

GLENMORE RECREATION PARK

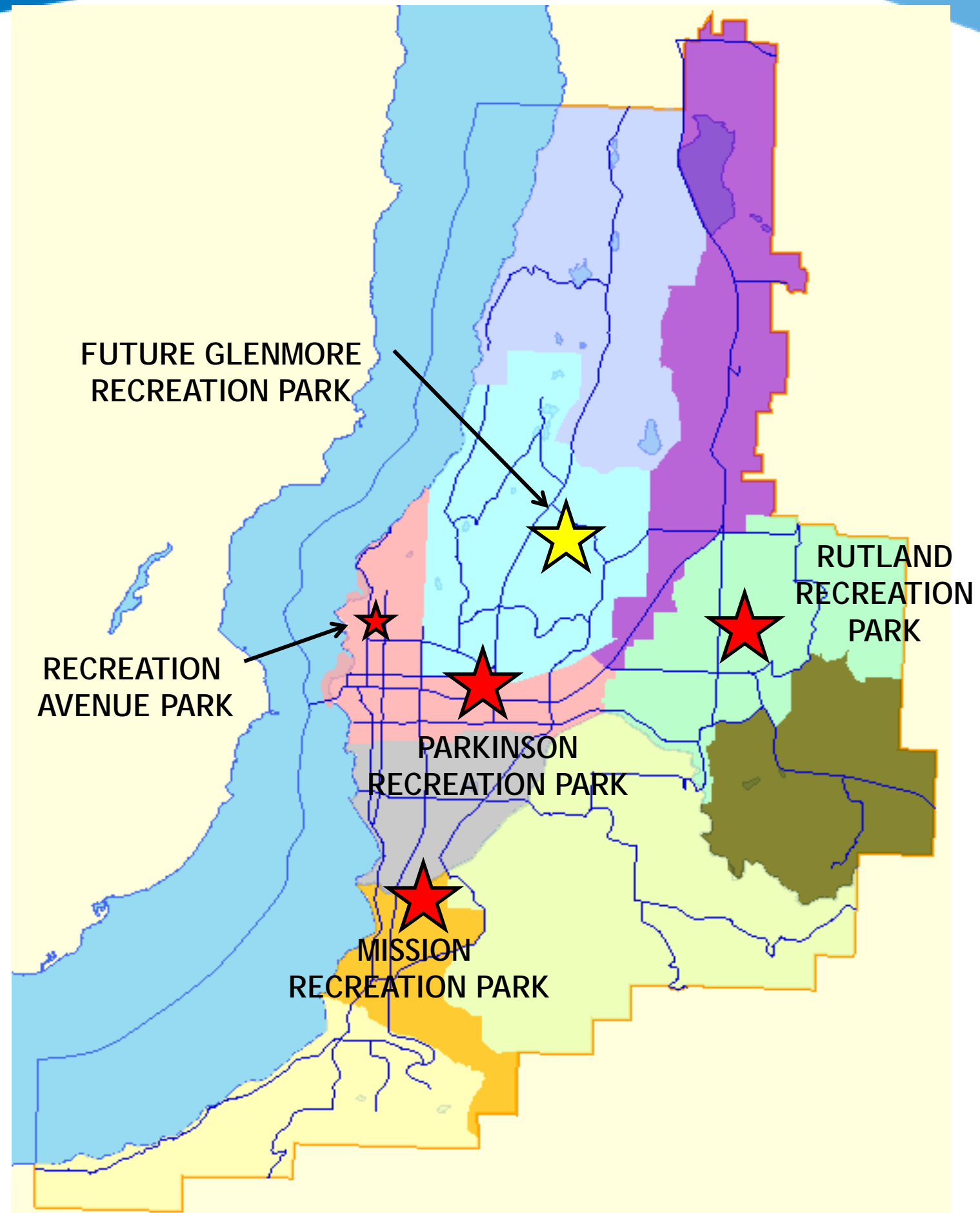
Council Workshop - November 30, 2015



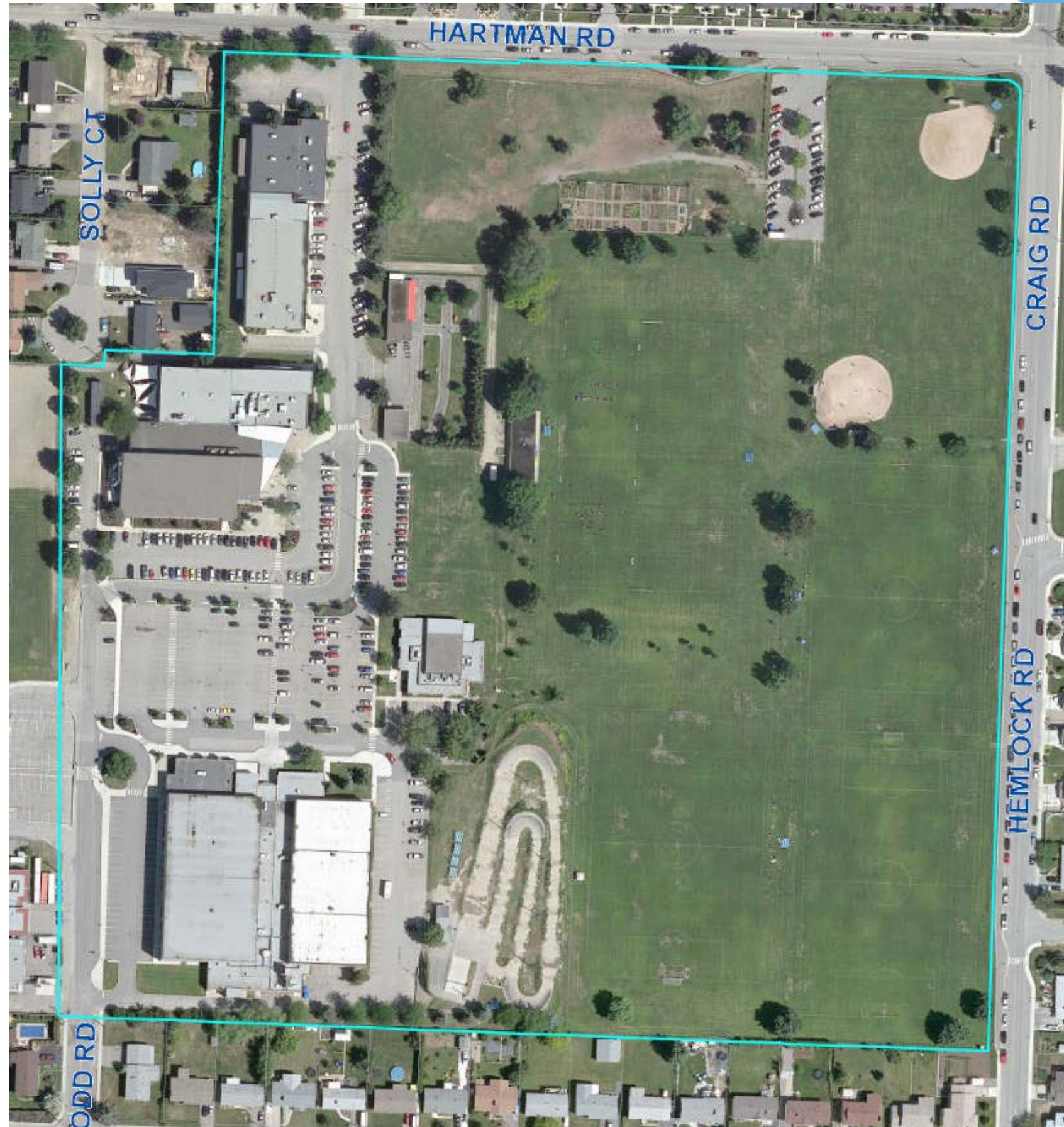
PURPOSE

Council requested that staff host a workshop regarding Glenmore Recreation Park including its relationship and fit with the larger recreation park system, and the financial implications of constructing the park.

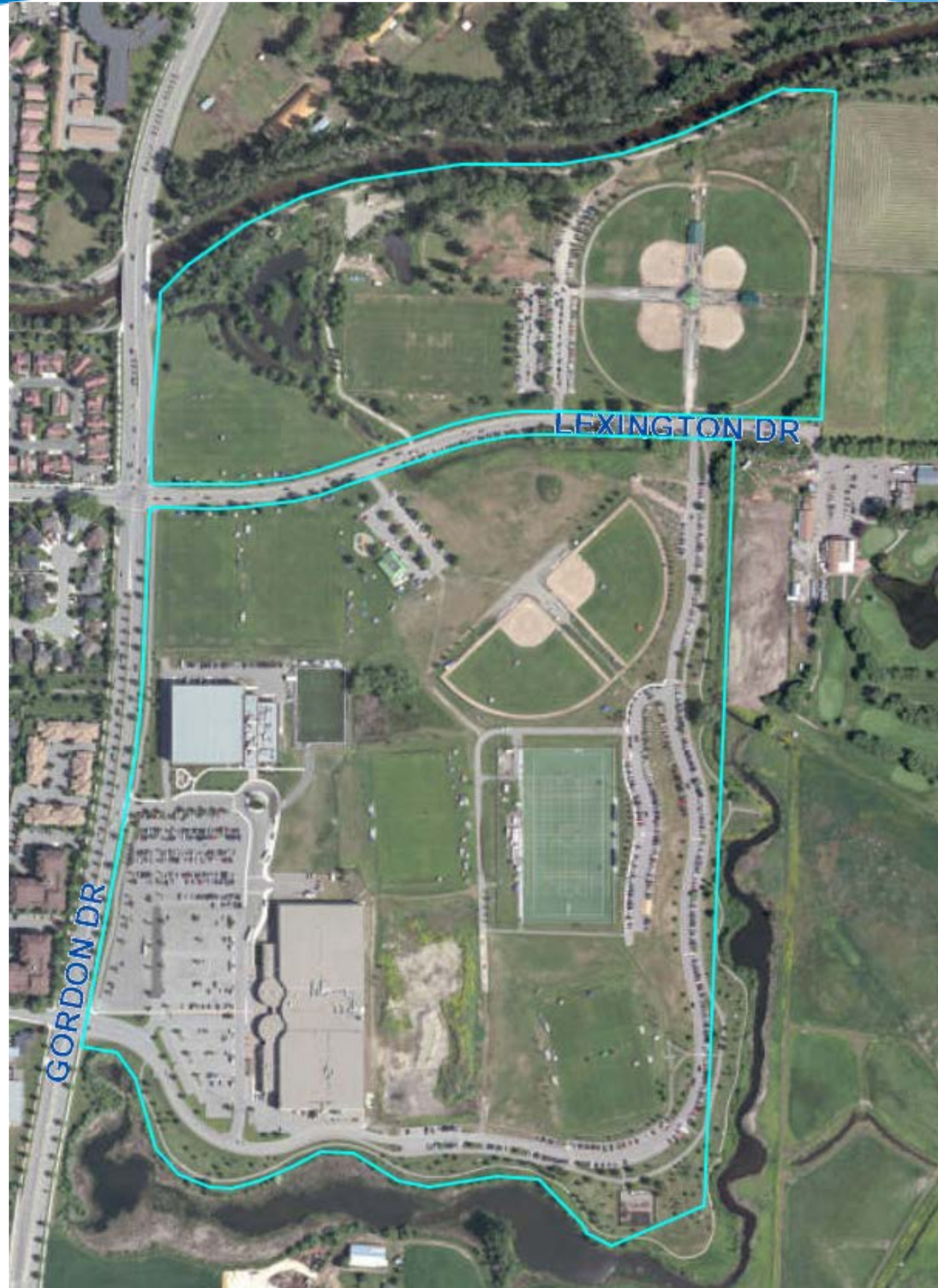
EXISTING RECREATION PARK SYSTEM



RUTLAND RECREATION PARK



MISSION RECREATION PARK



PARKINSON RECREATION PARK



RECREATION AVENUE PARK



SPORT AND RECREATION TRENDS

- ▶ There are 40+ regular sports field user groups, ranging in size from 50 to 6,000 members.
- ▶ Over 60 sport tournaments, events and camps are annually scheduled.
- ▶ The current sports field inventory, during prime time hours, is near maximum capacity.
- ▶ Participation numbers are increasing, particularly for females and seniors (masters).
- ▶ Increased demand for sports field & facility usage/access is outpacing current capacity.
- ▶ Local Sport Organizations (LSO's) have a desire to become more unified and strategic in their development.
- ▶ LSO's are increasingly considering new business models (i.e., partnerships, centralization).
- ▶ LSO's are willing to adopt Canadian Sport for Life (CS4L) & Long Term Athlete Development (LTAD) principles, but need support and resources.
- ▶ LSO's seek opportunities to establish a home base for operations, versus a virtual existence.
- ▶ LSO's / participants prefer to be clustered in centralized hubs for inclusion, event hosting, & operations streamlining.

GLENMORE RECREATION PARK BACKGROUND



City of Kelowna - Accuracy and correctness not guaranteed.



CITY POLICY

- ▶ The Glenmore Valley Sector Plan, 1989
- ▶ 1998 Agricultural Plan
- ▶ OCP anticipated growth by 43,044 between 2010 & 2030.
- ▶ Highest level of growth projected for north quadrant of city.
- ▶ Approximately 9,000 are projected to locate in Glenmore and periphery.
- ▶ Park service standard: 2.2 ha of active parks for every 1,000 new residents
- ▶ This standard includes 0.6 ha for Recreation Parks.
- ▶ Anticipated growth will generate a need for 27 ha of Recreation Parkland city-wide.

PARK NEED

- ▶ Glenmore has a series of neighbourhood parks, however, capacity is limited due to their small size.
- ▶ Glenmore has a deficit of large park space that could accommodate more intense recreation level facilities, (e.g. programmable sports fields).
- ▶ The 2010 Sports Field Needs Assessment – the City needs to increase the sports field capacity by the equivalent of 7 fields by 2020 and 13 fields by 2030.
- ▶ Glenmore Recreation Park will be considered a joint use Community and Recreation Park.
- ▶ GRP has the highest priority for new park construction due to the existing deficit.

ONSITE ALC CONDITIONS

In 2011 the ALC determined that this land within the ALR could have a non-farm use subject to the following conditions (File 52452, Resolution # 352/2011):

GLENMORE RECREATION PARK SITE

- ▶ Fencing the perimeter of the recreation park site.
- ▶ Planting a 15 m wide vegetative buffer adjacent to remaining agricultural properties.
- ▶ New playing fields substantially commenced by ***October 25th, 2014**.
- ▶ Consolidate the park as a single parcel. (This has been completed.)
- ▶ Buildings limited to a field house and a mid-sized community centre.
- ▶ Approval for non-farm use is **nontransferable**.

* Extension granted to 2017 based on economic hardship

GLENMORE SPORTS FIELDS



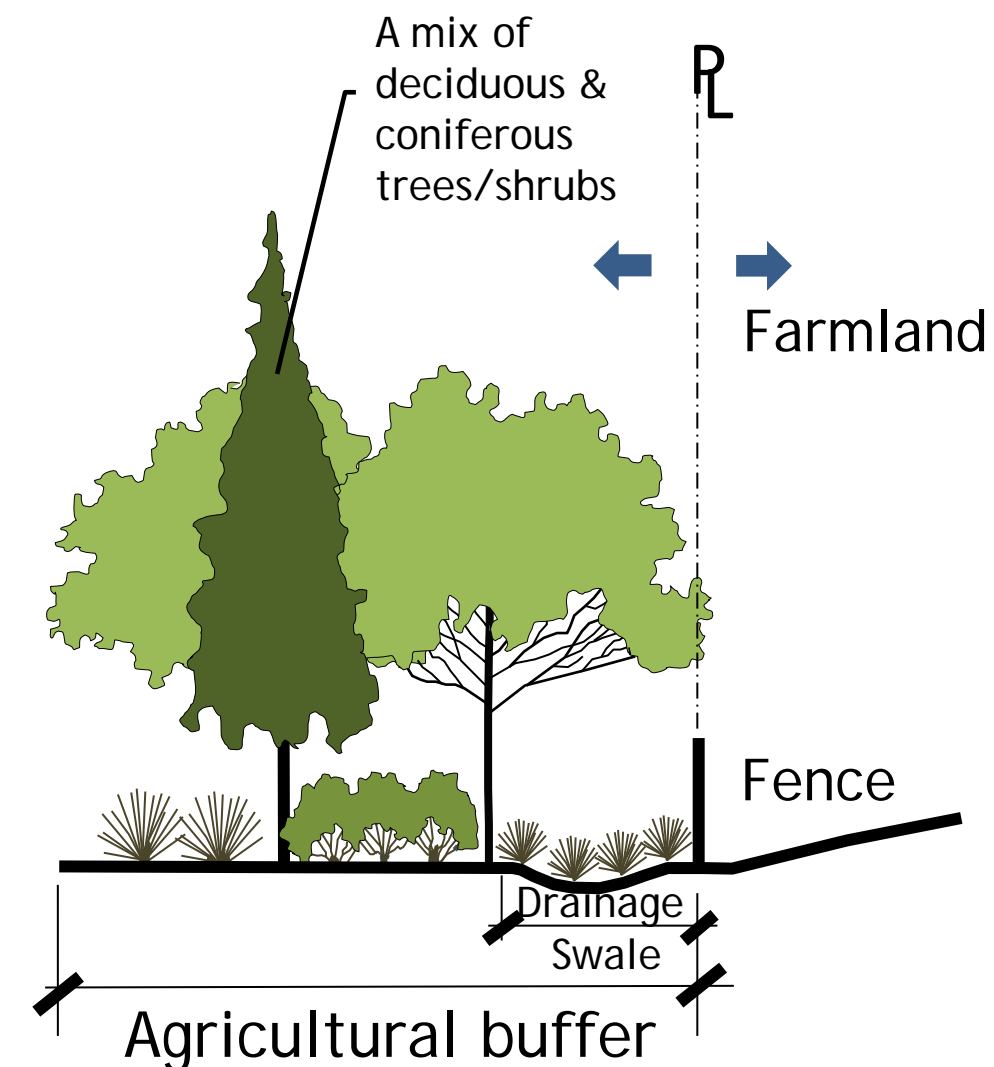
OFFSITE ALC CONDITIONS

GLENMORE BYPASS, GLENMORE SPORTSFIELDS & FIRE HALL SITES

- ▶ Consolidation of the old Glenmore Bypass SROW with adjoining parcels.
- ▶ Rehabilitation to an agricultural standard and long term (20 year) lease of the Glenmore Sportsfields.
- ▶ A covenant prohibiting the construction of a home registered on the existing park's title.
- ▶ Rehabilitation & lease of the park site completed by ***October 25th, 2014**, > 2017.
- ▶ Upon relocation of the Glenmore Fire Hall, the land must be rehabilitated consolidated with the park , and added to the lease area.
- ▶ Fencing the former Glenmore Sportsfields and Fire Hall site to discourage trespass.

UPLAND PROPERTY/SUBDIVISION CONDITIONS

- ▶ New road constructed with first phase of park construction and completed within 2 years.
- ▶ Installation of sewer and power within new road.
- ▶ Installation of a fire hydrant(s).
- ▶ City to cut and cap any existing irrigation at the time of new road construction.
- ▶ ALC buffer /swale will be part of the first phase of park construction
- ▶ The City will minimize amount of light pollution.
- ▶ Cul-de-sac shall be named Roelofs Court.



TIA RECOMMENDATIONS

- ▶ One outbound right turning lane with storage for two vehicle.
- ▶ 111 parking stalls.
- ▶ Phase in parking to correspond with park development.
- ▶ Bicycle parking and end-of-trip facilities.
- ▶ Crosswalks at:
 - a) Valley Road/Cross Road/Longhill Road intersection , &
 - b) site access road/future Glen Park Drive extension.
- ▶ Valley Road/Cross Road/Longhill Road intersection:
signalization, or a single lane roundabout, with a northbound right-turn lane by 2030.

future 2 storey
activity centre
(12,000 sf /
1115 s.m.)

playground
600 s.m.

spray park
1200 s.m.

cricket

off-leash dog
park

field house
(3400 sq. ft. / 315 s.m.)

cricket
batting cage
(30m x 5.3m)

Valley Road

Brandt's Creek

open play
field

skateboard
park
(2000 s.m.)

basketball
2 courts
(1230 s.m.)

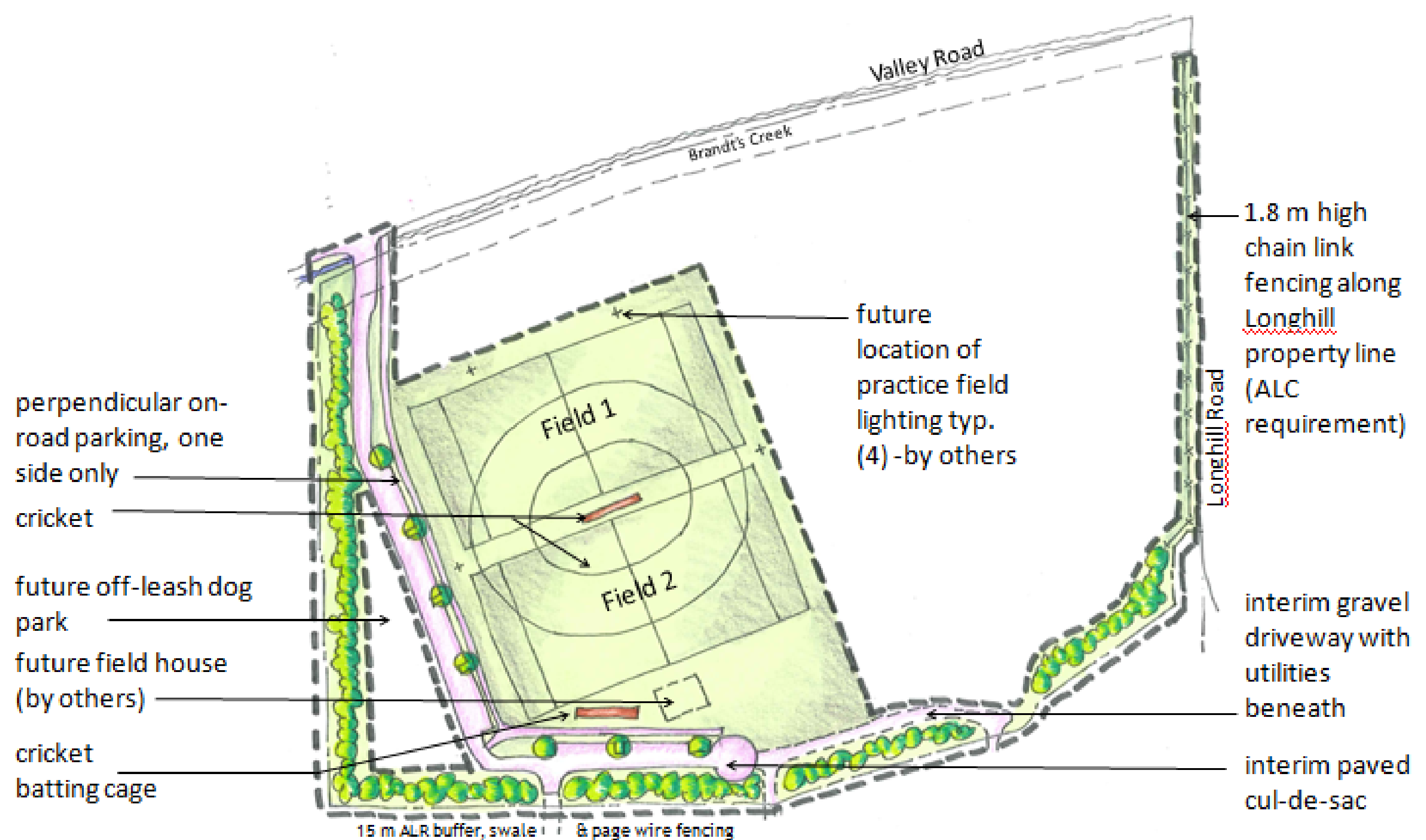
Longhill Road

sports courts
(72m x 47 m)

Glenmore Recreation Park Master Plan

August 17, 2015



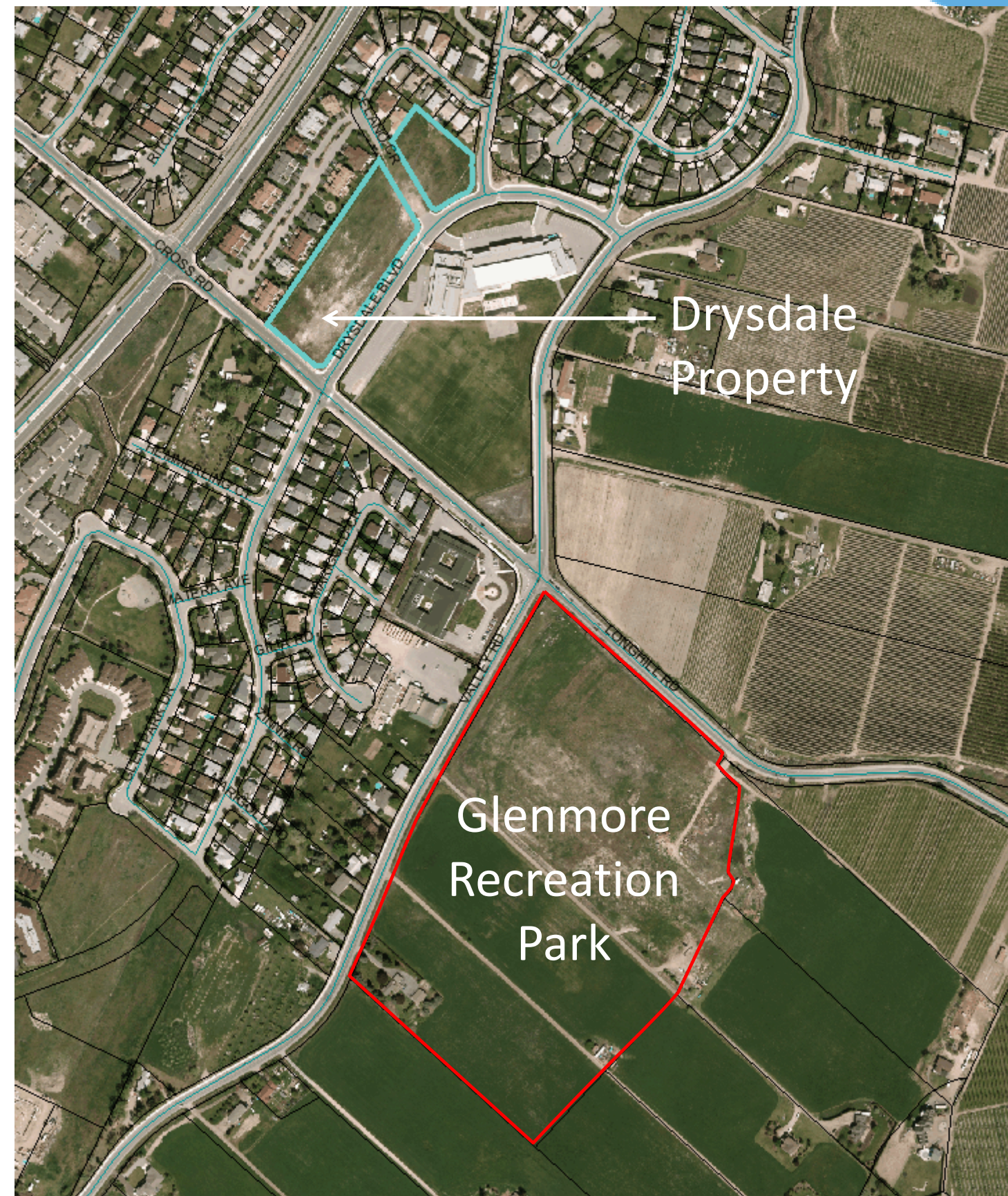


Glenmore Recreation Park - Phase 1

September 9, 2015

PHASE 1 FUNDING STRATEGY

- ▶ Total Phase 1 Construction Costs = \$5M
- ▶ \$3M from taxation
- ▶ \$2M from disposition of Drysdale Property



NEXT STEPS

- ▶ 2016 Capital Budget Approval - December 2015
- ▶ Confirm Partnership(s) for Phase1
- ▶ Detail Design for Phase 1 in 2016 (10 months)
- ▶ Disposition of Drysdale Property 2016
- ▶ 2017 Capital Budget Approval - December 2016
- ▶ Construction of Phase 1 beginning Spring 2017
- ▶ Conversion of Glenmore Sportsfields to agriculture in 2017
- ▶ 2018 Capital Budget Approval - December 2017
- ▶ Completion of local road in 2018
- ▶ Pursuit of other partnerships
- ▶ Implementation of future phases