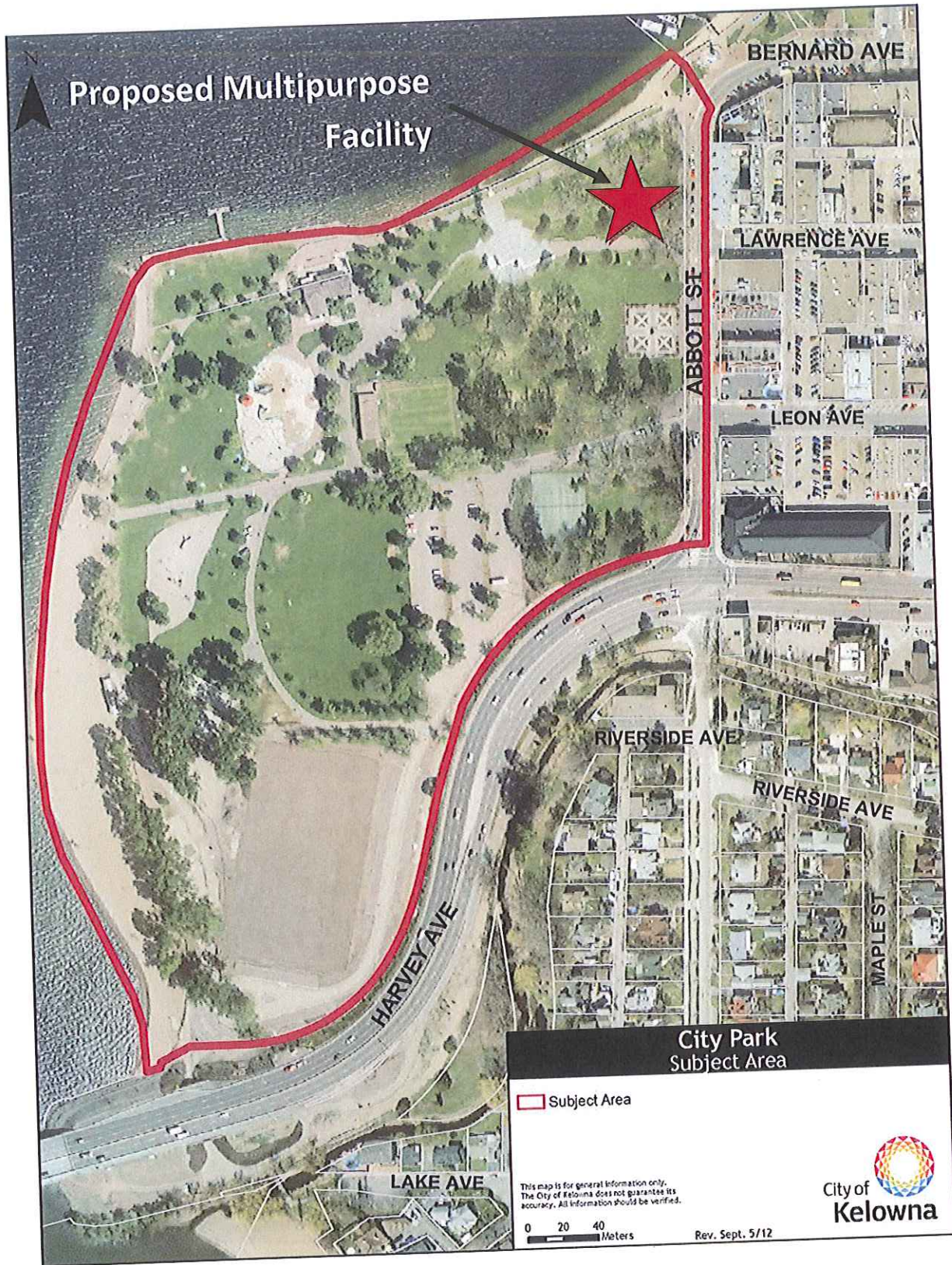


R. Cleveland, Director, Infrastructure Planning

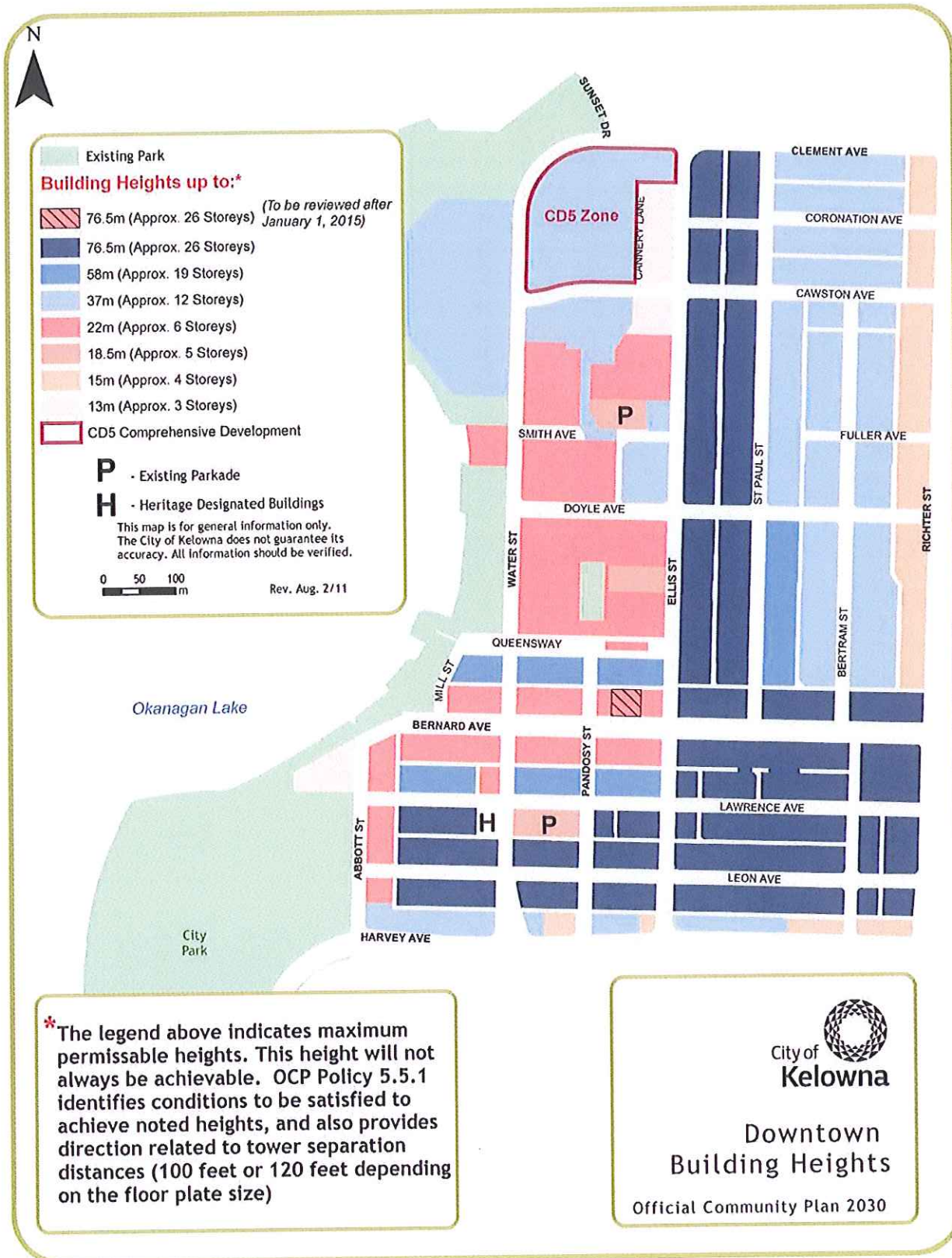
Attachment A: City Park Subject Area
Attachment B: Downtown Plan - Downtown Building Heights
Attachment C: Multi-purpose Building - Artist's Concept

cc: General Manager, Community Sustainability
Director, Design & Construction
Director, Civic Operations
Acting Director, Real Estate & Building Services
Director, Land Use Management
Director, Policy & Planning
Director, Communications
President & CEO, Tourism Kelowna

Attachment A: City Park Subject Area



Attachment B: Downtown Plan - Downtown Building Heights



**Attachment C: Multi-purpose Building -
Artist's Concept from Downtown Charrette
(for illustration purposes only)**

