



Parks and Recreation Advisory Committee Meeting

to be held via Zoom
 Monday, August 28, 2023
 at 9:30 a.m.

1. **Call Committee Meeting to Order**

2. **Adoption of Agenda**

3. **Adoption of Minutes**

3.1 Minutes of the May 31, 2023 Parks and Recreation Advisory Committee Meeting 1-3
Recommendation:

THAT the Parks and Recreation Advisory Committee adopt the minutes of the May 31, 2023 meeting as presented.

4. **New Business**

- | | | | |
|----------|-----|---|--------|
| Anderson | 4.1 | Appointment of Committee Chair and Vice-Chair | Verbal |
| Johnson | 4.2 | Kings Park Clubhouse | 4-18 |
| Johnson | 4.3 | Arena Use Analysis | 19-26 |
| Johnson | 4.4 | Sport Strategy/Needs Assessment – 2024 Budget Request | Verbal |

5. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is scheduled for November 27, 2023.

6. **Public Question Period**

7. **Adjournment**

Parks and Recreation Advisory Committee Meeting

held via Zoom
Monday, May 31, 2023
at 9:30 a.m.

Present: John Archer
Cameron Baughen
Juliana Buitenhuis
Brenda Clark
Joanne Grimaldi
Susan Fraser
Victoria Jaenig
Don Mulhall
Marc Tougas

Council Liaison: Isaac Gilbert, Councillor

Staff: Kristen Dixon, General Manager of Infrastructure
Anthony Haddad, General Manager of Community Services
Hayley Anderson, Legislative Assistant

1. **Call to Order**

The Staff Liaison called the Parks and Recreation Advisory Committee to order at 9:35 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adopt the agenda of May 31, 2023 as presented.

CARRIED UNANIMOUSLY

3. **New Business**

3.1 Committee Orientation

The Legislative Assistant provided a Committee Orientation presentation.

3.2 Appointment of Committee Chair and Vice Chair

The appointment of the Chair and Vice-Chair was moved to the next meeting.

Cameron Baughen joined the meeting at 9:58 am.

3.3 Adoption of Meeting Schedule

It was MOVED and SECONDED

THAT the Committee set the 2023 meeting schedule and time as follows; August 28 and November 27, 2023 at 9:30 am.

CARRIED UNANIMOUSLY

Brenda Clark joined the meeting at 10:10 am.

3.4 Upcoming Parks Priorities

The General Manager of Infrastructure and the General Manager, Community Services provided the Committee with an update on the upcoming priorities.

2023 priorities include:

- North Gateway Redevelopment and Investment Strategy
- Soccer Clubhouse: Kings Parks
- Skaha Lake Park East
- Skaha Boathouse
- Strategic Lands Review
- Licence and Lease Agreements
- Parks Capital Projects

2024 and beyond priorities include:

- Okanagan Lake Park East
- Three Blind Mice
- Lions Park

Committee members asked questions around specific projects and staff will provide further detail on each of these initiatives as they come forward to future meetings.

Joanne Grimaldi joined the meeting at 10:33 am.

3.5 Parks and Recreation Master Plan Overview

The General Manager, Community Services provided the Committee with an overview on what the Parks and Recreation Master Plan is, how it came to be and how it is used as a guiding document.

4. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is scheduled to be held on August 28, 2023 at 9:30 a.m.

5. **Adjournment**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adjourn the meeting held on May 31, 2023 at 10:52 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant



King's Park Clubhouse

Project Update for PRAC

August 28, 2023

Background

- Demolition of Penticton Soccer Clubhouse
- Council approved budget to begin design process in 2023

- Goal: Replace the amenities previously provided by the Soccer Clubhouse
- Opportunity: Consider current and future use and needs of ALL Kings Park Complex User Groups



Site: King's Park Complex ^{- 6 -}

- Premier grass fields
 - Youth Soccer
 - Adult Soccer
 - Youth Lacrosse
- Daycare
- Scottish Festival / Events
- Sportsplex
- Dedicated Parkland





Roles & Responsibilities⁻⁷⁻

- City Team
- Working Group
- Additional Shareholders & PRAC
- Design Professional Team



City Team

Community Services

- Anthony Haddad – GM Community Services

Facility Management

- Anthony Policicchio – Facilities Manager

Recreation, Arts & Culture

- Kelsey Johnson – Manager of Recreation, Arts & Culture

Land Administration

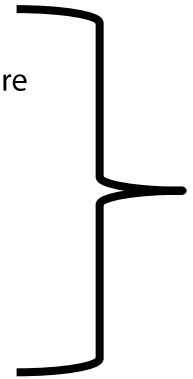
- Sheri Raposo – Land Administrator

Parks

- Len Robson – Manager of Public Works



➤ Facilities will lead this project



➤ Parks, Recreation & Lands will provide support

Working Group

- Consists of previous operator/tenants
 - Penticton Soccer Club
 - 3 members representing adult soccer
 - Pinnacles FC
 - 3 members representing youth soccer

Additional Shareholders

- Kings Park Complex Regular User Groups
 - PMLA
 - Rugby
 - SOMBA
 - Field Hockey
 - Ultimate Frisbee
 - Scottish Festival

➤ **Parks & Recreation
Advisory Committee**

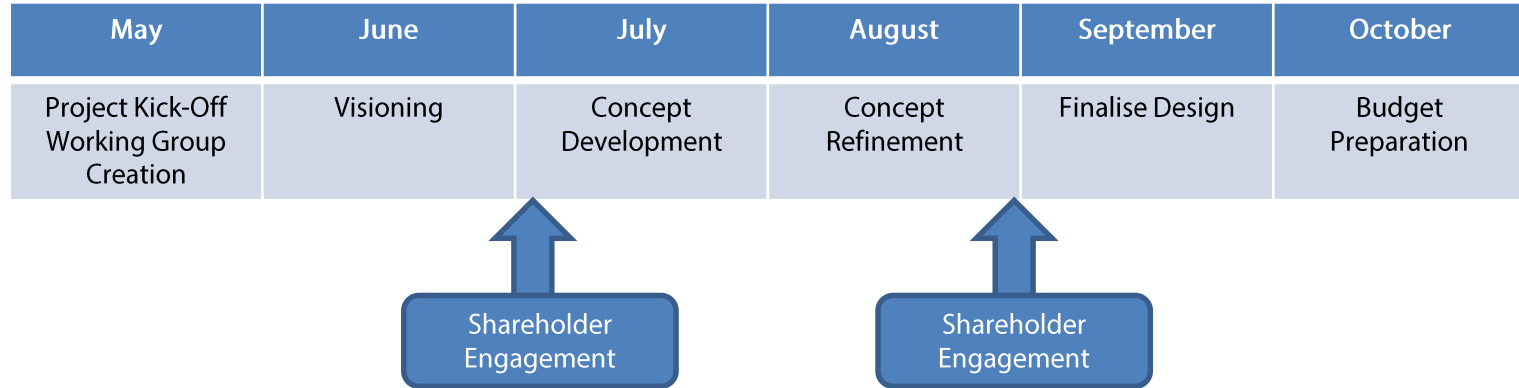


Design Professional⁻¹¹⁻

➤ MAD Studio Inc

- Meet with Working Group & Staff to review existing space and determine future needs
- Identify opportunities for joint use / common space within the facility
- Provide design concepts and options for review and refinement
- Quantity Survey of estimated cost for final proposed design

Process



Visioning to Concepts

OPTION A

Single level extension to existing building with stand alone stadia seating.

Positives:

- Compact floor plan with efficient use of space.
- Roof terrace with viewing area linked to multi-use second level space offering partial views towards pitch 02 and good views to pitch 03.
- Handstanding area on existing building pad can be used as mobile food vendors.
- New expanded facility would be accessible to the soccer dome.
- New large amount of stadia seating provided.

Negatives:

- Loss of green practice area
- Shared shower and change configuration makes adult and junior segregation difficult.



SITE DIAGRAM KEY

- Blue - Existing refurbished building
- Red - New single level extension
- Yellow - New stadia seating
- Orange - New covered player benches
- Hatch - Plaza/ Concession area

OPTION C

Stand alone stadia seating with changing facilities behind. Existing building to be refurbished with minimal internal reconfiguration.

Positives:

- Large area of permanent stadia seating.
- Green practice area is retained.
- Configuration allows for division of adult and junior changing.

Negatives:

- Independent building would be impractical to use in the winter months.
- An independent building would have higher upfront costs.
- No external viewing area from second floor multi use room in existing building.

SITE DIAGRAM KEY

- Blue - Existing refurbished building
- Red - New single level building
- Yellow - New stadia seating
- Orange - New covered player benches
- Hatch - Plaza/ Concession area

OPTION B

Single level extension to existing building with stand alone stadia seating.

Positives:

- Roof terrace with viewing area linked to multi-use second level space offering partial views towards pitch 02 and good views to pitch 03.
- Existing green practice area is retained.
- New expanded facility would be accessible to the soccer dome.
- New large amount of stadia seating provided.
- Configuration allows for division of adult and junior changing.

Negatives:

- No provision of mobile food vendors. Mobile vendors would either need to use existing parking area or grassed areas.
- Less efficient floor plan with a larger exposed building envelope.



Concept Refinement

01. Reattach the upper zone and second level access.
 02. Sports bubble viewing area and change over zone. Space accessed via new double height lobby.
 03. Existing storage rooms to be reattached.
 04. New gender neutral changing, shower and WC area. Showers and WC's located within private cubicles.
 05. Team rooms 01 & 02 team rooms to have benches, lockers and white boards.
 06. Storage. Four large storage rooms all with external access. Two rooms have both internal and external access.
 07. Beach rooms. The existing beach rooms will require a new external door.
 08. Offices. Existing office to remain. New entrance office in foyer area.
 09. Laundry room.
 10. Ref room. Room to have lockers, benches, WC and shower.
 11. External access WC's. WC's located next to food truck area and within entry access of upper level terrace.
 12. Internal access WC's located with easy access to change over zone and practice area.
 13. External stairs to upper level terrace.

14. Kitchen to be refurbished with walk in cooler cabinet.
 15. Multi-use function room. Room to have new bi-fold door added providing access to new terrace.
 16. Board room. Storage wall divides board room with function space.
 17. New roof terrace.
 18. Existing room terrace to remain.
 19. Elevator.
 20. Food truck glass. Diffusing ground materials (benzoc/ concrete/ paving) will denote parking area and paths.

PRELIMINARY NOT FOR CONSTRUCTION
 OPTION 3 FLOOR PLAN 2023-01-12
 MAD ARCHITECTURE INC. 2023-01-12
 2023-01-12 2023-01-12
 Kings Park Soccer

MAIN FLOOR
SECOND FLOOR

NEW WALL
 EXISTING WALL

Room Finishes Schedule			
Room Number	Floor Finish	Wall Finish	Ceiling Finish
01A			
01B			
02A			
02B			
03A			
03B			
04A			
04B			
05A			
05B			
06A			
06B			
07A			
07B			
08A			
08B			
09			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

PRELIMINARY NOT FOR CONSTRUCTION
 FLOOR PLAN 2023-07-12 AS PENDING
 MAD ARCHITECTURE INC. 2023-07-12
 2023-07-12 2023-07-12
 KINGS PARK SOCCER RA300

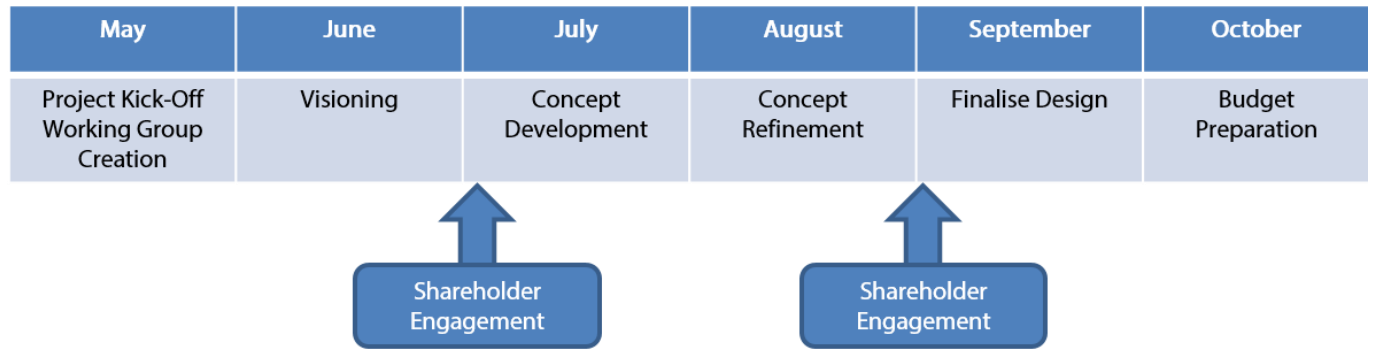


Next Steps

August 31 – Final Design Review with Working Group

September – Quantity Surveyor Cost Estimate

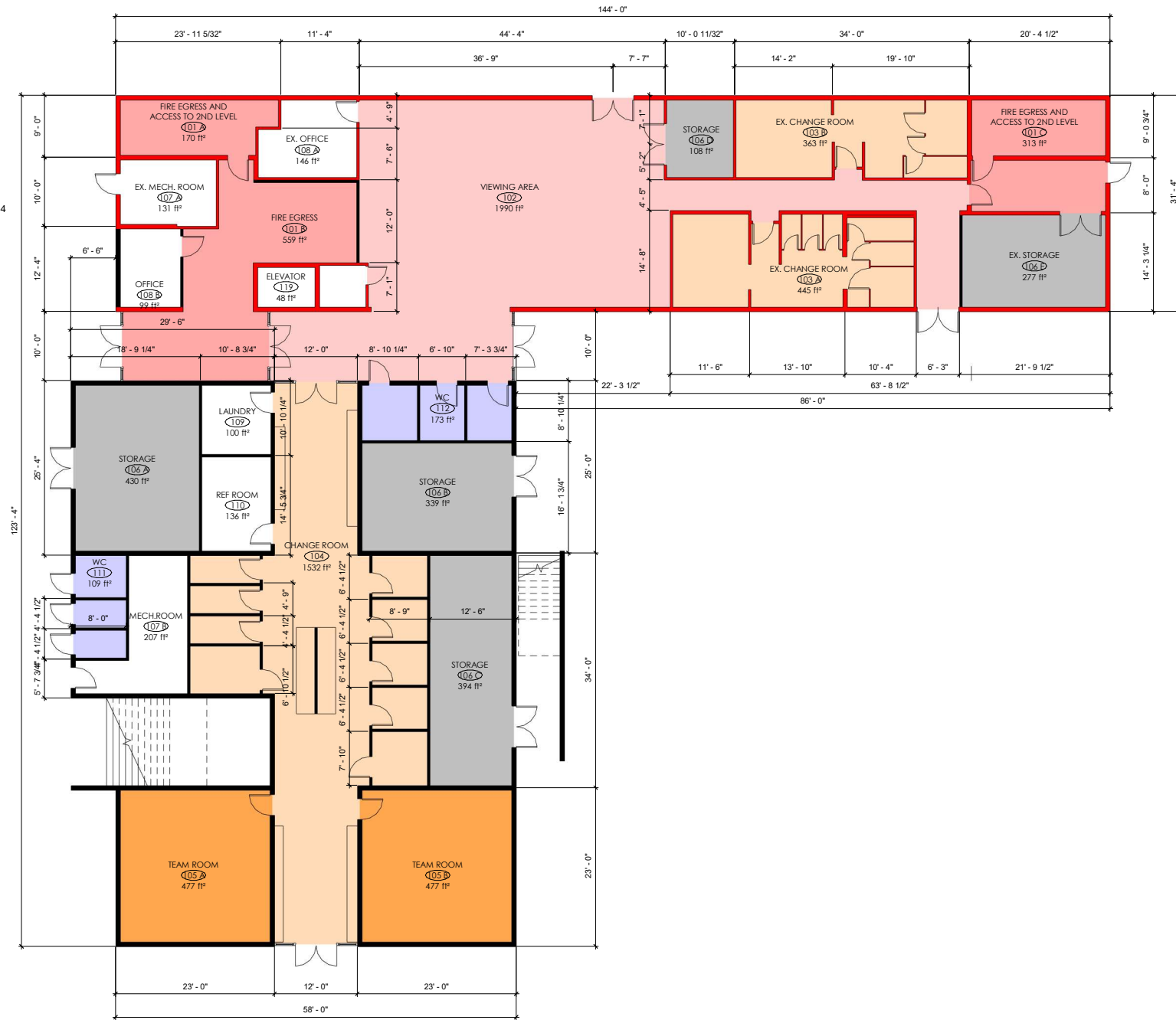
October – Budget Preparation





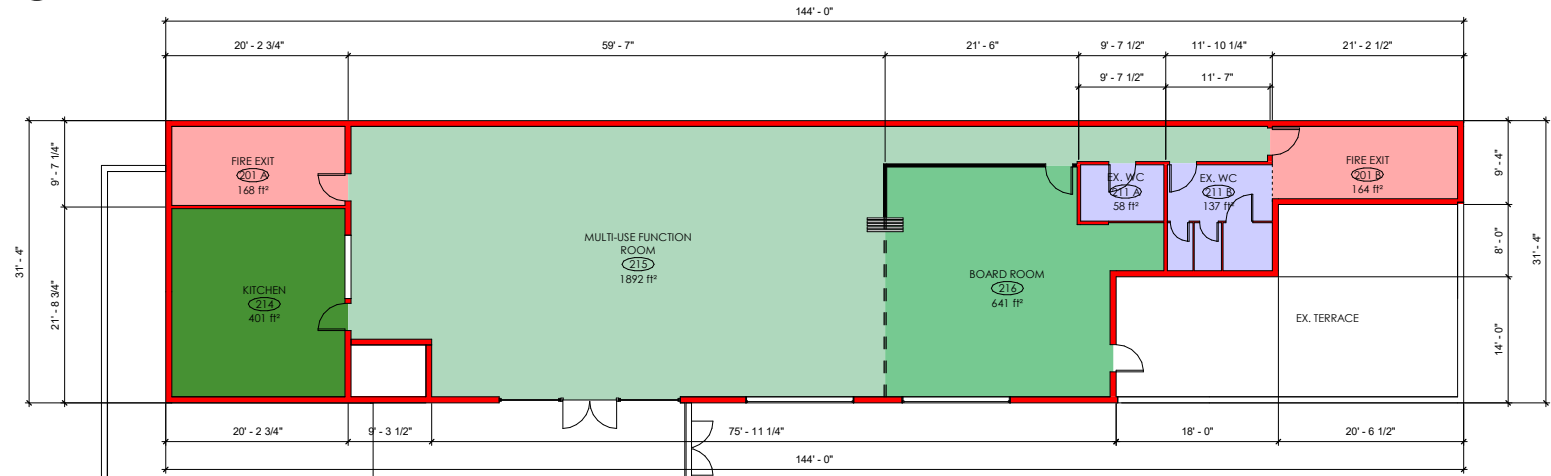
Questions

PA401
2



3
PA401

1 PA401



NEW WALL
EXISTING WALL

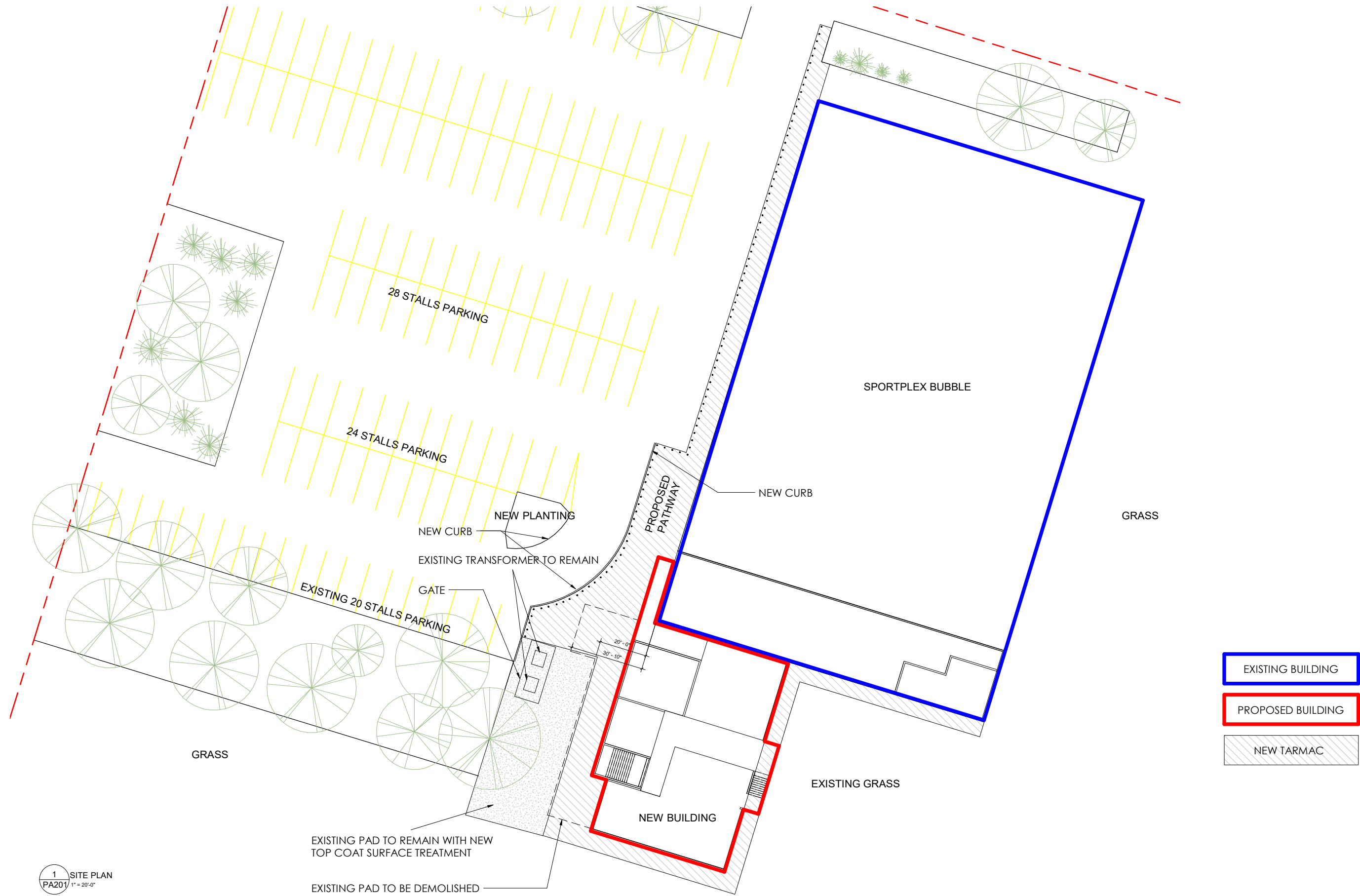
Room Finishes Schedule			
Room Number	Floor Finish	Wall Finish	Ceiling Finish
101 A			
101 B			
101 C			
102			
103 A			
103 B			
104			
105 A			
105 B			
106 A			
106 B			
106 C			
106 D			
106 E			
107 A			
107 B			
108 A			
108 B			
109			
110			
111			
112			
119			
201 A			
201 B			
211 A			
211 B			
214			
215			
216			

PRELIMINARY NOT FOR CONSTRUCTION



104 - 259 BACKSTREET BOULEVARD,
PENTICTON, BC, CANADA V2A 0G4
T: 250-492-3143
W: MADSTUDIO.CA
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FLOOR PLANS
DRAWING TITLE
2023-07-12
DATE
As indicated
HALFSIZE PLOT:
REDUCE SCALE BY 50%
PA300
DRAWING NUMBER
23.236
PROJECT NUMBER



	EXISTING BUILDING
	PROPOSED BUILDING
	NEW TARMAC

1 SITE PLAN
PA201 1" = 20'-0"

EXISTING PAD TO REMAIN WITH NEW TOP COAT SURFACE TREATMENT

EXISTING PAD TO BE DEMOLISHED

PRELIMINARY NOT FOR CONSTRUCTION



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PROPOSED SITE PLAN
DRAWING TITLE

2023-07-12
DATE

AS NOTED
SCALE

PA201
DRAWING NUMBER

KINGS PARK SOCCER

23.236
PROJECT NUMBER

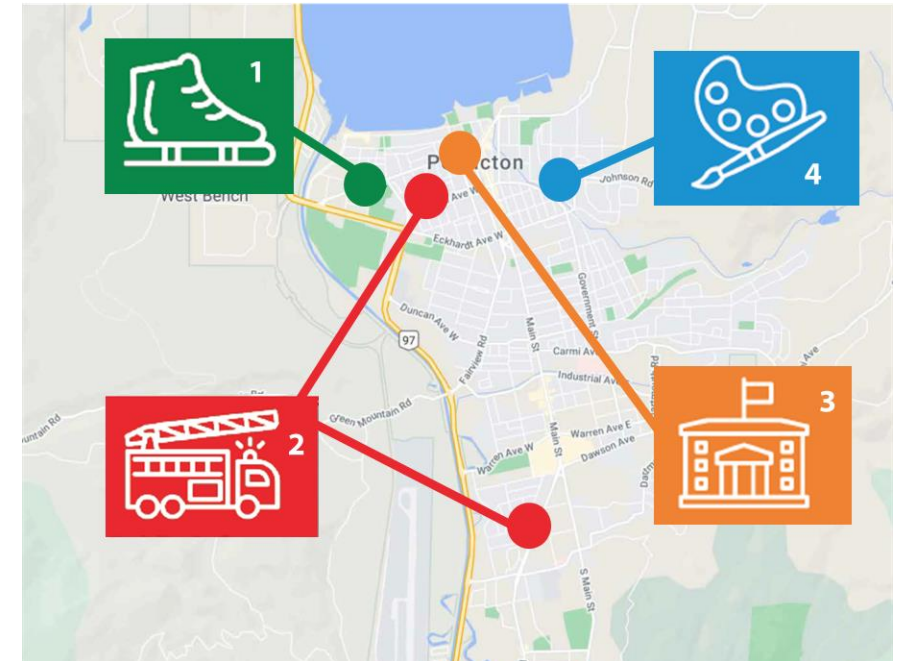


Arena Use Analysis Project Overview



2022 Asset & Amenity Management Plan ^{- 20 -}

1. **Twin Arena** - Consolidate the City's ice surfaces on the SOEC site with the construction of a new twin arena and the demolition of McLaren and Memorial Arenas. Convert Memorial site to parking and sell or lease McLaren site for commercial redevelopment to fund the new arenas.
2. **Public Safety** - Develop a new Public Safety and Emergency Services Centre downtown to replace Fire Hall #1 and house the Penticton Fire Department, Bylaw Services, Community Policing and the City's Emergency Operations Centre. Upgrade Fire Hall #2 at its current location.
3. **City Hall** - Retain City Hall as a downtown civic and employment hub, modernize as planned and upgrade as required.
4. **Arts & Culture** - Create a new Arts & Culture Centre in the downtown to house the library, museum, art gallery and other arts groups. Sell or lease the library / museum and art gallery sites to fund the centre. Lease Leir House at commercial rates.

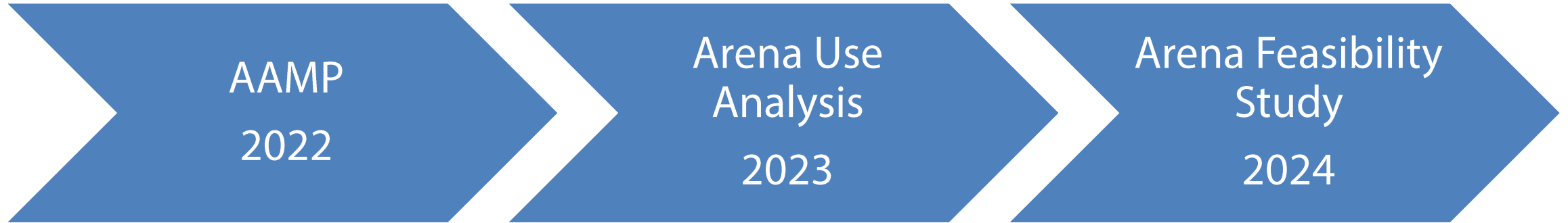


Recommended Capital – Investment Timeline

Project	Year	1	2	3	4	5	6	7	8	9	10	11
1. Community Safety Building			Red	Red								
2. Twin Arenas				Green	Green	Green						
3. Arts and Culture Centre							Blue	Blue				
4. City Hall											Orange	Orange



Arena Project – Key Milestones

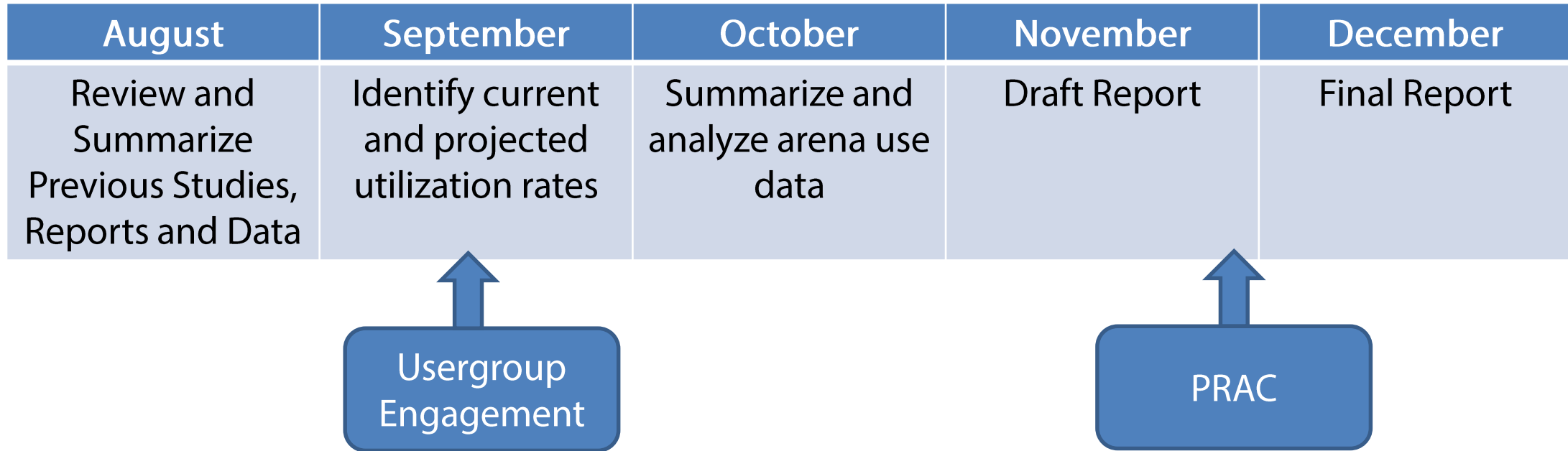


Arena Use Analysis – Goals

1. To provide all the necessary information to support the decision-making process in the development of new or updated ice and dry floor opportunities for the benefit of all residents of Penticton.
2. Determine the need for the retention (or replacement) of the existing capacity for ice rentals and programs for the current and future residents of the City of Penticton.
3. Identify displacement/impact if the City Of Penticton removes one surface from service
4. Determine the current and future need for “ice out” capacity for lacrosse and other dry floor sports in Penticton.
5. Answer the ultimate question *“Does Penticton really need four ice surfaces?”*



Timeline



Questions & Comments



Arena Use Analysis – Scope

Project Understanding

The overall purpose of this project is to examine the recommendation in the Civic Places & Spaces report to “consolidate the City’s ice surfaces with the construction of a twin pad arena”. This Arena Use Analysis will provide an updated review and analysis of the current ice and dry floor situation. Recommendations, based on the findings, will provide the foundation for decisions to better meet ice and dry floor requirements.

The goals of this project are:

1. To provide all the necessary information to support the decision-making process in the development of new or updated ice and dry floor opportunities for the benefit of all residents of Penticton.
2. Determine the need for the retention (or replacement) of the existing capacity for ice rentals and programs for the current and future residents of the City of Penticton.
3. Identify displacement/impact if the City Of Penticton removes one surface from service
4. Determine the current and future need for “ice out” capacity for lacrosse and other dry floor sports in Penticton.
5. Answer the ultimate question “Does Penticton really need four ice surfaces?”

Approach and Work Program

The goals will be achieved through the following actions:

1. Review and Summarize Previous Studies, Reports and Data – including:
 - a. Civic Places and Spaces Report (2022)
 - b. Civic Places & Spaces User Group (Arena) Letters
 - c. Parks and Recreation Master Plan
 - d. Arena Feasibility Study - Arena Task Force Report 2017, (prepared by Sierra Planning and Management), Arena Financial Analysis and Funding Strategy 2019 (Sierra Planning and Management)
 - e. Any other relevant reports/documents not listed here
2. Identify current and projected utilization rates
3. Summarize and analyze arena use data
4. Meet with appropriate City Staff to gain insight into future of ice usage
5. Meet with OVG 360 to discuss their current projections re future growth and usage
6. Meet with OHA representatives re future growth, needs etc.
7. Analyze potential impact of loss of one ice surface
8. Undertake additional review and data analysis as required

A site visit will take place at an appropriate time during the study. This site visit will provide an opportunity for a “visual” of the current status of the facilities and an opportunity to meet some of the City and community stakeholders involved in the sport organizations and the facility operations.

Draft Report

The draft report will be submitted to the Manager of Recreation, Arts & Culture. It will contain all the work completed to date and will include draft recommendations.

The draft report offers the opportunity for staff to identify any missing or incorrect information.

Final Report

The input to the draft report by staff will be assessed and used as the basis for revision and additions to the draft, which will then become the final report.