



MEMO

TO: Winegarden Park Advisory Committee **MEETING DATE:** March 4, 2016

FROM: André Boel, Director of Planning **FILE NO:** Winegarden Park
Gower 377-385

SUBJECT: Winegarden Park Background Report

PURPOSE

This memo provides the Winegarden Park Advisory Committee with background information on future changes to Winegarden Park and an approach for reviewing concept plans and developing recommendations for Council's consideration.

COMMITTEE TASKS & MEETING SCHEDULE

Town Council requested that a special committee be established to review and advise on future planning for Winegarden Park. The Winegarden Park Advisory Committee is to give consideration to Winegarden Park's future plans and make final recommendations to Council.

Future details for park improvements, including connecting paths, location of the band shell, future seating/ grading, elevation of the waterfront walkway for protection from sea level rise, foreshore and habitat interface, etc. are to be considered in the planning for future changes in Winegarden Park. In addition, the planning process is an opportunity to examine existing and future needs for the park, such as play spaces and other uses that are currently not provided.

The planning process is not envisioned to be a comprehensive park planning process. In general, the existing park functions well and the process should focus on the changes that result from the construction of the George Hotel.

The Winegarden Park Advisory Committee is expected to be a six-month duration special committee of Council that may complete its task within an estimated three meetings.

The following table outlines the meetings and tasks that are anticipated. Additional meetings may be held if needed:

Advisory Committee Meeting	Agenda/ Tasks
Before 1 st Meeting	(Separate public consultation organized by the Town regarding current and future needs for the desired function of the park and the anticipated needed changes related to the George project.)
Meeting 1	Review Terms of Reference that governs the duties of the Winegarden Park Advisory Committee. Review public input regarding current and future needs for the desired function of the park. Identify priorities for design work.
Before 2 nd Meeting	(Landscape architect to provide two concept plans in response to identified priorities. Separate public consultation organised by the Town to seek public input on the two concept plans.)
Meeting 2	Review the landscape architect's two unique concept plans, provide initial comments and feedback. Review input from public consultation. Provide recommendation to the landscape architect that will inform the development of a final plan.
Before 3 rd Meeting	(landscape architect develops final plan for proposed park changes.)
Meeting 3	Review final plan and provide recommendations for Council's consideration on the proposed changes to Winegarden Park.
Follow-up	(communicate final plan and recommendations to the general public)

HISTORY

Winegarden Park was named after Gertrude Winegarden, a granddaughter of George Gibson. A cedar tree believed to date back to when the Corlett's lived on this land is listed in the Town's Heritage Inventory. Adjacent to the park, at the site of the George Hotel, the Heritage Inventory identified the former Malcolm and Hicks Boat Works as a site of historical relevance. See also the attached information, partially from unverified online sources.

Winegarden Park was developed in its current form in 2000, following a community based funding campaign. Landscape architect Judith Reeve developed a design which was largely, but not completely, realised in the early 2000's. A copy of the design drawings from 1999 is attached for your information.

GEORGE HOTEL

The future construction of the George Hotel and Residences will result in a number of changes to Winegarden Park due to the waterfront walkway extension and related grade changes that are needed to address sea level rise. This will result in changes to the current walkway and the location of the band shell. The Winegarden Park Advisory Committee will assist in the evaluation of options for these changes.

As part Council's adoption of bylaws under R2015-330 and R2015-331 a development agreement (covenant) was registered to secure future commitments and obligations from the George development applicant. Development agreement conditions related to Winegarden Park included:

- Developer will make a cash contribution of \$5000 for the Town's Winegarden Park Planning Fund;
- The developer will provide the Town with three unique concept plans, prepared by a landscape architect, for the relocation of the band shell in Winegarden Park;
- The developer will appoint a representative for participation in a Winegarden Park Planning Advisory Body;
- Once construction of the George residences building is complete, Winegarden Park must be restored to its pre-construction condition including, but not limited to: relocation of the bandshell, repair/ replacement of washrooms (if needed), and future seating/ grading. Restoration works in the park will be based on park planning results.

In addition, the applicant is required to construct a waterfront walkway fronting the George development site and graded connections beyond to both the north and south. The waterfront walkway fronting the development will be elevated to address sea level protection and required Flood Construction Level forecasted for the year 2065.

WATERFRONT WALKWAY EXTENSION

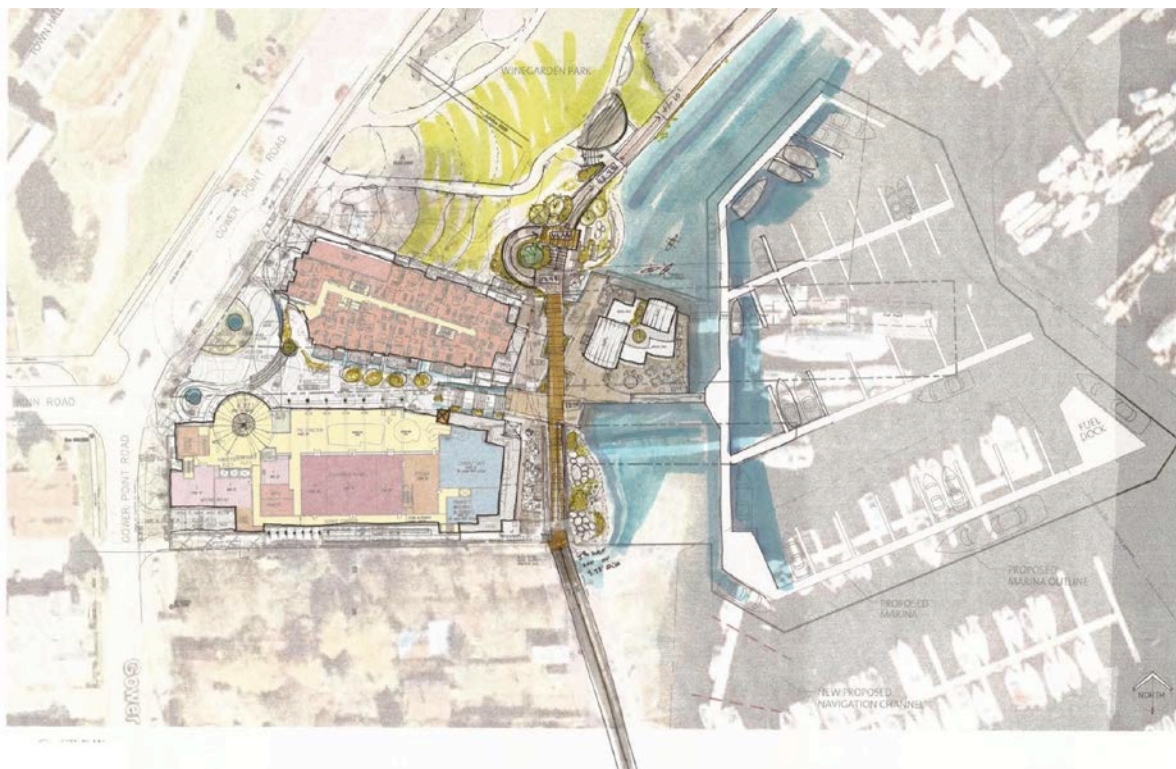
The applicant's geotechnical consultant, Horizon Engineering prepared a report, dated April 7, 2015, which set flood construction levels and made recommendations to protect the George development from sea level rise. The waterfront walkway fronting the development will be raised up to the flood construction levels and this would also act as a sea dike providing protection from the sea. This requires raising the current waterfront walkway height in front of the proposed development by approximately 3m (10 ft).

Retaining accessibility and connection to Winegarden Park with the proposed grade change is an important design consideration for the future of the park. As noted in the staff report to Council, dated July 28, 2015, the current waterfront walkway lies only slightly above the current high tides (at 2.3m /7.7 ft geodetic) and is already vulnerable to extreme storm events with possible wave run up or storm surge from the Pacific Ocean and Georgia Strait. The need to respond to sea level rise is not unique to the George Hotel project. Any future waterfront developments in the Town will also be required to meet flood construction levels and sea level rise forecasts.

Connecting the proposed waterfront walkway height with elevations of surrounding properties has been considered with the illustration in Figure 1, prepared by the applicants architect, Omicron. The sketch outlines a concept to address the grade changes. The figure 1 illustration shows a set of stairs combined with a ramp in Winegarden Park, leading to a 5% grade pathway connecting to the existing walkway. The connections propose to match the 3 m (10 ft) difference in elevations with grading to meet the existing paths that allow for accessibility (without stairs). To the south, in front of the Shoal Bay properties, a 5% sloping pathway is proposed for a length of approximately 60 – 70 m. The figure 1 illustration shows possible graded pathway connections from Gower Point Road through Winegarden Park, to meet the existing walkway and proposed walkway elevations. The conceptual plan retains the current band shell location, however this siting may be recommended for relocation with the Winegarden Planning process.

A proposed set of stairs, ramp and graded pathway demonstrate how this would work for a situation where the adjacent walkways are not raised yet. Over time, the height of the connecting waterfront walkway extent would need to be raised as well, in response to sea level rise.

Figure 1: Illustration prepared by applicant, illustrating proposed interface with elevated seawall and connection to Winegarden Park. Submitted July 20, 2015



ENVIRONMENTAL PLANNING

With changes to the waterfront walkway and connection to Winegarden Park, there will also be a need to plan for the waterfront treatment and foreshore interface. Currently, the south east corner of Winegarden Park has a water seepage that surfaces and outlets to the sea. Further details will be needed on the proposed treatment of this drainage, and the habitat/ shoreline interface. This additional design detail would be included in the Winegarden Park planning process and will also inform the environmentally sensitive areas development permit for DPA#2.

Large alder trees currently bordering the property and park will be assessed for health and proximity of the root system. Removal and/or protection of the trees will be reviewed by an arborist. Should the trees be removed, then replacement and landscaping will be required. The George residential building is sited adjacent to Winegarden Park, and as such, buffering the mass of the residential building with landscaping would be desirable.

CONSTRUCTION IMPACTS

During construction, the band shell will need to be removed and relocated within the park. The future location of the band shell will be considered during the Winegarden Park planning process. The park washrooms are currently expected to remain left in place and operational during construction, however their location should also be examined in future changes to the park.

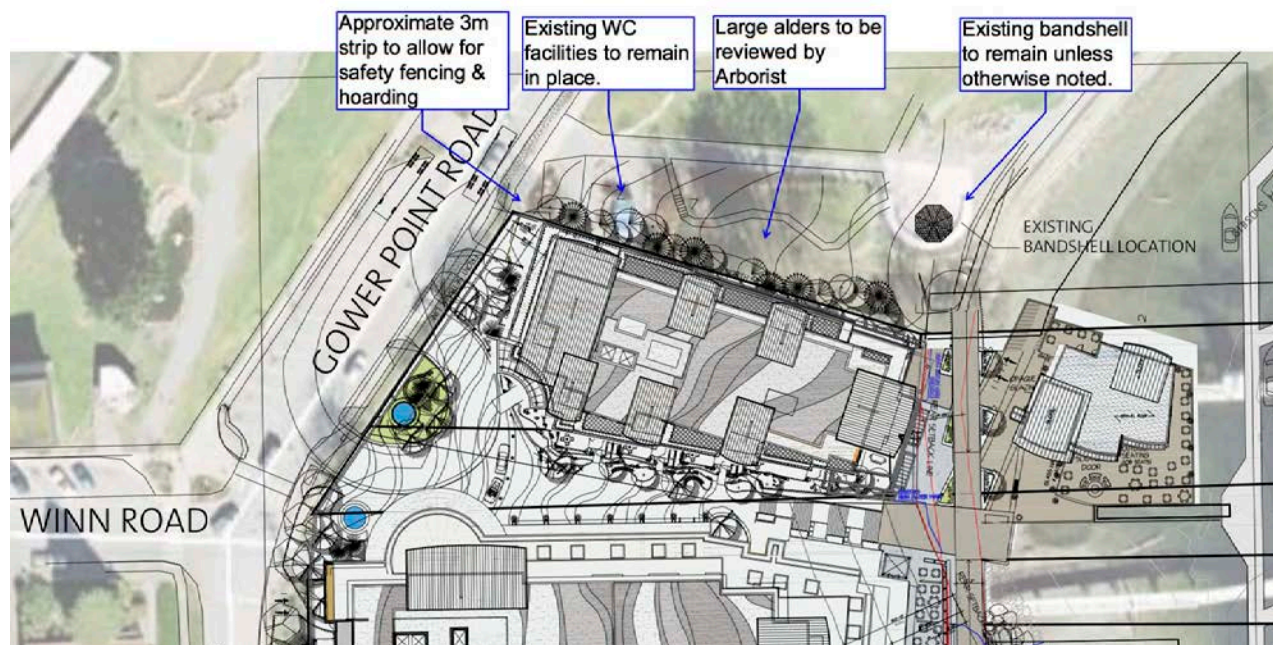


Figure 2: Illustration prepared by applicant's architect Omicron, illustrating anticipated changes to Winegarden Park during construction. Submitted February 25th, 2014.