



# PARKS DEVELOPMENT REPORT

A study of underdeveloped, undeveloped and future park sites.

May 2017

# 2030 OFFICIAL COMMUNITY PLAN



Provide a  
*City-Wide*  
linear park  
and trail network.

PROVIDE  
ACTIVE AND  
PASSIVE  
PARKS



*For a diversity* of people  
and a *variety of uses.*

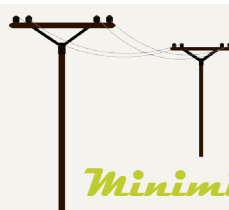
*Provide*  
waterfront  
parkland along  
the Okanagan  
Lake shoreline.



Develop park  
PARTNERSHIPS.



*Minimize*  
environmental  
impacts of parks.

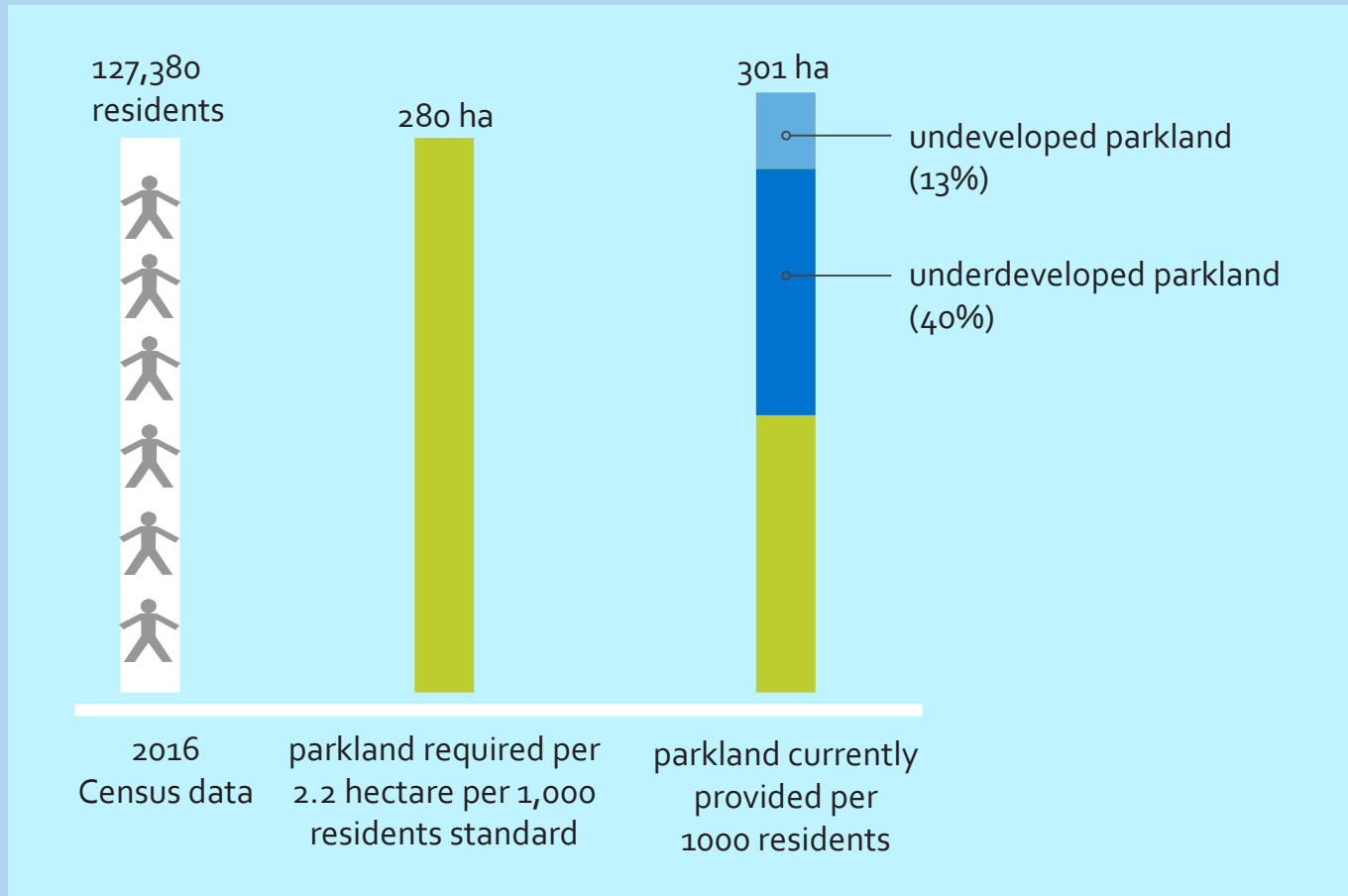


*Minimize* intrusion  
of utilities in parks.



DEVELOP  
PARKLAND TO  
RESPOND TO  
USER NEEDS.

# BENCHMARKING EXERCISE | Park Provision



Provision of 2.2 ha of active parkland  
per 1,000 residents



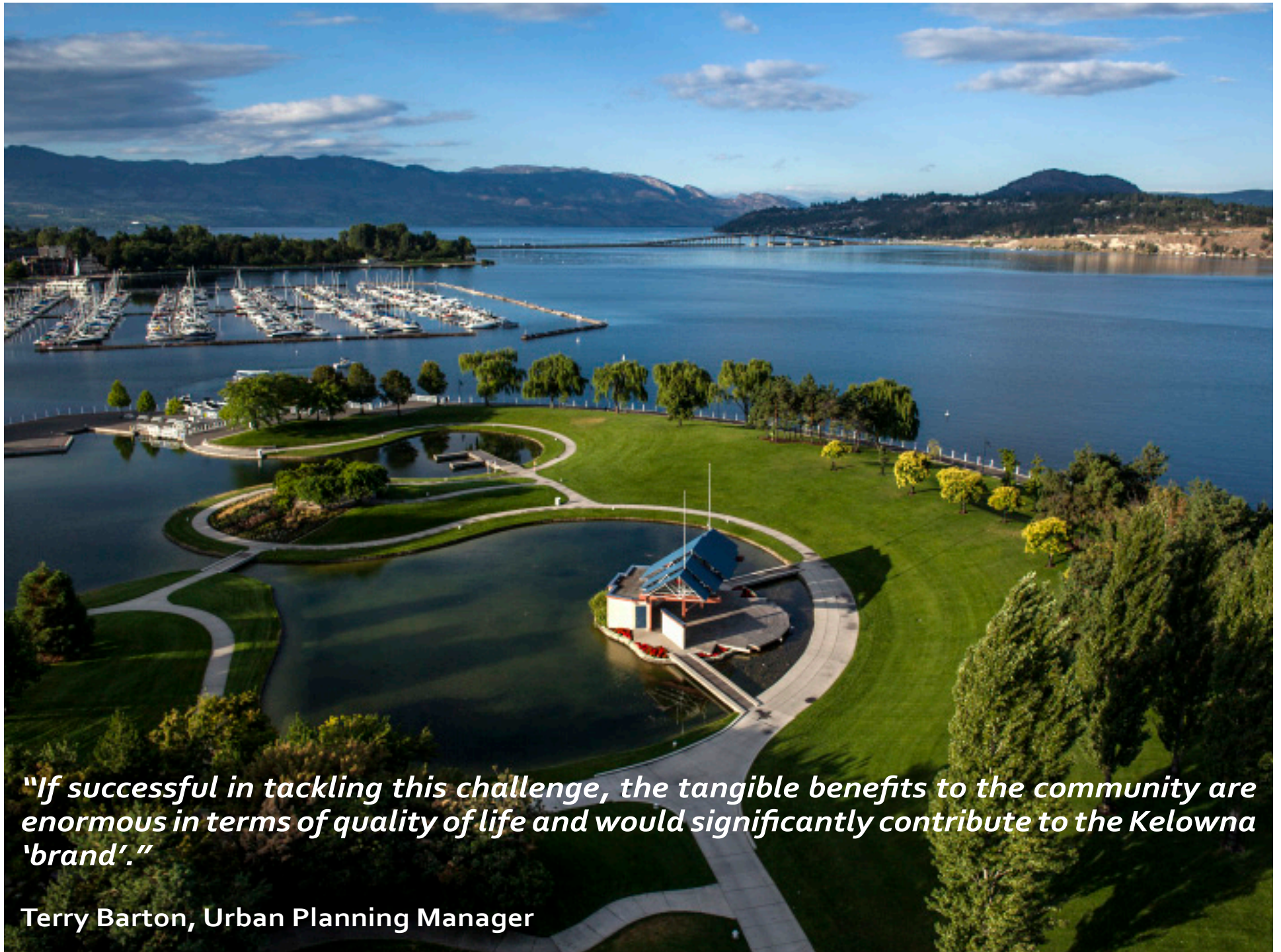
*"When building a park, the quality isn't just about the amenities, it's about the quality of the space and its compatibility with adjacent land use."*

*"Parks are more than just a space - they really are an integral part of the community."*

Joe Creron, Deputy City Manager







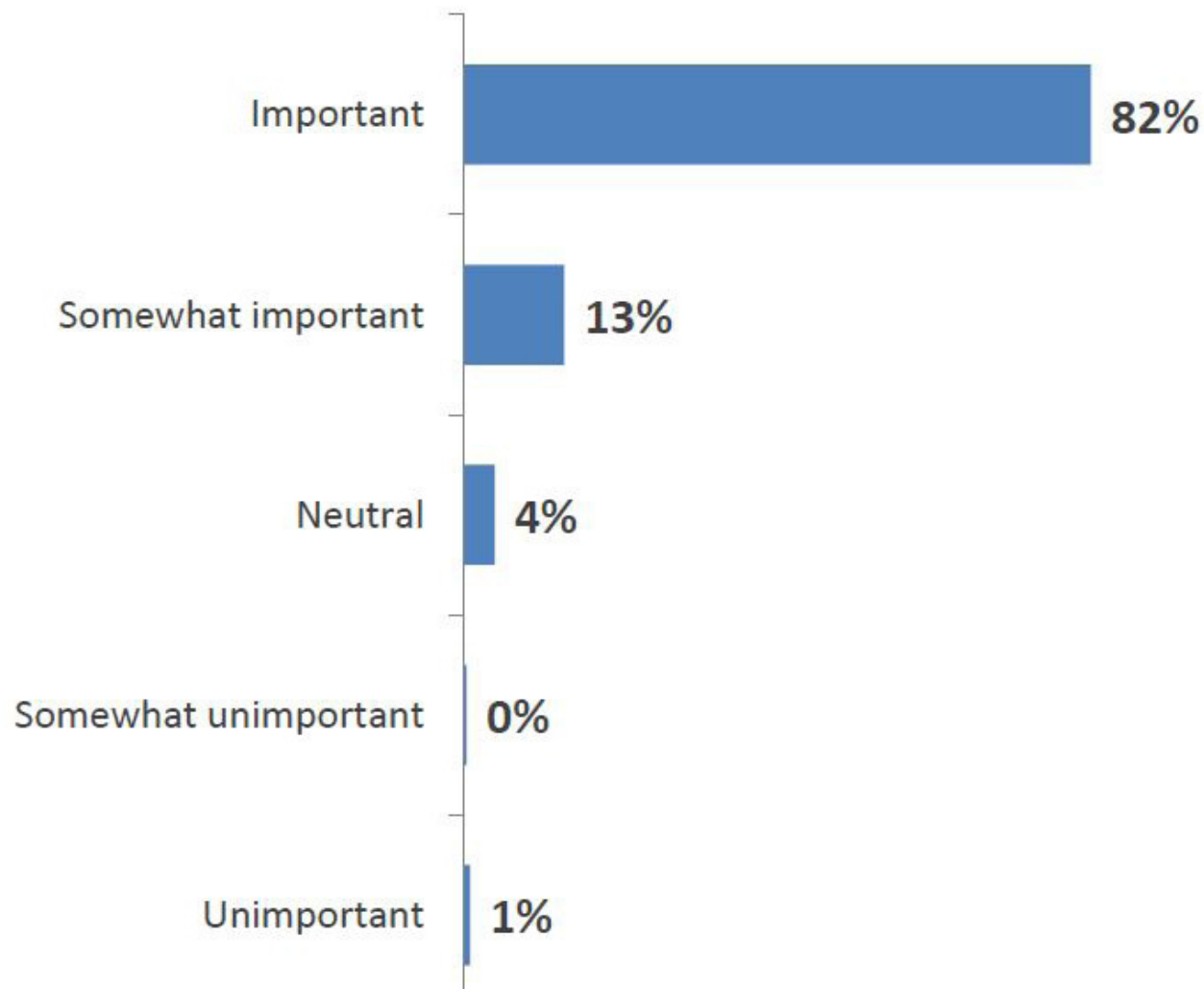
*"If successful in tackling this challenge, the tangible benefits to the community are enormous in terms of quality of life and would significantly contribute to the Kelowna 'brand'."*

**Terry Barton, Urban Planning Manager**

From our visitors:



How important are well maintained/ high quality parks and beaches in your decision to choose Kelowna as a place to visit?

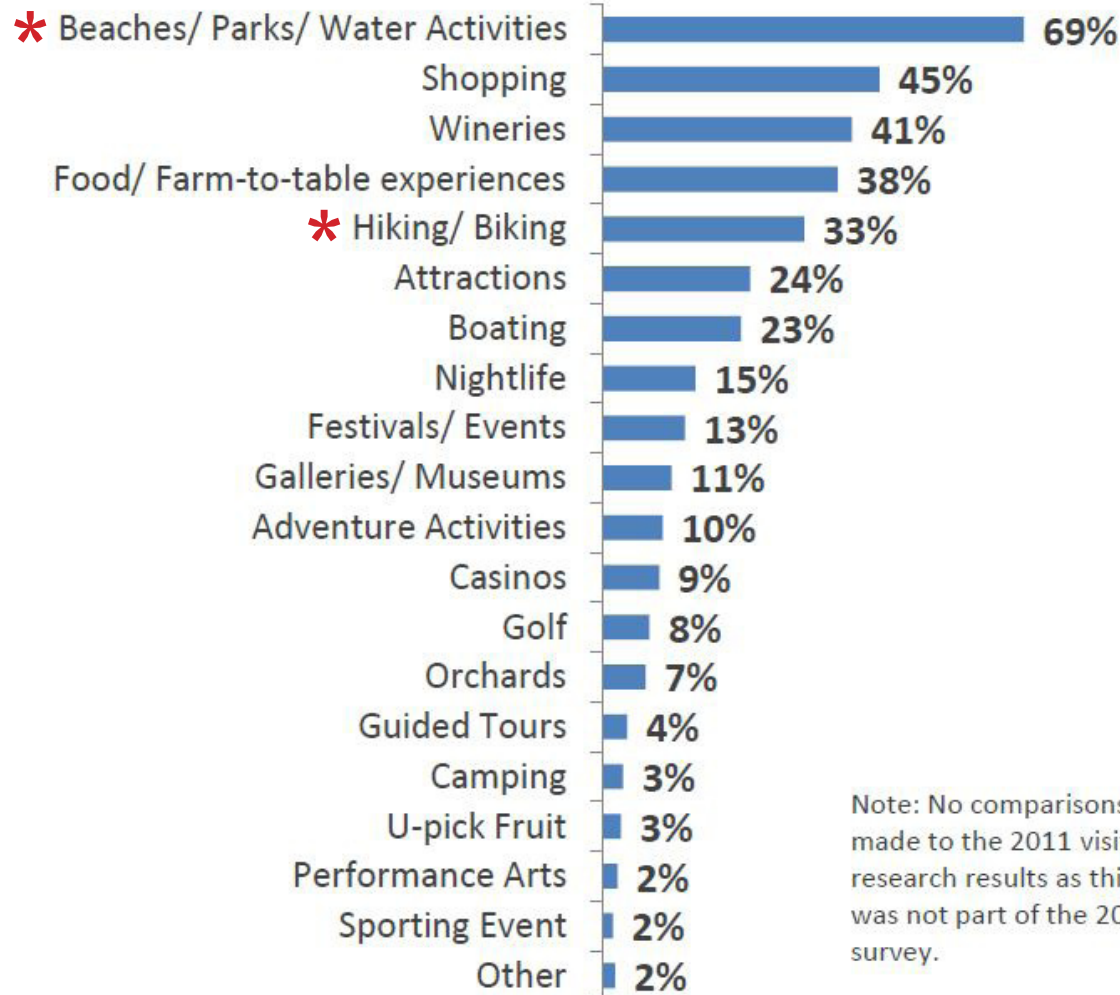




## From our visitors:



Which of the following activities have you/will you/do you plan to participate in during your stay in Kelowna?



Note: No comparisons were made to the 2011 visitor research results as this question was not part of the 2011 survey.



## From our citizens:



*"I would like to take this opportunity to thank the City of Kelowna for the much-needed work currently being done to improve the safety and enjoyment of the mountain biking trails on Knox Mountain. The new downhill trail on the Shale Trail area, for example, is safe, well built and super fun. More such trails are needed and would be greatly appreciated. Thank you again for this great, new amenity for the local biking community and for helping to keep people healthy, active and outdoors. Looking forward to more great trails!"*

**Comment via 'Service Request'**



## REPORT CARD | Neighbourhood Parks



RUTLAND LIONS PARK | RUTLAND



## REPORT CARD | Neighbourhood Parks



BELLA VISTA PARK | BLACK MOUNTAIN

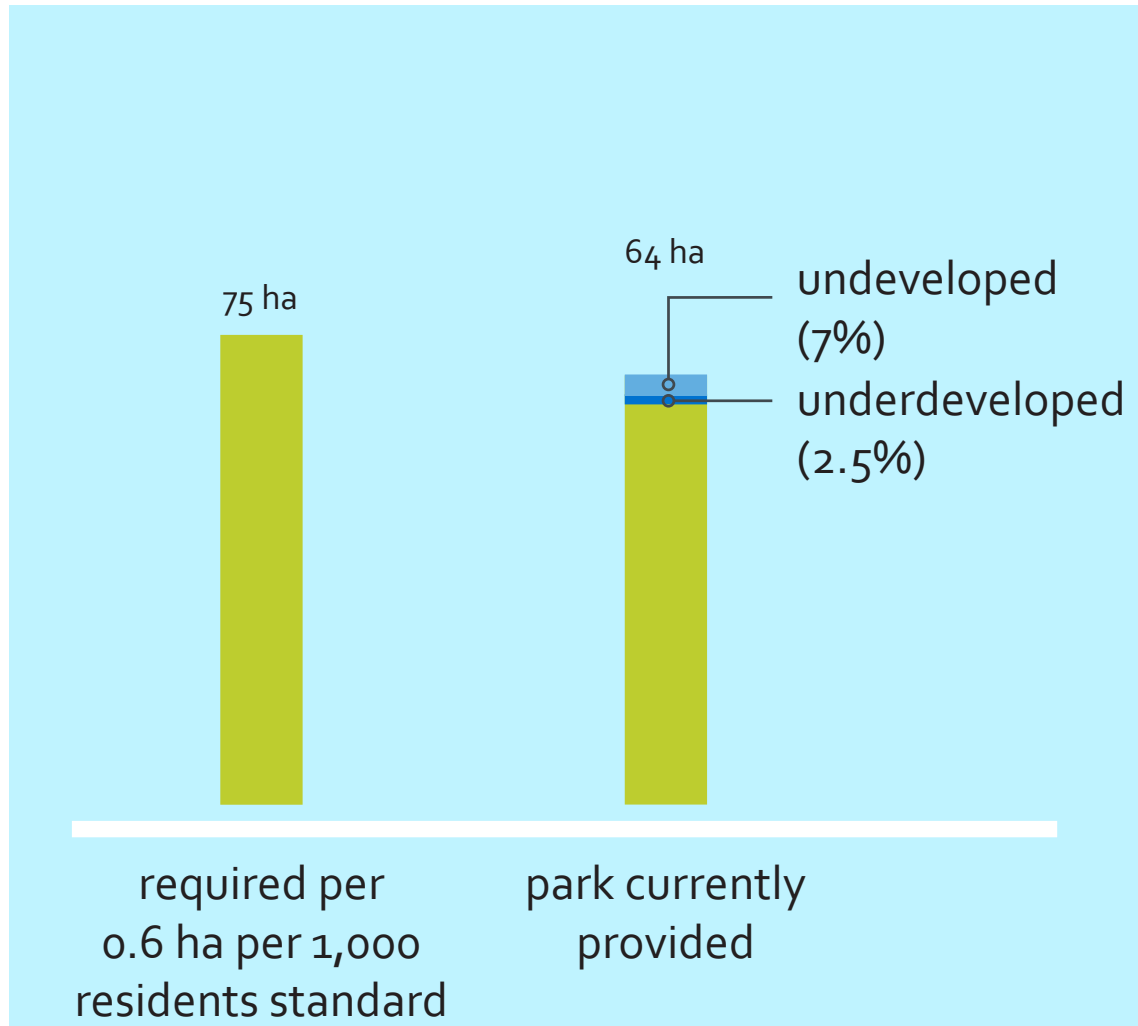


## REPORT CARD | Neighbourhood Parks



ROXY SQUARE | RUTLAND

## BENCHMARKING EXERCISE | Neighbourhood Parks



Provision of 0.6 ha of neighbourhood park per 1,000 residents

# Undeveloped & Underdeveloped

Name	Status	2030 Capital Plan
<b>Lost Creek</b>	Undeveloped	Funded in 2017 capital budget as a park development partnership
<b>Barlee</b>	Underdeveloped	
		P2 in 2017 (\$400,000)
<b>Ballou</b>	Underdeveloped	
<b>* Martin</b>	Undeveloped	Potential to be 1/6 parks developed as P1
<b>* Ca-sorso</b>	Undeveloped	Potential to be 2/6 parks developed as P1
<b>* Walrod</b>	Undeveloped	Potential to be 3/6 parks developed as P1

\* For illustrative purposes only. This is not an indication these are the priority parks for development.

\*\* For illustrative purposes only. This is not an indication these are the priority parks for development.

Name	Status	2030 Capital Plan
<b>* Landmark Urban Centre</b>	Future	Potential to be 4/6 parks developed as P1
<b>* Kirschner Park</b>	Future	Potential to be 5/6 parks developed as P1
<b>* Burne Ave. Park</b>	Future	Potential to be 6/6 parks developed as P1
<b>** Prospect at Blk. Mtn.</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>** Elliot Ave.</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>** Johnson Rd.</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>** Marshall St.</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>** Wilson Ave.</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>** Wilden - Hepner</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>** Wilden - Landrover</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>**University South #2</b>	Future	Unfunded (identified as P2 in 2030 Plan)
<b>Fraser Lake</b>	Future	Unfunded
<b>Tower Ranch #1</b>	Future	Unfunded
<b>Tower Ranch #2</b>	Future	Unfunded
<b>The Ponds #1</b>	Future	Unfunded
<b>The Ponds #2</b>	Future	Unfunded
<b>Band Road</b>	Future	Unfunded
<b>Dilworth Soccer</b>	Future	Unfunded
<b>Lillooet</b>	Future	Unfunded
<b>Eagle Ridge</b>	Future	Unfunded
<b>Tonn Mountain</b>	Future	Unfunded

Note: Lillooet Park and Dilworth Soccer Park are both currently leased from SD#23.

## REPORT CARD

# Neighbourhood Parks



## REPORT CARD | Community Parks



QUILCHENA PARK | KETTLE VALLEY



## REPORT CARD | Community Parks



LOMBARDY PARK | GLENMORE

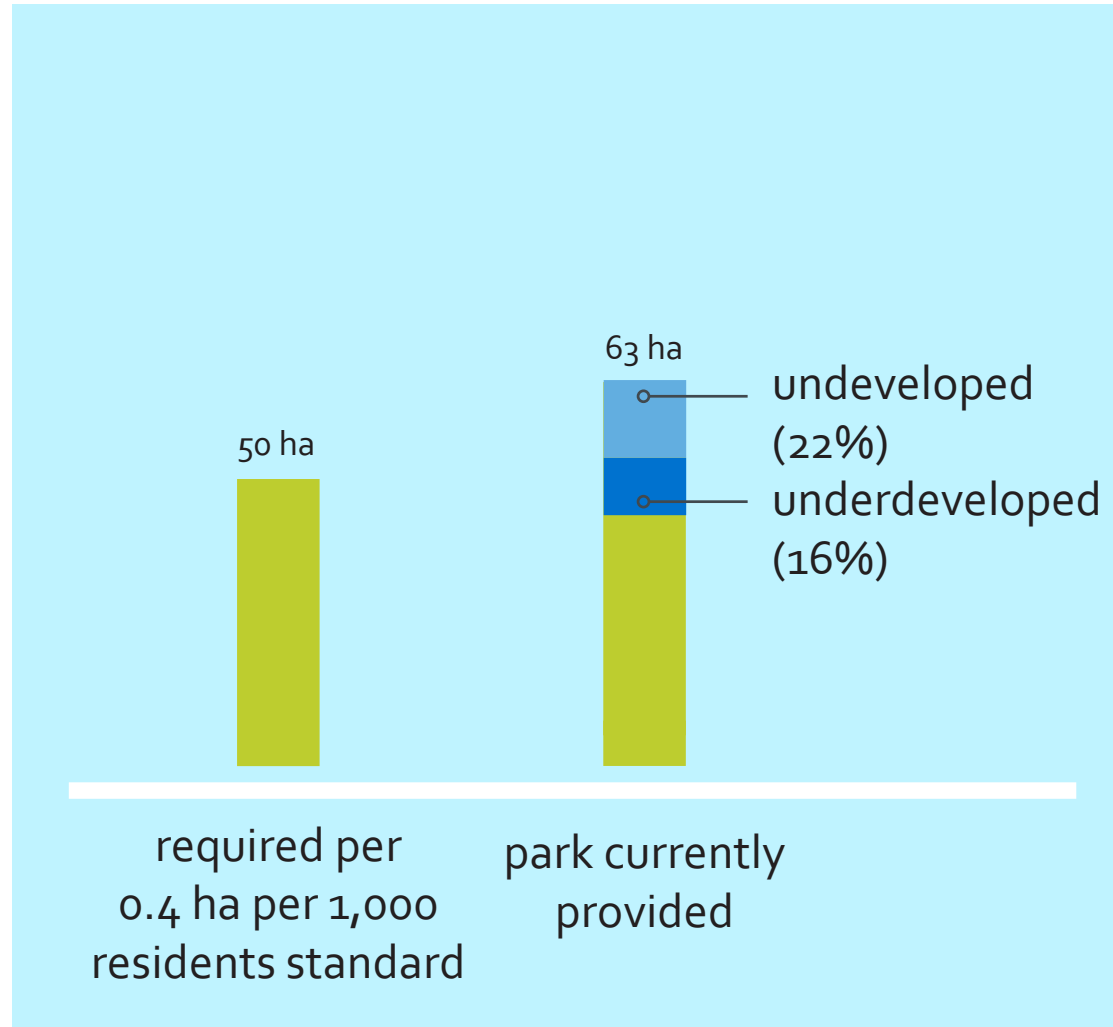
## REPORT CARD | Community Parks



BLAIR POND PARK | GLENMORE



## BENCHMARKING EXERCISE | Community Parks



Provision of 0.4 ha of community park  
per 1,000 residents

## Undeveloped & Underdeveloped

Name	Status	2030 Capital Plan
Rowcliffe	Undeveloped	Funded in 2017 (\$1.7 million) P1 in 2018 (\$1 million)  P1 in 2019 (\$1.2 million) P1 in 2021 (\$500,000)
Rutland Centennial	Underdeveloped	P1 in 2018-20 (\$3.5 million)
Dehart	Undeveloped	P1 in 2021-24 (\$4.7 million)
Gallagher (Black Mountain)	Undeveloped	P2 in 2024-25 (\$900,000)
University South	Undeveloped	P2 in 2025-26 (\$1.6 million)
Aurora	Undeveloped	Unfunded
Begbie	Undeveloped	Unfunded
Quilchena / Blair Pond	Underdeveloped	Unfunded
Ponds Community	Underdeveloped	Unfunded

## Future

Name	Status	2030 Capital Plan
Wilden - Village Centre Park	Future	Unfunded
Dayton Park	Future	Unfunded
Ellison Lake Park	Future	Unfunded
Rutland Town Centre Park	Future	Unfunded

## REPORT CARD Community Parks

## REPORT CARD | Recreation Parks





## REPORT CARD | Recreation Parks

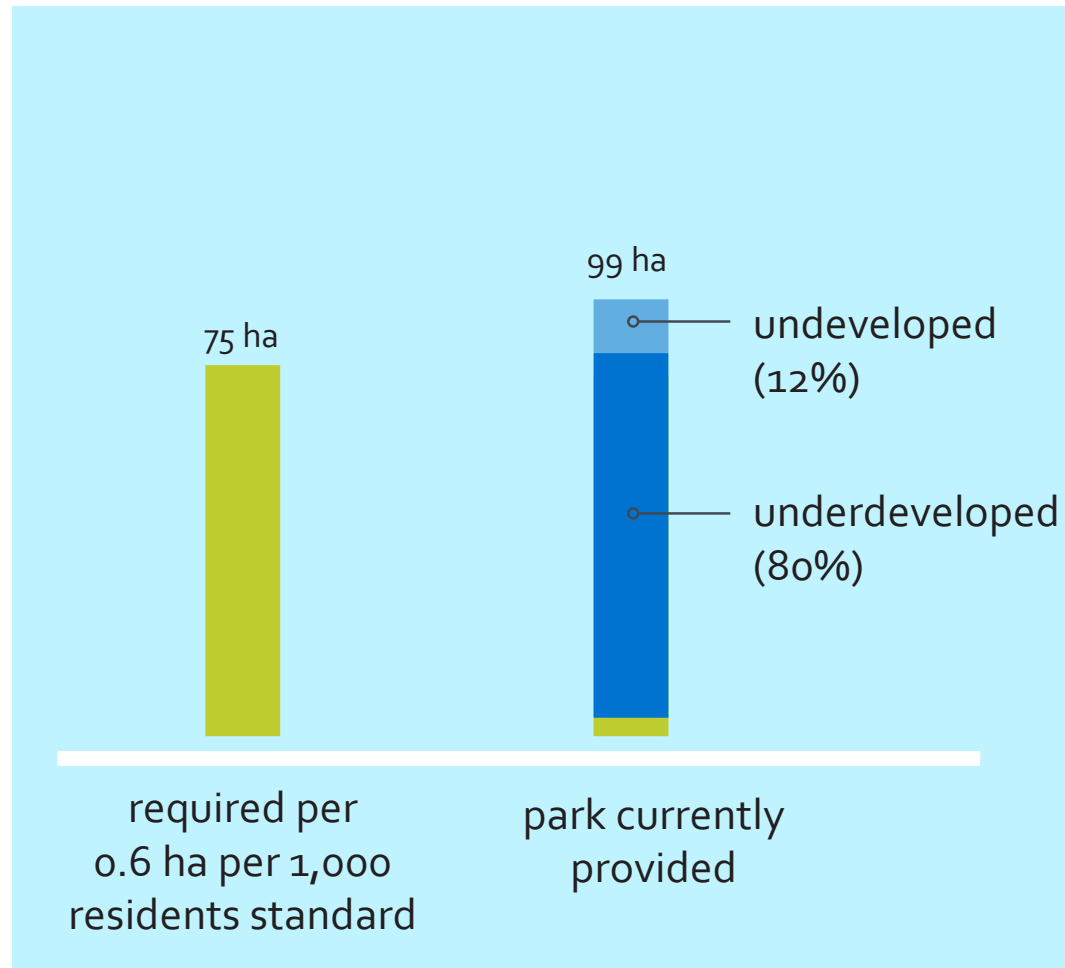


MISSION RECREATION PARK

## REPORT CARD | Recreation Parks



## BENCHMARKING EXERCISE | Recreation Parks



Provision of 0.6 ha of recreation park  
per 1,000 residents



# Undeveloped, Underdeveloped & Future

Name	Status	Area (ha)	Key Features	2030 Capital Plan
Glenmore Rec.	Undeveloped	11.48 ha	<u>Funded</u> Phase 1: servicing, ALR buffer, attenuation pond, access roads Phase 2: sports fields, seeding, irrigation, lighting, asphalt	Funded in 2017 (\$2.6 million)  P1 in 2018 (\$1.7 million)
			<u>Proposed</u> Phase 3: pickleball, playground, waterpark, artificial turf, basketball, skatepark, entry plaza	P2 in 2017-18 (\$562,000 - additional) P2 in 2022-23 (\$2.2 million) P2 in 2025-26 (\$2.2 million) P2 in 2028-29 (\$2.2 million)
			<u>Existing</u> Diamonds, sports fields, pedestrian paths, dog park, community gardens, soccer dome <u>Funded</u> Turf replacement, 2 additional diamonds	P1 in 2021 (\$600,000 - turf) P1 in 2022-23 (\$1.4 million - diamonds)
Mission Rec.	Underdeveloped	46.55 ha	<u>Proposed</u> Youth park, plaza, + trail system Pedestrian network + landscaping Landscaping associated w/ new buildings	P2 in 2024-25 (\$4.4 million)
			<u>Existing</u> Tennis, pickleball, fields, multi-use corridor	
Parkinson Rec.	Underdeveloped	19.49 ha	<u>Proposed</u> Re-design of field layout Mill Creek trail	Not identified in 2030 Capital Plan Potential opportunity for improvements in partnership with SD23 school development
			<u>Existing</u> Sport fields, community garden, dog park, BMX track, washroom <u>Funded</u> Pickleball courts	Funded in 2017 (\$200,000 - pickleball)
Rutland Rec.	Underdeveloped	14.56 ha	<u>Proposed</u> Sport field re-design + playground	Not identified in 2030 Capital Plan
Tutt Ranch Rec.	Future	-	-	Unfunded

## REPORT CARD Recreation Parks

# PARKS AND RECREATION | Buildings

\* Not included in report cards

- **Recreation field houses**
- **Boat launches**



# PARKS AND RECREATION | Buildings

\* Not included in report cards

- **Recreation field houses**
  - **Boat launches**
- 
- **Waterfront Island Stage Improvements**
  - **Art Walk**

# PARKS AND RECREATION | Buildings

\* Not included in report cards

- **Mission Recreation additional ice sheets**
- **Mission Activity Centre**
- **Glenmore Recreation Centre**
- **Elks Stadium**
- **Curling Club**
- **Badminton Club**
- **Rutland Arena**
- **Memorial Arena**
- **Apple Bowl upgrades**



# PARKS AND RECREATION | Buildings

\* Not included in report cards

- **Mission Recreation additional ice sheets**
  - **Mission Activity Centre**
  - **Glenmore Recreation Centre**
  - **Elks Stadium**
  - **Curling Club**
  - **Badminton Club**
  - **Rutland Arena**
  - **Memorial Arena**
  - **Apple Bowl upgrades**
- 
- **Parkinson Recreation Centre**

## REPORT CARD | City-wide Parks



MUNSON POND PARK | EAST KELOWNA



## REPORT CARD | City-wide Parks

*82% of visitors expressed that high quality, well maintained parks and beaches were a factor in their decision to make Kelowna their destination.*

Tourism Kelowna



BOYCE-GYRO BEACH PARK | MISSION



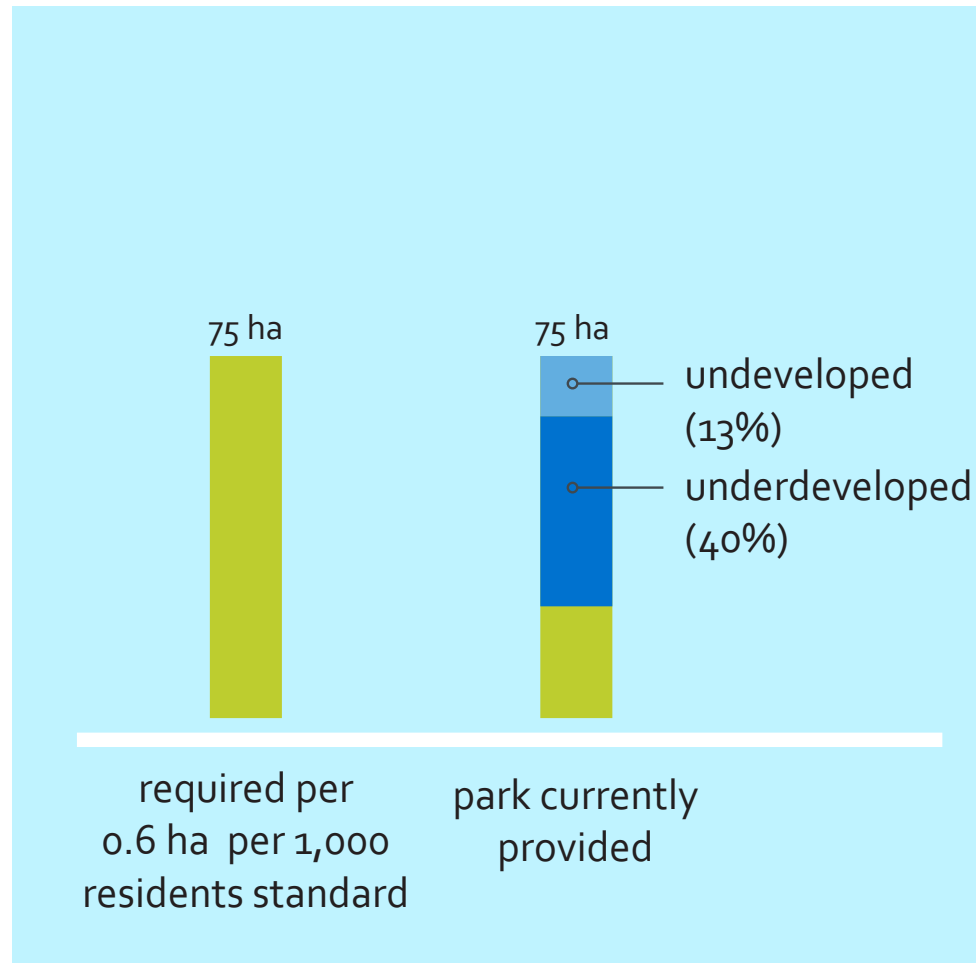
## REPORT CARD | City-wide Parks



WATERFRONT PARK | DOWNTOWN



## BENCHMARKING EXERCISE | City-wide Parks



Provision of 0.6 ha of city-wide park  
per 1,000 residents

## Undeveloped & Underdeveloped

Name	Status	2030 Capital Plan
<b>Boyce-Gyro Beach</b>	Underdeveloped	Funded in 2017 (\$2.2 million)
<b>Sarsons Beach Expansion</b>	Underdeveloped	P1 in 2019 (\$340,000)
<b>Kerry</b>	Underdeveloped	Phase 1 funded in 2017 (\$1.1 million) *Now deferred to 2018-19
		Phase 2 P2 in 2018 (2.7 million)
<b>City</b>	Underdeveloped	Accepted in 2017 budget (\$400,000) P1 in 2020 (\$1.2 million)
		P2 in 2020-22 (\$6.4 million)
<b>South Pandosy Waterfront</b>	Undeveloped	P1 in 2026-27 (\$2.2 million)
<b>Sutherland Bay</b>	Underdeveloped	Funded in 2017 (\$200,000 )
		P2 in 2023-24 (\$4.4 million)
<b>Surtees Property</b>	Undeveloped	Site to be developed in partnership with a commercial developer
<b>Bennett Plaza</b>	Underdeveloped	P2 in 2019-20 (\$1.7 million)
<b>Waterfront</b>	Underdeveloped	Not identified in 2030 plan
<b>Rotary Beach</b>	Underdeveloped	Not identified in 2030 plan
<b>Bluebird Waterfront</b>	Undeveloped	Not identified in 2030 plan

## Future

Name	Status	2030 Capital Plan
<b>Dewdney (Melcor land beach access)</b>	Future	Partnership commitment from developer (50/50)
<b>Garner Pond</b>	Future	Unfunded
<b>University South</b>	Future	Unfunded
<b>Mine Hill Mountain</b>	Future	Unfunded
<b>Confluence of Francis Brook / Mill Creek</b>	Future	Unfunded
<b>Wilden - Summit</b>	Future	Unfunded
<b>Kirschner Mountain #1 + #2</b>	Future	Unfunded
<b>Mouth of Mission Creek -Truswell Property</b>	Future	Unfunded
<b>Pandosy Town Centre Park</b>	Future	<b>Unfunded</b>

## REPORT CARD City-Wide Parks



## REPORT CARD | Linear and Natural Area Parks



KNOX MOUNTAIN PARK | DOWNTOWN



## REPORT CARD | Linear and Natural Area Parks



MISSION-CREEK GREENWAY

## REPORT CARD | Linear and Natural Area Parks



ELLISON DOG PARK | HWY 97





Provide a **City-wide** linear park and trail network.



Provide active and passive parks for a **diversity** of people and a **variety** of uses.

## Undeveloped & Underdeveloped

Name	Status	Area (ha)	Key Features	2030 Capital Plan
Knox Mountain Park	On-going		Trail improvements + development Realign Ellis St. + Poplar Point Dr. Annual scorecard assessment Fence installation Info kiosk + gateway at Ellis St. Noxious weed removal Improvements to Crown / Lower Lookout staging area Develop new Kathleen Lake staging / parking area	P1 in 2017-2030 (\$2.85 million)
Tower Ranch Mountain Park	Undeveloped	18.6 ha	<u>Funded</u> Parking lot	Developer commitment to build parking lot
			<u>Proposed</u> Washroom Trail System	Unfunded
University South Park Open Space	Undeveloped		<u>Proposed</u> Trail system	Not identified in 2030 plan

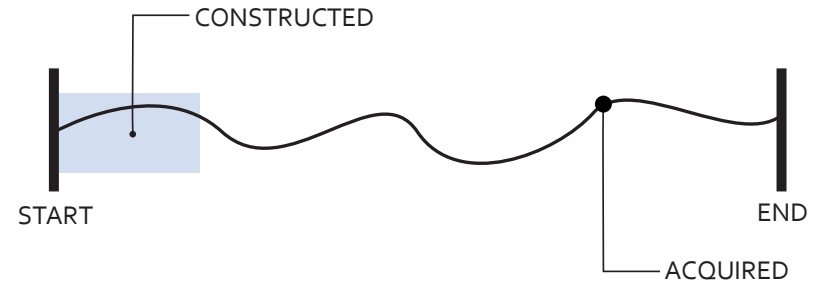
## REPORT CARD

### Natural Area Parks

# Top 6 Priority Linear Parks for Development

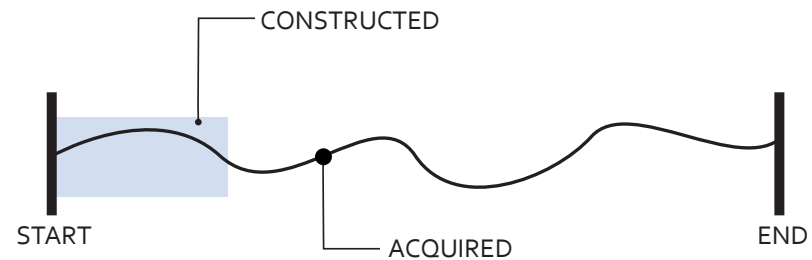
## 1. WATERFRONT WALKWAY

- Linear park length: 1 kilometre
- Land acquired: 73%
- Trail construction completed: 0.2 kilometres



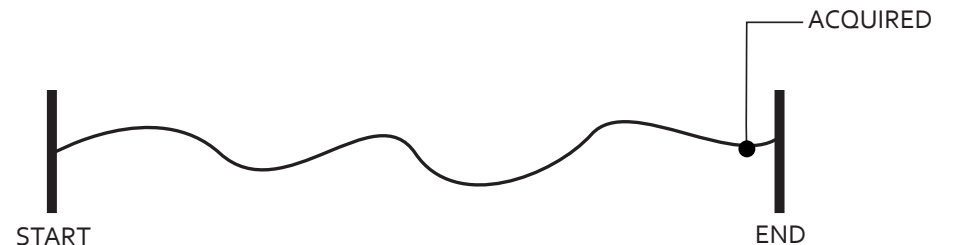
## 2. MILL CREEK LINEAR PARK

- Linear park length: 19 kilometres
- Land acquired: 39%
- Trail construction completed: 4.5 kilometres



## 3. RAIL TRAIL (UBCO TO DOWNTOWN)

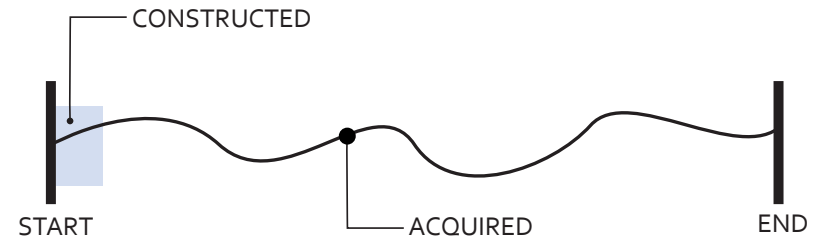
- Linear park length: 20 kilometres
- Land acquired: 95%
- Trail construction completed: 0 kilometres





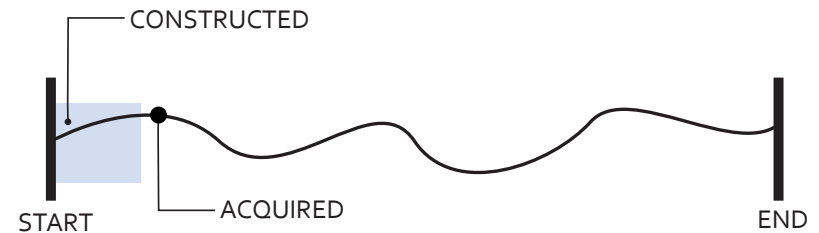
## 4. BELLEVUE CREEK LINEAR PARK

- Linear park length: 13 kilometres
- Land acquired: 41%
- Trail construction completed: 0.2 kilometres



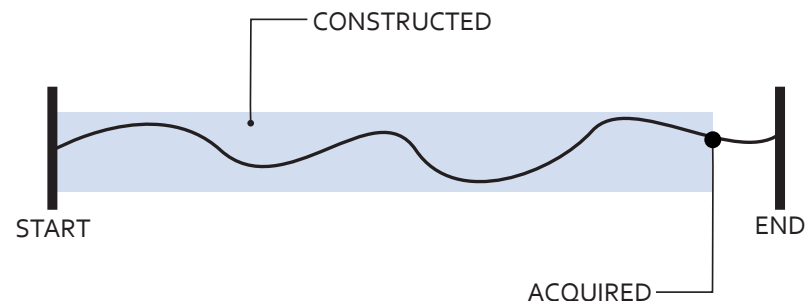
## 5. GOPHER CREEK LINEAR PARK

- Linear park length: 8.5 kilometres
- Land acquired: 14%
- Trail construction completed: 1.0 kilometre



## 6. MISSION CREEK GREENWAY

- Linear park length: 16.5 kilometres
- Land acquired: 95%
- Trail construction completed: 15 kilometres



# INTERMISSION | REPORT CARDS



# PARK DEVELOPMENT FUNDING

Options for consideration.



## PARK DEVELOPMENT FUNDING | Options for Consideration

1. **Development Cost Charges**
2. **Revenues**
3. **Lease or land sale**
4. **Partnerships**
5. **Grants**
6. **Community Amenity Contributions**
7. **General taxation**
8. **Tourism taxation**
9. **Parcel taxation**

## Development Cost Charges (DCCs)

- Addition of park development costs in the DCC Program.
- Inclusion of non-residential development in the DCC Program.
- 5% parkland dedication at subdivision.
- Removal or reduction of neighbourhood parkland within the DCC program.
- Reduce the taxation assist for parkland acquisition DCCs.
- Use of densification gradient.
- Reduction of parkland acquisition standard.

	Kelowna	Abbotsford	Kamloops	Langley	Chilliwack	Surrey <sup>1</sup>	Richmond <sup>1</sup>
Policy for provision of parkland per 1000 population growth?	Yes	Yes	Yes	No	Yes	Yes	Yes
What is the ratio?	2.2 hectares per 1000 population	3.4 hectares per 1000 population	15-20 hectares per 1000 population	3.2 hectares per 1000 population (as a guideline, not a policy)	4.0 hectares per 1000 population	2.4 hectares per 1000 population	3.1 hectares per 1000 population, except 1.3 hectares per 1000 population in City Centre
What type of parks are included?	City-wide, recreation, community and neighbourhood parks.  Does not include linear parks, creek corridors and natural open space.	City-wide, community and neighbourhood parks.  The City of Abbotsford also has a standard that 6% of its land base should be parkland.	All types of parks (active, passive, open space and more).  The City currently has 4.3 ha / 1000 population	Municipal, conservation, community and neighbourhood parks.	Community and neighbourhood parks.	City-wide and neighbourhood parks.  These targets do not include destination or regional scale parkland.	City-wide, community, neighbourhoods
Park development costs included in the DCC program?	No – Only parkland acquisition costs are included in the DCC bylaw.	Yes – Development of all forms of parks.	Yes – DCC parks development program primarily includes projects that are intended to serve the broader needs of the community, rather than specific neighbourhoods. City-wide parks development and trail systems development are good examples of projects included in Kamloops's DCC program.	Yes – DCC parks development program includes improvements to various neighbourhood, community and municipal parks throughout the Township.	Yes – Development of all forms of parks.	No – Only parkland acquisition costs are included in the DCC bylaw.	Yes – Development of all forms of parks.
Is non-residential development included in the DCC program?	No	No	No	No	Most non-residential uses do not pay parks DCCs, however, institutional uses do pay parks DCCs	Some non-residential uses do not pay parks DCCs, however, Highway 99 Corridor commercial and industrial uses do pay parks DCCs	Yes – All uses contribute to both park development and acquisition
Parkland acquisition included in your DCC bylaw?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Are neighbourhood parks included?	Yes	Yes	Yes	No	Yes	Yes	Yes

<sup>1</sup> **Note:** Both Surrey and Richmond have suggested that the current trend toward the increasing ratio of multi-family to single family residential development has resulted in less parkland being made available through the 5% dedication process. Further, they suggest that given the high cost of land in these communities neither the 5% land dedication, nor the 5% cash in lieu tool can be relied upon to secure adequate park space or funds for parks to meet desired hectares per capita ratio. For this reason both cities emphasize the need for both 5% parkland dedication and Parks Development Cost Charges for land acquisition to ensure that they can secure important environmental or recreation space for future generations.



	Kelowna	Abbotsford	Kamloops	Langley	Chilliwack	Surrey <sup>1</sup>	Richmond <sup>1</sup>
What types of parkland are acquired through 5% dedication at subdivision?	The City does not generally use the 5% parkland dedication / cash-in-lieu provisions outlined in the Local Government Act (LGA) – the City uses DCCs for acquisition.	No prescribed list, but dedication is generally determined on a case by case basis. Typically, 5% cash-in-lieu is taken.	The minimum 5% parkland dedication is applied in newly developing areas and this is used to support recreational uses such as sports and active play. The Kamloops parks Master Plan states Open Space (steep slopes, gullies, etc.) should not be included in the 5% parkland dedication.	The Approving Officer is empowered to make decisions as to the requirement of the 5% parkland dedication or cash in lieu from subdivision proposals. This is used to acquire primarily neighbourhood parkland.  The Development Cost Charges Bylaw (adopted in 2008), states DCC parkland acquisition charges do not include neighbourhood level parks.	The 5% dedication is used to fund specifically neighbourhood level parks. The 5% dedication is applied separately from DCCs, which are used for funding indoor facilities, "community level" parks and sport fields that serve a much larger geographic area.	The City of Surrey Parks, Recreation And Culture Strategic Plan allows the 5% parkland dedication tool to acquire all types of parks with consideration for the size of the proposed parkland, ecological integrity of the surrounding system, optimal community use, anticipated long-term viability and the "fit" within the catchment area.	Richmond applies the 5% land dedication policy for new developments. Location goals, as stated in the City of Richmond Park Classifications, are used as the evaluative criteria for acquisitions. They also often consider taking cash-in-lieu. This covers most types of parkland.
What percentage taxation assist goes to parkland?	8% (+3.4%)	5%	1%	1%	10%	5%	1%
Density gradient used to determine Parks DCC rates?	<b>No</b> – same charge regardless of density for Parks DCCs;  except Residential 5 - multi-family units of 55.8 square meters or less are charged per sq.m.	<b>Yes</b> – Parks DCC varies by land use category <ul style="list-style-type: none"> <li>Rural Residential</li> <li>Urban Residential</li> <li>Medium Density</li> <li>High Density</li> <li>Congregate Care</li> </ul>	<b>Yes</b> – Parks DCC varies by land use category <ul style="list-style-type: none"> <li>Single and Two Family Residential</li> <li>Multi-Family Residential – Low Density (per unit)</li> <li>Multi-Family – Medium Density (per unit)</li> <li>Multi-Family – High Density (per unit)</li> </ul>	<b>Yes</b> – Parks DCC varies by land use category <ul style="list-style-type: none"> <li>Residential 1 - represents 15 or less dwelling units per hectare;</li> <li>Residential 2 - represents 16 to 44 dwelling units per hectare;</li> <li>Residential 3 - represents 45 to 74 dwelling units per hectare; and</li> <li>Residential 4 - represents greater than 74 dwelling units per hectare.</li> </ul>	<b>Yes</b> – Parks DCC varies by land use category with <ul style="list-style-type: none"> <li>Single Family, Duplex</li> <li>Townhouse &amp; Other</li> <li>Apartment</li> <li>Small Apartment</li> </ul> <b>Note:</b> Townhouse & Other, Apartment, Small Apartment have the same DCC rate which is lower than the rate for Single Family and Duplex.	<b>Yes</b> – Parks DCC varies by land use category. Some of multi-family residential uses have been categorized together in the DCC bylaw and have the same rate per sq. ft.	<b>Yes</b> – Parks DCC varies by land use category <ul style="list-style-type: none"> <li>Single Family</li> <li>Townhouse</li> <li>Apartment</li> </ul>

# Revenues

- Property rentals
- Concessions & equipment rentals
- Sponsorship



Wibit Kelowna | City Park

# Lease or Land Sale

- Commercial lease
- Sale of surplus land



Boyce-Gyro Park Improvements



# Partnerships

- **Developers**



Quilchena Park | Kettle Valley

# Partnerships

- Sports' organizations



Kiwanis High Noon Ball Park



# Partnerships

- Not-for-profit organizations



Laurel Packinghouse Courtyard | Downtown



# Partnerships

- Neighbourhood groups

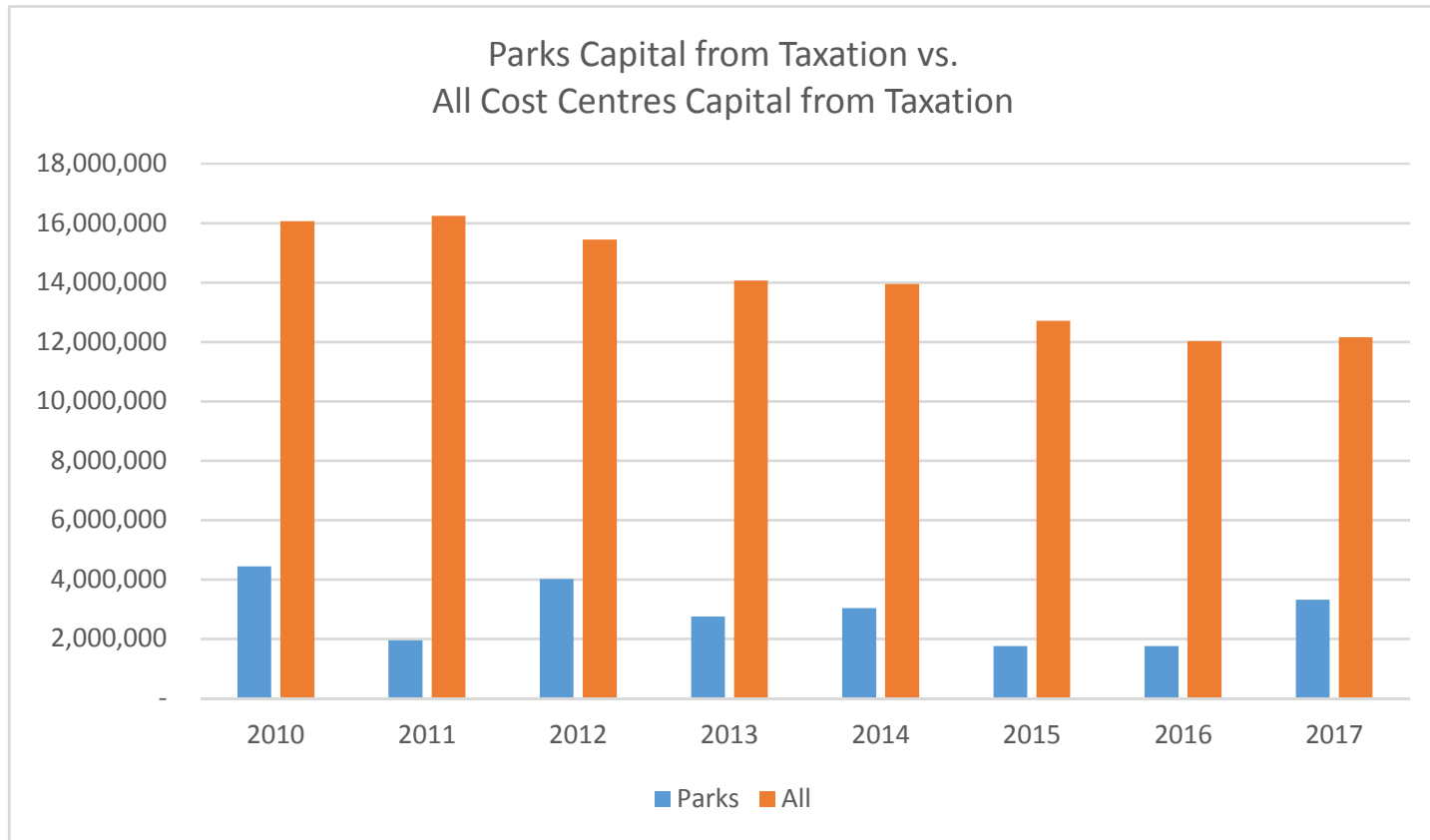


Lost Creek Neighbourhood Group | Lost Creek Park, Wilden

**Grants**

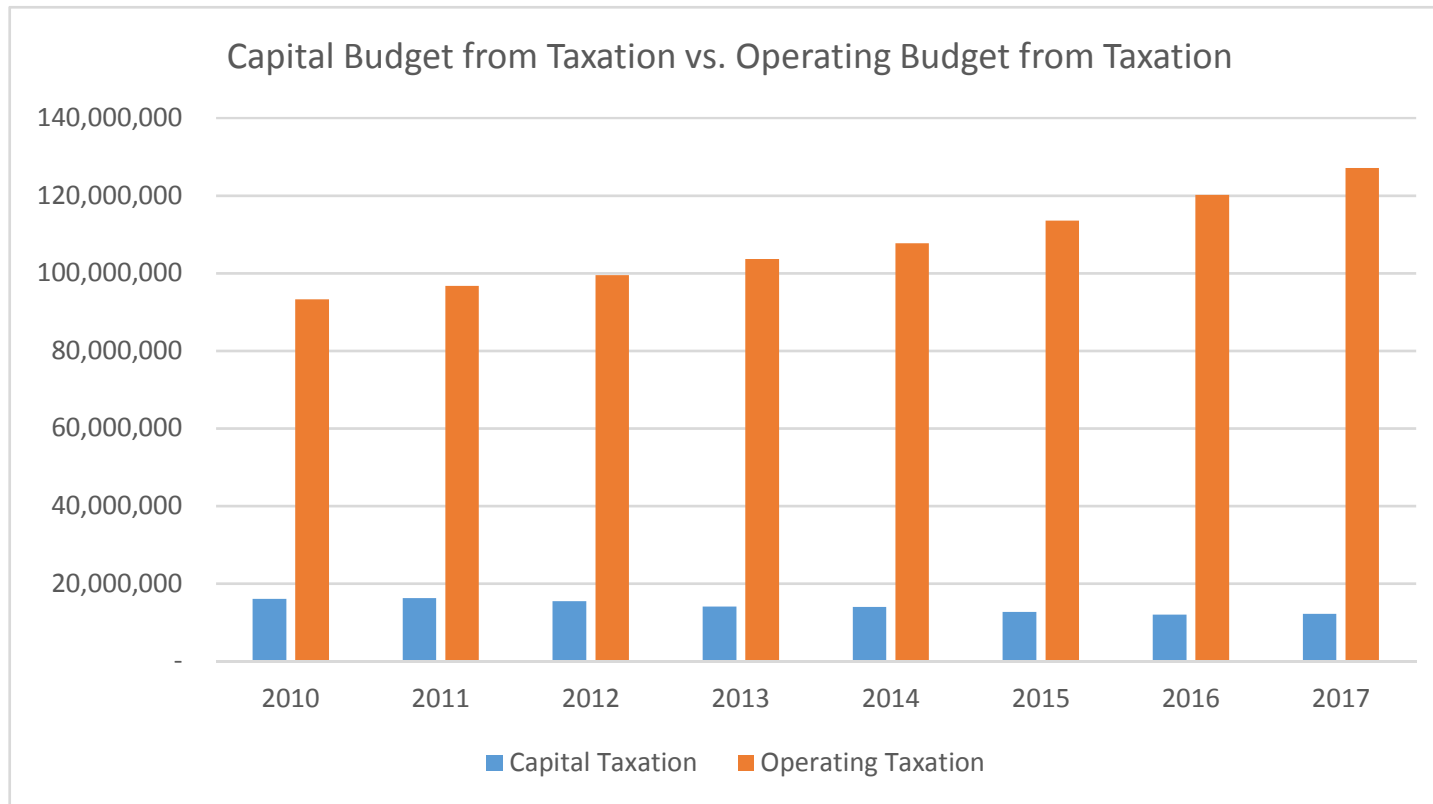
**Community Amenity Contributions**

# General Taxation





# General Taxation (continued)



# Tourism Taxation



Canada Day | Waterfront Park

# Parcel Taxation



City Park | Downtown



## PARK DEVELOPMENT FUNDING | Options for Consideration

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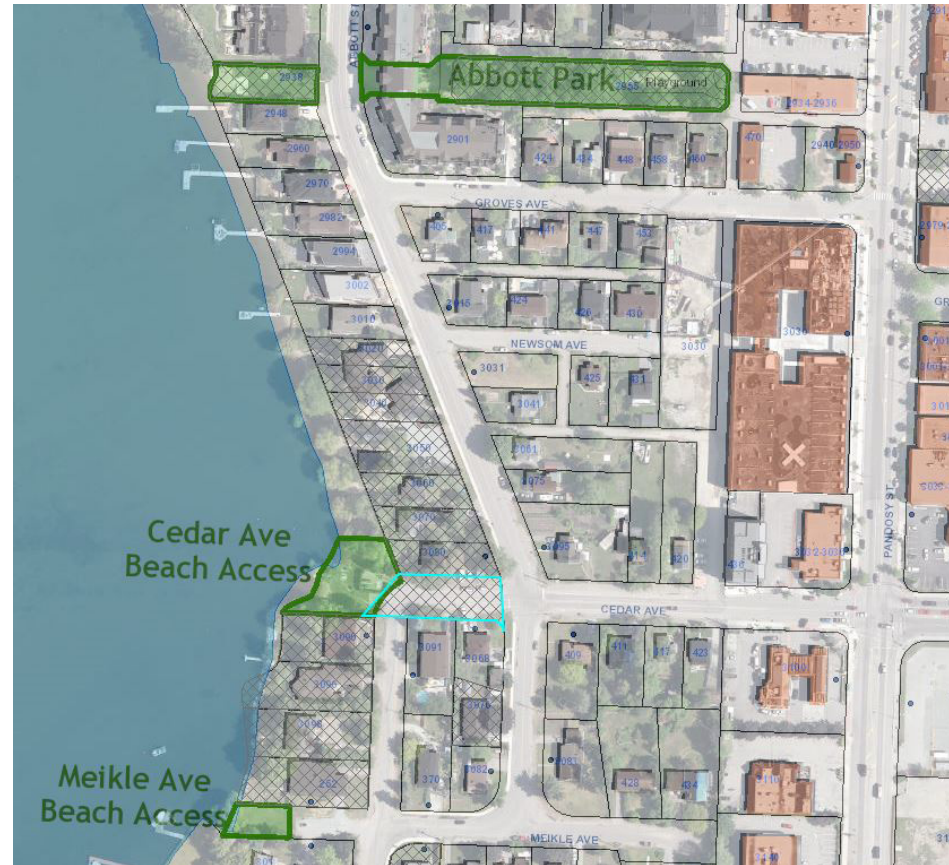
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- 4. Partnerships**
5. Grants
6. Community Amenity Contributions
- 7. General taxation**
- 8. Tourism taxation**
- 9. Parcel taxation**

# TEMPORARY USAGE | Undeveloped Sites

## Temporary Uses

- Community gardens
- Off-leash dog parks
- Improvised trails



South Pandosy Waterfront Park | Mission



# TEMPORARY USAGE | Undeveloped Sites

## Concerns

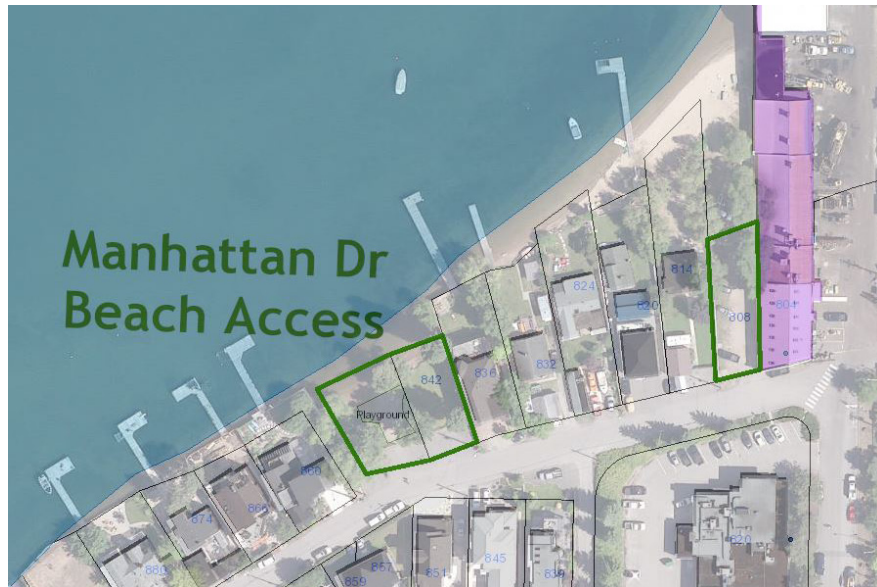
- Security
- Vandalism
- Vagrant camps



Bluebird Waterfront Park | Mission

## TEMPORARY USAGE | Undeveloped Sites

### Public perception of 'inaccessible parkland'



Manhattan Drive | Downtown



Swick Road Beach Access | Mission



## Temporary uses becoming long-term demands



Dog parks!





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

