

PURPOSE OF THE PLAN

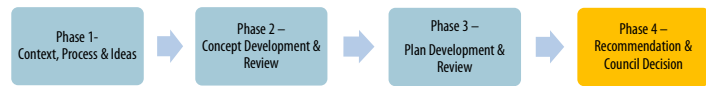
One of the main priorities of the Parks and Rec Master Plan is the development of a plan for Skaha Lake Park. Recognizing that much of the park is functioning well and there is a pressing need for direction on the future of the marina, boat house and spray park, the scope was narrowed to the east end of the park. Objectives for this work include:

- Align with Parks & Rec. Master Plan and Park Land Protection and Use Policy
- Direction for aging City facilities & amenities (marina building, docks, splashpad, boat house)
- Improved pedestrian connections and integration with the rest of the park
- Strategy to address ecological vulnerabilities
- Recognition of Indigenous relationship to park area
- Gauge support for existing commercial uses in park e.g. support for marina and cafe
- Align on approach to fund marina improvements (i.e. private or public funding)



PROCESS HIGHLIGHTS

A four-phase process to develop the Skaha Lake Park East Plan was initiated in 2019. This plan includes all of the steps outlined in the planning process contained in the Parks and Recreation Master Plan. A summary of the main activities in each of the completed phases is provided below.



Phase 1 – Context, Process & Ideas

- Overview of the project for Council and the Parks and Recreation Advisory Committee
- Reviews of historical documents and existing technical analysis
- Assessment of current conditions of the park and amenities
- Discussions with key stakeholders and user groups to understand needs
- Video, open houses and online community engagement to inform the community and gather ideas

Phase 2 – Concept Development & Review

- Update for Council and the Parks and Recreation Advisory Committee
- Review of the findings from consultation and community engagement
- Work with landscape architects to develop three concepts to reflect options for the park and estimated costs
- Work with building architect to explore options for boathouse
- Online workshops, videos, materials and feedback forms to raise awareness of the concepts and gather feedback
- Consultation with stakeholders and user groups
- Analysis by environmental and engineering professionals to understand impacts of concepts

Phase 3 – Coming up! Plan Development & Review

- Update for Council and the Parks and Recreation Advisory Committee
- Work with landscape architect to prepare consolidated draft plan
- Host community engagement activities to review draft plan with the community including self-guided walking tour, information sessions and online feedback
- Further discussions with stakeholders and user groups to gather feedback on draft plan

Phase 4 – Recommendation and Council Decision

- The recommended plan was endorsed unanimously by the Parks and Recreation Advisory Committee at their meeting on March 11, 2021.
- The plan was approved unanimously by City Council at their meeting on March 16, 2021.

OUR COMMITMENT TO PENTICTON'S PARKS

Penticton's parks are highly valued by City residents due to the social, economic and personal benefits they create. After extensive consultation with the community, the City adopted a new Parks and Recreation Master Plan, Park Land Protection and Use Policy and Park Dedication Bylaw in 2018 to direct the City's activities in Penticton parks. The following is a summary of how the draft plan aligns to these documents, bylaws and policies.

PARKS AND RECREATION MASTER PLAN DESIGN GUIDELINES

The plan provides design guidelines for the design of new and upgraded parks are comfortable, safe, accessible and attractive. The proposed concept for Skaha Lake Park East:

- Celebrates local artists by incorporating a sculpture in the park
- Improves seating by adding boardwalk seating and additional benches along the promenade.
- Introduces additional trees to green the large boat trailer parking lot
- Considers a restaurant as part of the marina building to support year round vibrancy, an amenity for the public and visitors, and improved park surveillance and crime prevention
- Proposes to return a portion of the current boat trailer parking lot to greenspace to allow for more gathering places adjacent to the lake
- Incorporates measures to naturalize the riparian area and prevent erosion of sand
- Encourages creativity and interest with the incorporation of Indigenous themes and education into park design and amenities

PARK LAND PROTECTION AND USE POLICY

This policy provides direction on the protection and use of public park land in accord with the Official Community Plan, Parks & Recreation Master Plan and Zoning Bylaw. The proposed concept for Skaha Lake Park East meets the following policies:

- **Support recreational opportunities, healthy living and enhance public enjoyment of parks** – The plan allows for a boathouse for the paddling community and a marina building and docks for the non-motorized boating community supporting motorized and non-motorized uses in the park. It also enhances pedestrian connections and the greening of the park for the enjoyment of all users.
- **Safeguard public access and community affordability** – The plan improves access with the creation of a path that extends from the boathouse to the southern perimeter around the park and the marina. While moorage at the marina is membership based, the services of the marina (fuel, rentals) as well as use of the boat launch make it possible for boating enthusiasts to enjoy the lake. The boathouse would be operated by the paddling community and as a requirement of their license to use the facility, they would be required to support public programming.
- **Protect public ownership** - The City is asking residents to consider allowing a lease of the marina building and docks to attract a private operator and investment in these amenities. The City is following the process outlined in the policy to have a lease considered by the public through a referendum. This process will occur separately from the development of this plan and approval of this plan is not dependent on private funding.
- **Protect, preserve and promote park land** – The plan preserves all current greenspace and proposes enhancing the greenspace adjacent to the shore. It also invites citizens to consider a restaurant use as part of the concept for the marina building. The City is conducting public engagement to gauge support for this proposed use.
- **Engage the community in park governance and decisions** – Through the development of this plan, the City has consulted extensively with the community to gauge support for the recommendations. If it is approved, there are a number of additional processes that will need to be followed before options such as the relocation of the parking lot, the inclusion of a restaurant and funding through a lease can be considered as outlined above.

PARK DEDICATION BYLAW

This bylaw identifies the parks that are dedicated in the City and the requirements for considering license of use, license of occupation and leases in dedicated parks.

- Consistent with the Park Land Protection and Use Policy, the Park Dedication Bylaw also requires approval of the electors before the City can consider granting a lease of all or part of the land dedicated as park.

KEY FEATURES OF THE PLAN

With the results of the third and final round of engagement, a final version of the plan was prepared. A description of the key features of this plan and some of the considerations for implementation are provided below.

Rebuild and Expand the Boathouse

The plan proposes to support paddling by replacing the existing boathouse with a new, expanded facility. The boathouse will be located near the existing site. The building will be approximately double the current size to accommodate the growth of the paddling community. The building will incorporate attractive, sustainable design and the final concept will be developed in collaboration with the user groups. The ramp on the beach will be extended to the water to make it easier to load and unload the boats and provide access to the water to people with disabilities.

Replace Splash Pad

The plan proposes to replace the Rotary Family Splash Pad at or near its current location with a fully accessible and modern amenity. In recognition of the significance of the parklands to the Penticton Indian Band, the opportunity to incorporate an Indigenous theme that recognizes the importance of the environment and educates the children will be explored.

Expand Promenade and Pathways

The plan proposes a number of improvements to enhance safety and the pedestrian experience in this end of the park. The promenade near the boathouse will be widened and incorporate seating. It will also be extended along the parking lot and receive special treatment across the boat launch to improve safety and connect pedestrians to the east end of the park. An additional path will be added on the south side of the marina to encourage better access to the south parking area.

Naturalize Riparian Area

The plan seeks to address the ecological sensitivities in this area of the park. It proposes to enhance the natural environment by restoring the riparian area where the man-made creek enters the lake, preserving and adding to the tree canopy cover and incorporating native species where possible.

Boat Trailer Parking Lot Reconfiguration

In an effort to balance the opportunity to enhance the water front green space and minimize the impact to the motorized boating community the plan shifts the boat trailer parking area to the east of the existing parking lot allowing for better usage of the high value water front parkland and continued functionality for the motorized boating community.

Indigenous Relationship

The City acknowledges the historical significance of the parkland to the Penticton Indian Band as well as the importance of restoring sockeye and kokanee populations to Skaha Lake. To this end, staff have initiated discussions with the Penticton Indian Band to understand their interests in the direction of the plan. Staff are planning to conduct an archeological assessment and a review by a Qualified Environmental Professional to support these efforts. Additionally, the plan proposes opportunities to recognize the Indigenous relationship to the park through inclusion of art, park signage, informational displays as well as the design of the splashpad.

Reinvestment and enhancement to the Marina lands

The plan proposes to retain a marina and moorage to continue to serve the community in the long term. More details about each of the components, and how they have been incorporated into the plan, are as follows:

• Complete Moorage Replacement

The plan proposes to support motorized boating by continuing to provide the current moorage and complete the replacement of the remaining docks with environmentally-safe materials. The availability of moorage is deemed to be important to reduce congestion during the busy summer season and contributes to the viability of the marina for licensed operators. The plan also recommends replacing the fuel dock and relocating it to the shore to reduce environmental risks. Additional sections of floating dock will be added to improve safety and access for boaters launching and retrieving boats. No expansion to moorage will be considered to minimize potential environmental impacts.

• Renew the Marina Building

The marina building will also be renewed as part to provide space for the marina operations and café services. The addition of vertical storage racks in the parking lot behind the building is featured to address the need for more storage and allow for a valet service. Given the existing condition of the building, the option of replacing the building at or near the existing footprint within the fenced compound would also be considered. This would make it possible to shift the location of the building which currently straddles City and Provincial lands entirely on to City property.

• Allow for a Licensed Restaurant

As part of a renewal or replacement of the marina building, the plan allows for a licensed restaurant. The addition of a restaurant would increase the year-round vibrancy, surveillance and public safety of the area and transform the facility into an attractive destination for residents throughout the entire year and visitors during the tourist season. The intent would be to allow for both a café and a licensed restaurant to serve different markets at different times of the day. Parking requirements would need to be considered in the detailed design.

Funding the Improvements

The plan is estimated to cost between \$2.8 and \$3.8 million. Final costs and funding options will be confirmed through the detailed design of the specific recommendations. Through the engagement process, the City learned there is interest in funding the marina improvements through private investment by entering into a long-term agreement with an operator. The City is now undertaking the process outlined in the Park Land Protection and Use Policy to have the community formally consider this option and request assent of the electors. Pending the outcome, a further public process would be initiated to engage a potential proponent,

SKAHA LAKE PARK EAST PLAN



1 Seating Plaza with Tree Bosque



2 Boardwalk Seating



3 Waterfront Café / Licensed Restaurant



4 Promenade



5 New and Expanded Boathouse (Design to be determined)



ACKNOWLEDGEMENTS

To the City of Penticton residents who gave their time and shared their ideas in the development of this plan through the workshops, information sessions, and feedback forms – thank you for providing us with your insights.

The City would like to also acknowledge the contributions or support of the Penticton City Council, the Parks and Recreation Advisory Committee, Penticton Indian Band Council and staff, the Penticton Racing Canoe Club, the Dragon Boat Festival Society and the Skaha Marina as well as the members of the Protect Penticton Parks Society.

Also deserving of special recognition is Peter Osborne of the Protect Penticton Parks Society for his invaluable knowledge and contributions to the development of this plan and his unwavering commitment to protecting Skaha Lake Park for the residents of Penticton.

The City would also like to acknowledge the following organizations for their work in support of this plan.

- Landform Architecture Ltd.
- Outland Design – Landscape and Architecture
- South Okanagan Similkameen Conservation Program
- Waters Edge Engineering Ltd.