

# Report to Council



**Date:** October 3, 2022  
**To:** Council  
**From:** City Manager  
**Subject:** Mission Recreation Park Master Plan: 2022 Update  
**Department:** Parks & Buildings Planning

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## **Recommendation:**

THAT Council receive, for information, this report from Parks and Building Planning, dated October 3, 2022, in consideration of the Mission Recreation Park Master Plan update.

## **Purpose:**

To provide an update to the Mission Recreation Park Master Plan, completed in 2013.

## **Background:**

The Mission Recreation Park Master Plan is intended to guide the ongoing development of Mission Recreation Park and act as a decision-making framework for near-term revitalization and long-term development while balancing opportunities as they arise.

Mission Recreation Park is 46.55 ha (115 ac). It is located at 4105 Gordon Drive, south of and adjacent to Mission Creek, and north and west of, and adjacent to, Thomson Marsh Park. The land for the park was purchased in the early 1990s when the Thomson Family sold a section of farmland to the City. Early planning and infrastructure were completed with the development of the soccer fields, initial softball complex and fieldhouse. The site is primarily low-lying, historically marshland and vulnerable to flooding, although much of the site has been filled to accommodate active recreation and building infrastructure.

The Capital News Centre was constructed in 2003, and the H<sub>2</sub>O Adventure & Fitness Centre was constructed in 2008 as part of the plan implementation.

Current park amenities include:

- H<sub>2</sub>O Adventure & Fitness Centre
- Capital News Centre (CNC) - including 2 ice sheets, 2 multi-courts, fitness centre, running track
- Kinsmen Fieldhouse

- Kinsmen Media Centre and concession
- 6 grass multi-purpose fields
- 1 artificial turf multi-purpose field with lighting and bleacher seating
- 6 softball fields with lighting
- 1 artificial small size soccer field with a seasonal inflatable dome enclosure
- Fenced off-leash dog areas, large and small dogs
- 2 playground areas
- Xeriscape garden
- Arboretum
- Community Garden
- Interim skateboard facility
- Parks operations facilities and tree nursery
- Multi-use Trails, providing linkages to:
  - Gordon Drive Active Transportation Corridor
  - Access to Mission Creek Greenway
  - Access to Thomson Marsh Park Trail
- 2 additional ball fields are under development, to be completed in 2023

New visitation data collected for Phase One of the *Parks Master Plan* indicates that Mission Recreation Park is the most visited park site in Kelowna.

The 10-year Capital Plan impacts Mission Recreation Park through the following projects:

PROJECT	CAPITAL BUDGET	YEAR
<b>BUILDINGS</b>		
Capital News Centre - Expansion, 2 Ice Sheets & Multi-use Facility	\$39,290,000	2024-2025
Mission Activity Centre - Construction	\$14,919,200	2024-2025
<b>PARKS</b>		
Mission Recreation - Softball Diamonds	\$4,500,000	2021-2023
Mission Recreation - Youth Park, Plaza, & Trail System	\$3,083,935	2024-2025

In addition to the projects identified in the 10-Year Capital Plan, from time to time the City receives unsolicited proposals from local sports interests for potential partnerships to establish new facilities in Recreational Parks, many of which may not be feasible without a financial contribution from the City in partnership with the potential proponent.

Recreation parks serve an important function in the City. Recreation Parks are primarily active in their design. They typically include high-activity sports fields, recreation centres, arenas, court facilities, swimming pools and multi-recreational trails. They attract large numbers of participants and spectators for both local play and event hosting and must accommodate such access demands with supportive vehicle, transit, cycling and pedestrian infrastructure. Passive recreational uses such as picnicking and playgrounds for all ages are also typically incorporated into the design. Recreation parks should be

planned in conjunction with transit services including safe and convenient access to transit stops, as well as high-quality cycling and pedestrian routes and amenities.

Some current site challenges include parking demands on the site, adequate washroom and changeroom facilities, transit exchange congestion, and accessibility throughout the site. Based on a site parking inventory, the park has a deficit to support existing events and future infrastructure and requires further parking development. The site is currently serviced by multiple portable toilets, indicating a deficit of adequate washroom facilities.

**Discussion:**

This update to Mission Recreation Park Master Plan is intended to capture completed projects since 2013, as well as highlight upcoming Capital Projects.

*Projects completed since 2013, and in-progress projects:*

- The temporary covered soccer facility was completed in 2014.
- The surface of the artificial turf field was replaced this spring at a cost of \$950,000
- The addition of two soft ball fields is currently in development to be completed in 2023. Retention of the riparian area is limiting the size of the outfield of the north field. An area of riparian compensation may be required.
- The ball field construction will require the removal of some parking stalls.

*Future projects:*

- Capital News Centre is planned for expansion in 2024-25 adding indoor sports facilities. Work is currently underway with the development of an Indoor Recreation Facilities Strategy that will help inform the CNC Functional Space Program.
- The addition of a new Mission Activity Centre is planned for development in 2024-25, providing community focused amenities, for a greater diversity of users on the site.
- Mission Recreation Youth Park, Plaza of Champions, and Park Trail systems are planned for development in 2024-25. This will allow the park to develop into a more cohesive and inclusive place. It will allow accessible pedestrian movement throughout the site as well as more spaces for passive recreation. These park features will provide a greater sense of place to the overall park user experience.
- Transit Services is proposing an expansion of the transit exchange at Mission Recreation Park, with the goal of improved services and faster transit access through the site. The master plan shows one option of a transit exchange along the H2O frontage. There is some loss of parking as a result, which will need to be compensated for elsewhere on the site. The option also requires an additional access point onto Gordon Drive to serve the north side of H2O. This option has yet to be confirmed.
- The adjacent property, 1085 Lexington Drive (Michaelbrook Golf Course) was identified in the Future Land Use of the 2040 OCP as a potential expansion for the Mission Recreation Park. This property is not City owned and is therefore subject to a successful future acquisition in order to proceed.

- Potential expansion of H<sub>2</sub>O is shown in the Master Plan, although not currently included in the Capital Plan.
- An area for potential restoration along Mission Creek has been identified, such as through dike setbacks, improving creek health and mitigating the negative impacts of flooding on Park infrastructure. Such restoration would be considered through the Mission Creek Restoration Initiative.

While there is sufficient parking on the site for much of the time, during peak periods, it is at a premium. The future facilities will increase this need, and additional parking locations have been identified. The parking demand will be assessed in detail as each development is brought forward. It is anticipated a *Parking Demand Management Plan* will be required to minimize the area needed for parking on the site at peak periods. The Master Plan also addresses washroom facilities in the near and long term. Additionally, Transit Services is actively working to address future transit improvements on the site. The upcoming Capital Projects will address many of the site accessibility challenges and overall site success.

The Mission Recreation Park Master Plan will continue to be a crucial component of guiding the park development, particularly in the upcoming building and park development phases. It will be an important tool to help guide public consultation and partnership opportunities. A potential future acquisition may allow park expansion to the east, allowing the park to support an increased range of amenities with greater success.

The Mission Recreation Park Master Plan will also benefit from the Parks Master Plan work being done concurrently. It will assist in developing broader community objectives for the park and inform how Mission Recreation Park can help fulfill City wide goals within a value framework.

#### *Public Engagement*

Stakeholder and public engagement will be incorporated as part of the individual projects as they arise, in conjunction with data capturing current park user patterns to inform evolving user requirements.

Public feedback gathered during related projects such as the Indoor Recreation Facilities Strategy, Kelowna Community Campus and the Parks Master Plan will also be used to inform projects.

Park development has been optimized to align with community needs and opportunities as they arise, and future planning will continue to proactively engage with the community to ensure the site is developed in a manner that best meets the needs of the community.

#### **Conclusion:**

Mission Recreation Park contributes to Kelowna's unique identity and acts as a vital park amenity. The park development will continue to progress with close attention given to its important role as an active recreation park, its critical role as a space for social interaction and its opportunity to serve as a broader regional recreation destination. It will continue to sustain a broad range of athletics and leisure activities and strive to be inclusive and sensitive to its complex ecology. The next phases of development, including park programming and built spaces, will be an essential component to making Mission Recreation Park a unique local and regional destination and a celebrated public space.

**Internal Circulation:**

Parks Services  
Active Living & Culture  
Community Communications  
Infrastructure Delivery  
Transit and Programs  
Real Estate  
Partnerships  
Financial Planning

**Considerations applicable to this report:**

**Existing Policy**

*Imagine Kelowna* - identified several visions for the City. Relevant to this report are its principles and goals working together as a system to help the community achieve its vision: Responsible, Smarter, Collaborative, and Connected.

*Council Priorities: 2019-2022* - identified six focus areas with measures to transform municipal vision into action. All focus areas are relevant to the Mission Park Masterplan and this report: Community Safety, Transportation and Mobility, Economic Resiliency, Social and Inclusive, Vibrant Neighbourhoods and Environmental Protection.

*2040 Official Community Plan (OCP) and Amendments* – topics covered by the OCP are fundamental to understanding the complex trends and changes that affect long-term planning for Kelowna, as well as for its public parks. Topics such as Accessible Parks and Parks for All; Sense of Place; Transportation; Year-Round Activity; Natural Environment; Pedestrian Connectivity and A Changing Climate, will influence the future roles and needs of recreation parks.

*10-Year Capital Plan (2022-2040)* – Identifies several significant projects that form part of Mission Recreation Park development as identified above.

*Transit Exchange Feasibility Study 2020* – provides an overview of the transit exchange study to identify potential improvements for transit facilities in Kelowna, including the Mission Recreation Exchange.

**Other Considerations**

*Mission Creek Restoration Initiative (MCRI) Lower Mission Creek Habitat Conservation and Restoration Plan* - Presentation to Kelowna City Council, June 20, 2022.

**Considerations not applicable to this report:**

*Legal/Statutory Authority:*

*Legal/Statutory Procedural Requirements:*

*Existing Policy:*

*External Agency/Public Comments:*

**Submitted by:**

C. Simpson, Park & Landscape Planner, Parks and Buildings

**Approved for inclusion:**

D. Edstrom, Divisional Director, Partnership & Investments

**Attachments:**

Schedule A – Design Master Plan

Schedule B – PowerPoint