

Report to Council



Date: December 7, 2016
File: 1840-10
To: City Manager
From: Andrew Gibbs, Senior Project Manager
Subject: Kerry Park - Project Status Report

Recommendation:

THAT Council receives, for information, the report from the Senior Project Manager dated December 7, 2016, with respect to the Kerry Park Improvement project;

AND THAT Council endorse the preliminary design for Kerry Park as proposed in the report from the Senior Project Manager, dated December 7, 2016;

AND FURTHER THAT Council support the Kerry Park project phasing as proposed in the report from the Senior Project Manager, dated December 7, 2016.

Purpose:

The purpose of this report is to update Council on the design and phasing for development of Kerry Park.

Background:

The *Downtown Plan* (2011) and the *Downtown Waterfront Plan* (2009) identified a number of key priorities for the downtown waterfront (e.g. northward expansion of Stuart Park and redevelopment of Kelowna Yacht Club, provision of a public pier and associated public moorage, redevelopment of the waterfront walkway in Kerry Park and the public plaza at the Sails sculpture). Of these improvements, only the improvements to Kerry Park remain to be done.

A concept design process for Kerry Park began in 2011 with input from stakeholders and resulted in a preferred concept design for Kerry Park. This concept design was presented to the public in conjunction with the City Park concept plan in 2012, and presented to Council in Spring 2013.

Design on adjacent projects also proceeded during this time, notably the marina expansion and commercial boat moorage, the proposed Westcorp hotel and the Mill Street closure; all initiatives that necessitated and influenced the design for a re-developed Kerry Park.

The key objectives of this plan included:

- Continuity along the waterfront with respect to pedestrian and bicyclist mobility.
- Place-making, in particular, opportunities to incorporate references to the history of the waterfront at the foot of Bernard Avenue and along the foreshore.
- Opportunities for social interaction including programmed events and activities.
- Ability to capitalize on views of and access to the water.
- Public safety and incorporation of CPTED (Crime Prevention Through Environmental Design) principals.
- Asset replacement and improvements to the Sails Plaza.
- Integration with the proposed public day moorage and passenger ship marina.
- Consideration for public amenities and improvements to the event stage.

DESIGN

In accordance with the 2016 capital budget, staff retained a consulting team (WSP/MMM Group) to undertake the detail design of Kerry Park. That work, based on the 2013 concept plan, is underway.

Kerry Park, situated at the terminus of Bernard Avenue and as the community's primary connection between the lake and downtown, is perhaps the hub of the city. It is a community landmark and focal point, a gathering place for both active and passive activities, and is used by every demographic in the city. For these reasons the designers of the park consider Kerry Park as the "Living Room" of the community.

From a design point of view, being located at the historical heart of the community and at the epicentre of an urbanizing and revitalizing downtown, the approach is to re-develop the park as a modern city park that will accommodate the community's future needs and aspirations. As such it is designed to respond to the existing and future built form around it (i.e. Bernard Ave, Downtown Pier/Marina and the proposed hotel and visitor centre).

The design has a wide variety of opportunities for events, group gatherings, social connections and individual reflection. It draws inspiration from the site's rich nautical and cultural heritage, as well as the natural setting of the surrounding hills, mountains and lake. Design solutions have been incorporated to reflect and resonate with these characteristics of the site.

Highlights of the design for the park include:

- History
The foot of Bernard Avenue, and the site of Kerry Park, has been a place of gathering, events and commerce since the early days of the community. The linear lines and rectilinear shapes in the design of the park reflect the pattern of early buildings and docks where the community's main street has always met the lake. The use of materials such as stone and wood evokes some of the history of the site. Additionally, there are design details (e.g. historical boat names in the paving; a railing of silhouette figures on the waterfront cued up for arriving vessels) that provide cues of the site's past. Finally, there is the *Ogopogo* sculpture: it will be relocated to a more

photogenic waterfront location at the north end of the site, at the end of Queensway Ave and in proximity to the proposed Tourism Kelowna facility.

- Okanagan Lake
People enjoy views of the lake and are naturally drawn to be closer to the water. The existing park has limited opportunities for quality viewpoints and only one point of access to the water's edge. The new design for the park provides several quality seating areas with views of the lake, as well as leaning rails, ramps, steps and seating blocks that enable people to get to the small beaches that line the shoreline. One of these access points, just south and west of the *Sails* sculpture, will provide access to the water for dogs.
- Sails Plaza
The iconic *Sails* sculpture is retained, but the aging, leaking and high maintenance fountain and pool surrounding it will be replaced with a new water feature and seating wall. In proposing these changes, the design team has consulted with the *Sails* sculptor, Robert Dow Reid.
- Event Green Space
The main central green space of the park has been re-configured to better meet the needs of regular events and on-going demands for pedestrian circulation. The green space is comprised of multiple lawn platforms that support event audiences, and that also support the need for a high volume of pedestrian traffic to move through the space without creating paths and worn areas in the turf.
- Performance Platform and Pavilion
The existing performance platform, located close to the centre of the park, will be removed. Its location is not optimal for events or the proposed development next door. A new performance platform, or stage, is to be located and oriented to provide better viewing for more people, and to take advantage of the lake and mountain views. The platform will contain upgraded electrical services sufficient to support events. A modest pavilion structure is proposed as part-backdrop and part-shelter for the stage.
- Pedestrian Circulation
Over the decades the site will continue to have increasing pedestrian demands placed on it. The design accommodates the dominant pedestrian desire lines that there will be through and around the edge of the site. Wider circulation routes are provided for high volume traffic areas (and maintenance/event vehicles) and narrower ones are provided for quieter routes and seating areas.
- Seating
As Kelowna's living room, seating is an important activity to be supported in the park. As such, a variety of seating opportunities have been proposed to meet a range of social and mobility needs (e.g. benches, seat walls, custom seats, steps).
- Trees
The greenery, shade and seasonal colour that trees provide continues to be an important aspect of the park. An assessment of the existing trees, many of them aged and in declining health, was undertaken to identify valuable trees that should be

retained and other trees that can be removed for park amenities and a new generation of trees.

- Planting
In order to improve on the landscaping of the existing park and mitigate the perception of too much hard space in the design of the park, many opportunities have been provided for the planting of shrubs and ornamental grasses.
- Adjacent Development
There are two proposed developments in the immediate area, one by Tourism Kelowna and one by Westcorp, that play a role in the design of the park. The pedestrian circulation and landscaping for the park has been designed support the functions of those proposed developments and meet the needs of park users.

PHASING

The *2030 Infrastructure Plan* currently identifies an initial phase of funding for construction of the park, beginning in 2017.

Coincidentally, construction is proposed to begin on three other sites in the immediate area of Kerry Park in 2017:

- Tourism Kelowna
Pending development permit approval, a tourism facility, located at the west end of Queensway Ave, scheduled to start construction in spring 2017 and be complete in autumn 2017.
- Westcorp
Pending development permit approval, a mixed-use development, located at Mill Street and Queensway Ave, is anticipated to start construction in fall 2017 and be complete in fall 2019.
- Queensway Boat Launch
Please note that, as a result of these developments and the supporting improvements proposed for Kerry Park, the existing deep keel boat launch at the end of Queensway will be permanently de-commissioned. This work will be done under an existing environmental permit and during low water, in spring 2017.

The area around Kerry Park and these two proposed developments is relatively small and access for construction equipment and materials is limited. Additionally, the park is a popular public space and pedestrian travel route for residents and visitors. These factors pose significant logistical challenges to the construction of two or more projects at the same time at this location.

Accordingly, staff is proposing to phase construction of the park to enable these projects to proceed in advance of the park development. The intent is to enable efficient construction of all three projects with a minimum of conflict and minimize impacts on downtown, both vehicular and pedestrian. As a result, the initial phase of park construction is proposed begin in spring 2019, and focus on the areas around the proposed hotel and the proposed visitor centre.

Financial/Budgetary Considerations:

The *2030 Infrastructure Plan* currently identifies \$3.8 million taxation in capital funding for the re-development of Kerry Park, as follows:

- \$1.1 million in 2017 (Priority 1)
- \$2.7 million in 2018 (Priority 2)

Per the project timing described in the Phasing section of this report funding for these projects will not be initiated in 2017, but will instead be put forward in the 2019 Capital Planning Process.

Communications Comments:

Pending Council budget approval, a pre-construction information session is anticipated prior to construction for stakeholders and the public to see the final park design and learn more about the timing and impacts of park construction.

Considerations not applicable to this report:

Internal Circulation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Alternate Recommendation:

Submitted by:

A. Gibbs, Senior Project Manager

Approved for inclusion:



cc: Parks & Buildings Planning Manager
Divisional Director, Communications & Information Services
Department Manager, Infrastructure Delivery
Director, Real Estate
Manager, Parks Services
Manager, Infrastructure Engineering

Key Messages

This is a status report on the design for future re-development of Kerry Park.

That the design for the park is intended to accommodate the future needs and aspirations of the city for this lynch pin in the public open space system downtown, as well as the relationship of the park to proposed development (i.e. tourism centre and hotel) next to the park.

The schedule for re-development of Kerry Park is being deferred in order to better coordinate construction of the park with construction of the proposed visitor centre and hotel next door.