



STAFF REPORT

TO: Committee of the Whole

MEETING DATE: October 18, 2016

FROM: Katie Thomas
Planning Assistant

FILE NO: 0540-13- Winegarden-05

SUBJECT: Winegarden Park Draft Masterplan

RECOMMENDATION(S)

THAT the staff report regarding the Winegarden Park Draft Masterplan be received.

BACKGROUND/PURPOSE

In February 2016, Council appointed volunteer members to the Winegarden Park Advisory Committee.

The focus of the Committee is to draft a Masterplan for Winegarden Park in response to the upcoming changes to the park in regards to the extension of the waterfront walkway along the George site, and more generally to plan for the future.

The terms of reference for the Winegarden Park Advisory Committee were established December 15, 2015 (R2015-424). The Committee members were appointed on February 2, 2016.

The purpose of this staff report is to brief Council on the Winegarden Park planning process to date.

DISCUSSION

Concept Development

Since March, the Winegarden Park Advisory Committee has had five meetings which have culminated in the creation of the Winegarden Park Draft Masterplan.

Over the last eight months, the Committee and Pat Campbell (Landscape Architect) have worked together to create a Masterplan for a waterfront park that can be enjoyed by the the whole community. An online survey was first used to gauge community thoughts on the existing park. The survey asked residents to state what worked well and what could be improved.

Design Considerations

During the first few meetings, the Committee used the survey results (see attached) to help evaluate the role of Winegarden Park for the community to create priorities for the Winegarden Park Masterplan.

It was determined that the park has a regional draw – many residents from the Sunshine Coast as well as tourists visit the park on a frequent basis either to enjoy the view, or take in one of the many musical performances on offer. The area is a key spot to experience Gibsons Harbour and the Landing, as well as provides an alternative walking route to the Lower Gibsons High Street.

There were a number of items that respondents and Committee members agreed could be improved, including accessibility, shade in the summer, location of the stage and washrooms that can be used all year.

The three key priorities for the park included:

- Making the park accessible to everyone
- Retain the view
- Provide performance area and space to watch in the shade

The Committee conducted a field visit to Winegarden Park to gain a better understanding of what the impacts of the George project would be on the park, and how to integrate the proposed waterfront walkway extension/connection.

The Committee also met with performance organizers and musicians who use the existing park to ask what their priorities would be in terms of performance areas, acoustics and services (including outlets and lighting).

Using information from the survey, the Committee and the Performance experts, Pat Campbell – Landscape Architect created two initial concept plans (Figures 1 and 2)

Initial Concepts Explored

Concept A explored the option of re-grading the internal portion of the park to create a central performance area. The key elements of the concept included the following:

- retaining the existing pathway from Gower Point Road to the seawalk as a service road;
- temporary stage element with raised platform with washrooms and dressing rooms underneath. The temporary stage would be put up for performances and removed after to allow unobstructed views of the harbour at other times;
- stage platform would have a radius of approximately nine metres;
- seawalk retained as a hard wall element;
- combination of hard and soft seating in the convex viewing bowl;
- stormwater would feed irrigation – allowing for soft grass to sit on;
- multigenerational play-area (perhaps with water or sculptural play, exercise equipment, table tennis and chess boards);
- plaza area where the existing bandshell is located would be used as a service turnaround;
- a second smaller stage would be a permanent fixture – the stage would be located in the existing location of the grass grid;
- a bridge from the George elevation and gentle slope will bring the seawalk to the existing grade;
- large arbour would provide shade. Views from the rear of the park will look through the arbour to the water.

Concept B looked at locating a permanent performance structure in the north east section of the park to incorporate the existing bus shelter as a viewing platform, other key items include:

- grass terraces for seating;
- slope would be required to be regraded, to ensure a better grade change for the pathway down to the seawalk;
- "Green Shores" approach to the foreshore. Seawalk would be pushed back;
- "eddy" areas along the south side – small areas with permeable surfaces to provide small off-shoots for gathering and performance;
- play area would be the same size as existing – music based play and water jets suggested
- "checkers tournament area";
- shade would be provided by additional trees;
- the washrooms would remain in the existing location, with a permanent building.

Members of the Committee, performance organizers and musicians identified items in the park using coloured dots. Items they liked have green dots. Items that could be worked on have blue dots and elements that they didn't like have red dots. The concept plans, with the results of the dot exercise are shown in figures 1 and 2.



Winegarden Park
TOWN OF GIBSONS

Concept A

Figure 1: Concept A



Winegarden Park

TOWN OF GIBSONS

Concept B

Figure 2: Concept B



Draft Master Plan

COMPANY'S TITLE

The access to the Park will remain in the same location, with the walkway to the seawalk restructured to allow for a 5% grade change which makes the walkway universal for all to access. "Eddies"- small seating/activity hubs from the original Concept "B"- have been added to the southwestern side of the main pathway. The Draft Master Plan retains the existing landscaping along the park boundaries which would frame the park and view.

The stream which carries overflow from the aquifer and stormwater would go into a cistern to be used for irrigation. This water would irrigate the lawn in the park - irrigated grass is greener, softer and more comfortable to sit on.

The seawalk is pulled away from the shore, allowing for a Green Shores approach to the shoreline, softening the grade, and allowing the elimination of the existing hard wall.

An arbour would provide shade for the east-west pathway at the top of the amphitheatre – this area will provide walkway and seating for those wanting to look down at the performance stage. The arbour would extend from the back side of the pathway to ensure that the arbour does not inhibit the view of the water and the performance stage.

The amphitheatre seating would vary from top to bottom, starting with a grass slope around 15% at the top, changing to tiered grass levels and then structured steeper seating close to the stage. These changes would allow for performances of all sizes. The performance stage would be fully kitted out to provide temporary staging for performances. Ms Campbell currently envisions a light structure at the back of the stage, which would allow backdrops and potential for electrical connections.

The performance stage would be approximately 3 metres higher than the seawalk. This height would allow for the mechanics of the stage, plus washrooms/changing rooms underneath.

The gazebo feature in the north east corner of the park would be a permanent stage for smaller performances. The area behind the arbour would be a multi-generational play area, it is hoped/suggested to renovate the existing water play area, install a sculptural play facility and ping pong tables. The area would be softened with landscaping and seating.

COMMUNICATION

The Winegarden Park Draft Master Plan has been endorsed by the Committee. As part of the process set out for this project, staff will organise a community meeting to present the plan and to seek input from the community.

Staff plan to hold an Open House style event can be organized in Winegarden Park on a weekend, to allow as many residents the opportunity to provide their input

In addition, staff plans to create a handout with the process so far and a follow up questionnaire which will outline key results from the process, while requesting comments from the community regarding the proposed design. The community meeting and questionnaire will be promoted through advertising in newspapers and promotion on-line.

PLAN/POLICY IMPLICATIONS

Financial Plan Implications

The draft Master Plan looks at the long term and likely will be realised overtime in a number of phases. Follow up design work is needed to identify phases and tentative cost of the proposed improvements. The George project is contributing \$ 100,000 for community amenities but Council has not earmarked these funds for any specific project. Moreover, the George project will temporarily use a strip along the edge of the park with a requirement to restore it after completion of construction. Staff will work with the landscape architect to identify possible timing and tentative cost of the various elements of the plan.

Other Policy or Plan Implications

A Parks Masterplan for the Town of Gibsons is planned to be developed in 2017.

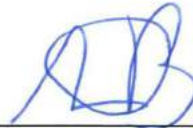
RECOMMENDATIONS / ALTERNATIVES

Recommendations are listed on Page 1 of this report.

Respectfully Submitted,



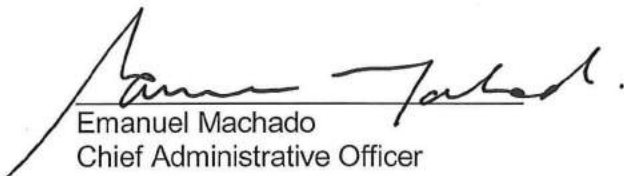
Katie Thomas
Planning Assistant



André Boel, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).



Emanuel Machado
Chief Administrative Officer

Attachments: Terms of Reference
Survey Results
Winegarden Park Advisory Committee Minutes
Landscape architect plans (Concept A, B, Draft Master Plan)



Winegarden Park Advisory Committee

Terms of Reference

1. ESTABLISHMENT AND AUTHORITY

At the December 15, 2015 Regular Council meeting of the Town of Gibsons, Resolution 2015-424 was adopted establishing the "Winegarden Park Advisory Committee" hereinafter referred to as the "Committee".

2. PURPOSE AND SCOPE

The purpose and scope of the Committee is to provide advice on changes to Winegarden Park as a result of the development of the George Hotel project adjacent to the park by considering the following:

1. Identify current and future park user needs;
2. Review and comment on one or two initial concept plans and provide recommendations for a final concept plan;
3. Consider public input results provided by the Town (the Town will organize public consultation for community input);
4. Review final concept plan and make recommendations to Council on the concept plan and on the future planning and renovations for Winegarden Park.

3. DURATION

- 3.1 The Committee will start once all members have been identified and conclude by providing recommendations to Council no later than July 1, 2016.

4. COMPOSITION

- 4.1 The Committee is comprised of up to 11 members.
 - 1) Advisory Planning Commission - 4 members
 - 2) Klaus Fuerniss Enterprises Inc. - 1 member
 - 3) Members of the Public – 4 members
- 4.2 All members shall provide the Corporate Officer with contact information including members' phone number(s), mailing and civic addresses and email address prior to the first meeting to ensure materials are received prior to meetings.

5. STAFF LIAISON

- 5.1 The Director of Planning will serve on the Committee as staff liaison.
- 5.2 The role of the staff liaison is:
 - to provide information and professional advice;
 - to serve as the communication channel to and from Council.

6. APPOINTMENT AND MEMBERSHIP

- 6.1 Council shall appoint the Chair of the Committee.
- 6.2 All members of the Committee will maintain confidentiality in accordance with Section 117 of the *Community Charter*.
- 6.3 Term and Termination
 - 6.3.1 Members of the Committee shall serve at the appointment of the Council.
 - 6.3.2 The appointment of any member of the Committee may be rescinded at any time by Council as set forth in Section 144 of the *Community Charter*.
 - 6.3.3 The resignation of any member of the Committee must be made in accordance with Section 121 of the *Community Charter*.

7. LIMITATION OF THE DUTIES AND POWERS OF THE COMMITTEE

- 7.1 Authority
 - 7.1.1 The Committee has no delegated authority from Council.
 - 7.1.2 The Committee cannot direct staff or take any action contrary to existing Council Policies and Directives.

8. MEETINGS

- 8.1 Meetings shall be called by the Director of Planning.
- 8.2 The Committee shall meet in the Council Chambers or Meeting Room at Town Hall.
- 8.3 Substantial effort shall be made to make decisions by consensus, however where consensus cannot be achieved, simple majority shall govern.
- 8.4 The quorum for the Committee is a majority of the voting members appointed under section 4 (Composition).

- 8.5 Should there be no quorum present within 15 minutes after the time appointed for the meeting, the recording secretary shall record in the minutes the names of the members present at the expiration of such fifteen minutes and the meeting shall stand adjourned until the next scheduled meeting.
- 8.6 Agendas and minutes for each Committee meeting shall be prepared and distributed in a timely manner, under the direction of the Director of Planning and in accordance with the agenda and minute taking standards as established by the Corporate Officer.
- 8.7 All Committee meetings must be open to the public except where the committee resolves to close a portion of it pursuant to Section 90 of the *Community Charter*.
- 8.8 Committee members are subject to the Conflict of Interest legislation as outlined in Section 100 - 109 of the *Community Charter*.

9. REFERENCE DOCUMENTS

- 9.1 The terms "Council" and "Committee" shall be interchangeable for the purpose of interpretation of these sections:
 - *Community Charter*, Section 90 – Open and Closed Meetings
 - *Community Charter*, Section 117 – Duty to Respect Confidentiality
 - *Community Charter*, Section 121 – Resignation
 - *Community Charter*, Section 100-109 – Conflict of Interest

Winegarden Park, overview and design considerations

This memo summarizes input to date from the Winegarden Park Advisory Committee and input from community members. The park's identity is captured as well as a tentative outline of design considerations for the landscaping plan.

Identity

Right in the heart of Gibsons Landing, Winegarden Park overlooks Gibsons harbour and marina, with stunning views of Keats Island, Howe Sound and the Coast Mountain range. The park is one of the main parks for Gibsons and the surrounding area. The park is often an attractive picnic spot for families on a summer's day, and becomes the seating area of the annual Sea Cavalcade fireworks and for the Music in the Landing program throughout the summer. Also, the park is a popular part of people and four-legged friends taking their regular walk along the waterfront, sometimes pausing in the park for a moment of reflection.

Questionnaire results highlights

An online survey posted from February 4 – March 14 provided a large amount of information including the following:

- Play equipment – in keeping with park – natural, non-conventional
- Water feature
- Stage location
- Multi seasonal park
- Viewpoint/visual artistic accents
- Open space – but not empty space
- Retention of views
- Passive space
- Use shade of building as an advantage – “Prospect refuge”
- Seating
- Waterfront habitat – adaptable with climate change
- Elements for 18-30 year olds
- Festival usability
- Accessibility
- Grading – key issue
- Terracing – in relation to views and the stages
- Acoustics – amphitheatre
- Washroom with baby change facilities
- Raising of the walkway
- Possibly more urban
- Is there enough space for all these ideas?
- Trees to frame the view, and provide shade
- Orientation of the park is a key issue
- Goose dropping number 1 negative factor
- Buffering of neighbouring properties.

Essential features

Through a park user questionnaire the following features were commonly identified as vital to the Park:

- Public Washrooms
- Garbage and Recycling Containers
- Summer music stage
- Trees
- Accessible paths for wheelchairs and strollers

Desirable features

The park user questionnaire identified other features that were vital to some groups but not for everybody:

- Seating Areas/benches
- Doggie bag dispensers
- Music Festival lawn
- Access and seating areas on waterfront (i.e. rock steps)
- Drinking water fountain

Design considerations

The main reason for the review of the parks design is the pending development of the George Hotel and Residences project adjacent to the park. This will result in changes to the waterfront walkway, the location of the performance stage and changes to the context of the parks south side.

At the basis of this, quite literally, is a major design consideration about the current and possibly a changed orientation of the terrain of the park. The main question is if the orientation continues to be towards the south east corner, or could it be re-oriented to the water views or the north east corner?

The second major design consideration is a new location for the performance stage. In discussions to date some people can see it as a central focal point on the waterside whereas others prefer a more secondary location, with the primary focus of the park on the water and mountain views.

Other design considerations should consider the other features listed above, including the priority of those features as expressed by the results of the questionnaire and the Committee's discussions.



WINEGARDEN PARK ADVISORY COMMITTEE

MINUTES OF

March 4th, 2016

Council Chambers, 2:30 p.m.

Town Hall 474 South Fletcher Road, Gibsons, B.C.

PRESENT: Katie Janyk
Joe Oteruelo
Jim Batey
Art Phillips
Aleria Ladwig
Kirsten Rawkins
Laurie Talbot (alternate for Conchita Harding)

REGRETS: Conchita Harding
Greig Soohen
Paul Trapp

STAFF: André Boel, Director of Planning
Katie Thomas, Planning Assistant

CALL TO ORDER

The meeting was called to order at 2.33 p.m.

APPROVAL OF AGENDA

The March 4th, 2016 Winegarden Park Advisory Committee agenda was approved as amended to include the addition of item 4.3 Appointment of a Chair.

NEW BUSINESS

Introductions

| | |
|-----------------|---|
| Laurie Talbot | Laurie is secretary of the Sea Cavalcade and is representing Conchita Harding while she is out of the country |
| Jim Batey | Jim has a background in construction management. Jim is interested in seeing Gibsons grown in a reasonable and respectable manner. |
| Kirsten Rawkins | Kirsten is a member of the Advisory Planning Commission and has a background in Landscape architecture. |
| Joe Oteruelo | Joe has a background in Architecture and Town Planning. Joe would like to see Winegarden Park enhanced. |
| Katie Janyk | Katie is a member of the Advisory Planning Commission and has a background in community recreation, and adaptability of park space. |
| Aleria Ladwig | Aleria has recently stepped down from the Advisory Planning Commission to be a part of this committee. Aleria has a background in Marine Biology. |
| Art Phillips | Art represents the George on this committee. Art has been a Planning Consultant for 39 years. |

Review of Terms of Reference

The Director of Planning pointed members of the Committee to the information regarding Conflict of Interest.

The Director of Planning discussed the purpose of the Winegarden Park Advisory Committee as outlined in the Terms of Reference. The focus is on the George related changes for landscaping Winegarden Park as well as looking at the current and future park user needs. The Committee will look at the concept plans for the changes that are a result of the George Hotel Development.

The Terms of Reference state the hope that the work of the Committee will occur over the next 4-6 months.

The Committee composition has changed slightly from what was outlined in the initial Terms of Reference. The Committee is comprised of 2 APC members and 6 community members.

No questions were raised over the Terms of Reference.

Appointment of a Chair

Members discussed what the position of the Chair entails, the Director of Planning stated that a Chair would guide the meetings, help to word recommendations during the meeting and be the main point of the contact for the Committee with staff.

The discussion was tabled until the end of the meeting.

Background Report

The Director of Planning went through the background report.

The background report included a preliminary sketch by PMG to provide some talking points. Members had a discussion in regards to the following:

- The landscape plans for Winegarden Park will be provided by the George Hotel Landscape Architect;
- The budget for the park changes is undetermined. There is a \$100,000 contribution which may be earmarked for the park. Other funding in the coming years may be added to the Town budget;
- Elevation of the seawalk is being reviewed and its somewhat lower than the hotel, at about 5m geodetic;
- Orientation of the bandstand;
- Grading of the park;
- Foreshore habitat enhancement;
- Shading in park;
- Water features in the park.

Questionnaire Preliminary Results

Staff provided a summary of what the Town has done to promote the questionnaire to ensure a range of residents participated.

- a link under "latest news" on the front page of the Town of Gibsons website from February 4 to March 7.
- a standalone advert in the Coast Reporter on both February 5 and 12, as well as within the "news and views" section on February 26
- a Facebook blast on February 12 – which has been "pinned" to the top of the Town of Gibsons facebook page ever since
- a radio advert which ran on CKAY from February 22-28

- provided the survey to grade 11 and 12s at Elphinstone Secondary, for input from youths.

Staff provided a synopsis of the findings, and stated that there was a lack of parents with young children filling out the survey. Members of the Committee suggested that staff could contact Jack and Jill Preschool to ask parents to fill out the survey.

Priorities for Park Design

Committee members discussed themes that they had noticed when reading through the preliminary results. The following themes and ideas from the Committee members were recorded:

- Play equipment – in keeping with park – natural, non-conventional
- Water feature
- Stage location
- Multi seasonal park
- Viewpoint/visual artistic accents
- Open space – but not empty space
- Retention of views
- Passive space
- Use shade of building as an advantage – “Prospect refuge”
- Seating
- Waterfront habitat – adaptable with climate change
- Elements for 18-30 year olds
- Festival usability
- Accessibility
- Grading – key issue
- Terracing – in relation to views and the stages
- Acoustics – amphitheatre
- Washroom with baby change facilities
- Raising of the walkway
- Possibly more urban
- Is there enough space for all these ideas?
- Trees to frame the view, and provide shade
- Orientation of the park is a key issue
- Goose dropping number 1 negative factor
- Buffering of neighbouring properties.

Aleria Ladwig left the meeting a 4.03 p.m.

Due to time restrictions item 4.6 was not completed. The Committee requested that a site visit be arranged and a following discussion to further discuss priorities for the park design.

NEXT MEETING

Staff indicated that a site visit and follow up meeting would be scheduled in the week of March 21st.

At this point in the meeting, the Committee returned to item 4.3 Appointment of a Chair.

The Committee consented to Kirsten Rawkins be nominated as Chair for the Winegarden Advisory Committee

Kirsten Rawkins accepted the nomination.

The meeting returned to the regular order of business

ADJOURNMENT

The meeting was adjourned at 4.40 p.m.

A handwritten signature in black ink, appearing to be 'AB' with a large loop, positioned above a horizontal line.

André Boet, Director of Planning

The official minutes of the Winegarden Park Advisory Committee March 4th, 2016, are not read and adopted until certified correct at the next Committee meeting.

WINEGARDEN PARK ADVISORY COMMITTEE

MINUTES OF

March 24th, 2016

Council Chambers, 3:00 p.m.

Town Hall 474 South Fletcher Road, Gibsons, B.C.

| | | |
|-----------------|--|---------------|
| PRESENT: | Kirsten Rawkins (Chair) | Aleria Ladwig |
| | Katie Janyk | Joe Oteruelo |
| | Greig Soohen | Jim Batey |
| | Art Phillips | |
| | Laurie Talbot (alternate for Conchita Harding) | |

REGRETS: Conchita Harding
Paul Trapp

STAFF: André Boel, Director of Planning
Katie Thomas, Planning Assistant

1. CALL TO ORDER

Committee members met in Winegarden Park at 3.00 p.m. to walk through the Park and discuss the current design. Wendy Gilbertson, Director of Parks provided information regarding the Parks Department involvement over the years. The Committee Members were provided with a map of the park, contours of the park, and the preliminary concept design.

The Director of Planning explained that Graham Walker was invited to the meeting, but was unable to attend. The Committee members were provided with comments from Graham Walker.

After the field visit the Committee began their meeting at the Town Hall Council Chambers for more discussion.

The meeting was called to order at 3.57 p.m.

2. APPROVAL OF THE AGENDA

The March 24th, 2016 Winegarden Park Advisory Committee agenda was approved with the addition of a set of comments solicited by Kirsten Rawkins for the Committee's information.

3. ADOPTION OF MINUTES

The March 4th, 2016 minutes of the Winegarden Park Advisory Committee meeting were adopted after they are amended to remove "in the walkway" under 4.6.

4. NEW BUSINESS

4.1 Results of Finalized Questionnaire

The Director of Planning provided a brief overview of the finalized survey in regards to differences notices from the preliminary results. The survey was advertised to the parents of Jack and Jill Preschool, to incorporate more responses from younger families. Kirsten Rawkins also solicited comments from friends with young children in Gibsons – the comments were provided to committee members.

Planning staff provided word clouds generated by the survey program to help analysis the open answer questions.

4.2 Priorities of Park Design

Committee members discussed how to interpret the survey to create guidelines for the landscape architect. It was decided to list the uses and function of Winegarden Park:


- Multi-functional/multi-seasonal
- Community main park – has a regional draw
- Performance (stage)
- Gathering place
- Display
- Events
- Children's space
- Centre piece
- Drainage/habitat
- Thoroughfare for pedestrians
- Passive place
- Place to experience Gibsons Landing, the Harbour and the water
- Place to pause/ breathe
- Useable space (limits)
- Accessible for all
- Washrooms

5. NEXT MEETING

Next meeting is tentatively planned for April 15th at 2.30 p.m. Committee members will bring their 5 priorities to give to the landscape architect. The Director of Planning will invite the landscape architect to the next meeting.

6. ADJOURNMENT

The meeting was adjourned at 5.10 p.m.


Kirsten Rawkins, Chair


André Boel, Director of Planning

The official minutes of the Winegarden Park Advisory Committee March 24th, 2016, are not read and adopted until certified correct at the next Committee meeting.



WINEGARDEN PARK ADVISORY COMMITTEE

MINUTES OF
April 21st, 2016

Council Chambers, 2:30 p.m.
Town Hall 474 South Fletcher Road, Gibsons, B.C.

PRESENT: Kirsten Rawkins (Chair) Paul Trapp
 Katie Janyk Joe Oteruelo
 Greig Soohen Jim Batey
 Laurie Talbot (alternate for Conchita Harding)

REGRETS: Aleria Lagwig
 Art Phillips
 Conchita Harding

STAFF: André Boel, Director of Planning
 Katie Thomas, Planning Assistant

1. CALL TO ORDER

The meeting was called to order at 2:34 p.m.

2. APPROVAL OF THE AGENDA

The April 21st, 2016 Winegarden Park Advisory Committee agenda was approved with the addition of an Introduction from Patricia Campbell (Landscape Architect), a Workshop with Patricia, as well as photograph of a natural play structure, an article titled "Delta Looks to Naturalized Playgrounds and Unstructured Play" and an email and image from Art Phillips regarding the Mission Hill amphitheatre.

3. ADOPTION OF MINUTES

The March 24th, 2016 minutes of the Winegarden Park Advisory Committee meeting were adopted after they are amended to change "almost" to "also".

4. NEW BUSINESS

4.1 Introduction from Patricia Campbell

Patricia Campbell of PMG Landscape Architects provided an overview of her recent public space and park projects. Patricia explained that she wanted to design a plan that reflects the guidance of the Committee. Ms Campbell gave a synopsis of her design process. This includes an inventory of the park, the second stage analyses the data, the last stage is the creative stage.

4.2 Workshop

The Committee were provided three (3) large scale images of the park. The Committee had to describe what was "sacred in the park", key elements mentioned include:

- Green space
- Views and Vistas
- Bus shelter

- Habitat

The committee were asked to identify what can be changed in the park? Key thoughts included:

- Stage Location/design
- Grading of the park
- Increase accessibility
- Bathrooms

4.3 Overview and Design Considerations

In the last meeting, members gave themselves "homework" to list their top priorities. At this point in the meeting, members provided their input.

Laurie:

1. Events
2. Performance
3. Display
4. Accessibility
5. Useable space

Greig:

1. Gathering space
2. Accessibility
3. Passive space
4. Thoroughfare
5. Events

Joe:

1. Resolve the linear thoroughfare with a gathering space
2. Provide a performance space that accommodates, small, medium and large events, as well as craft fairs
3. Enhance habitat and interpretive spaces, multipurpose areas
4. Cannot be scared to hardscape

Kirsten:

1. Children's play space, although not necessarily through a traditional playground
2. Shade
3. Soften waterfront edge
4. Historical references

Jim

1. Stage should be front and centre, does not need to be a permanent structure
2. Grading, terracing – more flat areas
3. Permanent seating
4. Shading – keep viewpoints, think about event times
5. Reasonable sized children's play area
6. Improved washroom
7. Raising of the walkway will be changing the lower area of the park- need to look at the options

Katie

1. Open feel and viewscape
2. Use topography to find the location of the stage
3. Blur the water edge and the park
4. Any structures in the park should not be "untouchable"
5. Think outside the box

Paul

1. Place to experience Gibsons
2. Gathering spot – more welcoming
3. Usable multifunctional/seasonal space
4. Washrooms

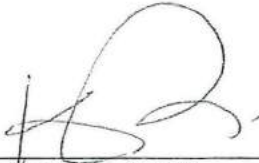
5. NEXT MEETING

The Committee expressed intention a short informal meeting specifically looking at the performance area with sound professionals on the Coast.

Members asked Patricia when concept designs may be ready – Patricia gave a timeline of approximately 3 weeks. The next committee meeting will be planned for late May.

6. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.



Kirsten Rawkins, Chair



André Boel, Director of Planning

The official minutes of the Winegarden Park Advisory Committee April 21st, 2016, are not read and adopted until certified correct at the next Committee meeting.



WINEGARDEN PARK ADVISORY COMMITTEE

MINUTES OF
June 27th, 2016

Council Chambers, 2:30 p.m.

Town Hall 474 South Fletcher Road, Gibsons, B.C.

| | | |
|-----------------|--|---|
| PRESENT: | Kirsten Rawkins (Chair) Joe Oteruelo Paul Trapp | Conchita Harding Greig Soohen Jim Batey |
| GUESTS: | Patricia Campbell Linda Williams | Ken Dalglish Patrick Tasci |
| REGRETS: | Katie Janyk Aleria Ladwig Art Phillips | |
| STAFF: | André Boel, Director of Planning Katie Thomas, Planning Assistant | |

1. CALL TO ORDER

The meeting was called to order at 2:34 p.m.

2. APPROVAL OF THE AGENDA

The agenda was approved, after moving Item 4.3, Concept Plans, to the first item.

3. ADOPTION OF MINUTES

The April 21st, 2016 minutes of the Winegarden Park Advisory Committee meeting were adopted with the following amendment:

- add the wording "and images" to Item 2

4. NEW BUSINESS

4.1 Concept Plans

Pat gave a brief synopsis of the priorities that the Committee had provided at the last meeting. Pat explained that the heritage tree in Winegarden Park is not healthy, one side of the tree is dead, while the other side is only pushing seeds. Without any changes, the tree will not last a significant period of time. In the concept plans, Pat has kept the tree.

There is currently no accurate survey of Winegarden Park.

Pat asked that the concepts are not to be taken on to themselves, rather the elements of design are to generate conversation and commentary for other ideas.

Concept A

This concept looks to regrade the internal part of the park.

Key elements of the concept include:

- retaining the existing pathway from Gower Point Road to the seawalk as a service road
- temporary stage element with raised platform with washrooms and dressing rooms underneath. The temporary stage would be put up for performances and removed after to allow unobstructed views of the harbour at other times
- stage platform would have a radius of approximately nine metres
- seawalk retained as a hard wall element
- combination of hard and soft seating in the convex viewing bowl
- stormwater would feed irrigation – allowing for soft grass to sit on
- multigenerational play-area (perhaps with water or sculptural play, exercise equipment, table tennis and chess boards)
- plaza area where the existing bandshell is located would be used as a service turnaround
- a second smaller stage would be a permanent fixture – the stage would be located in the existing location of the grass grid
- a bridge from the George elevation and gentle slope will bring the seawalk to the existing grade
- large arbour would provide shade. Views from the rear of the park will look through the arbour to the water

There was a brief discussion on whether the entire seawalk fronting Winegarden Park would be raised to the same elevation as the seawalk in front of the George – it was determined that the seawalk will be at a higher elevation in the southwest corner and will merge with the existing elevation.

There was a discussion on whether a temporary stage, which users would install themselves, was a liability for the Town. It was noted that the temporary stage would be required to have the ability to have back drops and lighting. The Committee discussed the temporary stage at Whistler's Olympic Plaza that has tarp backdrops with anchors and grommets to attach equipment to. Committee members who had researched performance areas in other municipalities found that more and more there are provisions for a temporary structure, rather than permanent structure. The Committee agreed that it would be very difficult to have a permanent structure that would not impede the view.

Looking at the small permanent stage, members explained that this would work well, as members of the public often sit and watch from the bus shelter. The smaller stage would be able to be used for shade when not being used for performance, and would also eliminate the need to install a stage for events such as Music in the Landing each week. The concept showed a flat grassy area around the stage, which could be a multi-use area for picnics or accessible gathering space.

There was discussion on the fact that the park should not be dominated by hard surfaces. A member provided the example of the chairs that can be moved in the Jardin des Tuileries. Paris.

Concept B

Key elements of the concept include:

- permanent structure for the stage in the north east section of the park, incorporating the existing bus shelter as a viewing platform
- grass terraces for seating
- slope would be required to be regraded, to ensure a better grade change for the pathway down to the seawalk
- "Green Shores" approach to the foreshore. Seawalk would be pushed back
- "eddy" areas – small areas with permeable surfaces to provide small off-shoots for gathering and performance
- play area would be the same size as existing – music based play and water jets suggested
- "checkers tournament area"
- shade would be provided by additional trees
- the washrooms would remain in the existing location, with a permanent building

Questions arose over the access for sound and equipment vehicles. Performance experts explained that trucks require access and space to turn around by the performance area. Members of the Committee looked at accessibility – regarding the pathway to the seawalk, would enable individuals with walking aids as well as strollers to use the pathway with relative ease.

Performance experts explained that it is necessary to have changing rooms and washrooms by the stage. They also explained it would be preferable to have two washroom areas – one by the stage and one elsewhere in the case that the stage washrooms are closed off during a performance.

Concept "B" shows terracing by the performance stage, while the open green space at the core of the park would be gently sloped towards the seawalk. A "Green Shores" approach to the foreshore would provide access to the water from Winegarden Park – the existing park is obstructed from the water by a short wall. Members suggested that the foreshore approach in "B" could perhaps be incorporated into "A". It was explained to the Committee that a Green Shores approach would lead to some loss of the park – which members felt may help to make concept "A" feel more "intimate". Members of the Committee stated that loss of park is not necessarily a negative, rather the park would gain connectivity to the foreshore – which would allow the park to become a true waterfront park.

There was discussion on the importance of irrigation – watered grass provides a soft area to sit. Members felt that it should be clear to the public that greywater would be used for irrigation purposes. Members also liked the idea of the break away "eddy" spaces as small event spaces.

Linda Williams provided images of Powell River's band shell. The band shell structure has a very west coast form and character, however Linda explained that there are some issues in terms of where equipment can be hung from and the orientation.

Analysis

Pat asked Committee members to analyse the design elements in each concept, Committee members used coloured dots to outline elements that members "like", "dislike" or "a possibility

with more thought". The results would help Pat see which design elements have group consensus for the draft final concept.

4.2 Performance Stage Requirements

Performance stage requirements were discussed as part of Item 4.1, Concept Plans

4.3 Priorities for Park Improvements

Committee members were asked to state their thoughts on the design elements or concepts.

Patrick: Concept "A" – like grading for terraces and the service access. Like the access to the water. Like the addition of a small stage area. Is the harbour going to block the view?

Concept "B" – not as much access – stage maybe a bit small. Shading not as good as "A"

Conchita – should start thinking about electricity and accessibility

Paul – like the terracing in concept "A", concern about the harbour blocking views, but like the idea. Really like the idea of the "eddie" in concept "B".

Greig – concept "A" best matches the priorities from the last meeting.

Jim – would like to see the "eddie" added to concept "A" and the existing washrooms should be improved and new washrooms and changing rooms should be added under the stage. Level of the stage should be the same grade as the first row of seating.

Joe – concept "A" – like the idea of the stage at the bottom, the walkway in concept "A" feels a little rigid, concept "B"s foreshore idea may work well. Accommodate the "eddie", no worries about the harbour as it frames the view, provides shade and articulates the park.

Kirsten – like elements of each. Concept "A" has a more intimate space in the temporary stage area if there is a small crowd. The permanent structure is important. The harbour provides interest to the park. Concept B's "eddie" incorporated would work well. If having to choose something about the play area, would prefer to see water and naturalised play structures. "Green Shores" approach to the foreshore may help to make concept A feel more intimate.

5. NEXT MEETING

Friday, July 29, at 2:30 p.m.

6. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

The official minutes of the Winegarden Park Advisory Committee June 27, 2016, are not read and adopted until certified correct at the next Committee meeting.



WINEGARDEN PARK ADVISORY COMMITTEE

MINUTES OF

August 5th, 2016

Council Chambers, 2:30 p.m.

Town Hall 474 South Fletcher Road, Gibsons, B.C.

| | | |
|-----------------|---|---|
| PRESENT: | Kirsten Rawkins (Chair) Joe Oteruelo Jim Batey Aleria Ladwig | Conchita Harding Paul Trapp Katie Janyk |
| GUESTS: | Patricia Campbell Patrick Tasci | Matthew Lovegrove |
| REGRETS: | Greig Soohen Art Philips | |
| STAFF: | André Boel, Director of Planning Katie Thomas, Planning Assistant | |

1. CALL TO ORDER

The meeting was called to order at 2.34 p.m.

2. APPROVAL OF THE AGENDA

THAT the August 5th, 2016 Winegarden Park Advisory Committee agenda be approved.

3. ADOPTION OF MINUTES

THAT the minutes of the Winegarden Park Advisory Committee meeting held, June 27th, 2016 be adopted with minor editorial amendments.

Chair Rawkins moved to Item 4.2 of the agenda.

4. NEW BUSINESS

4.1 Review of Concept Designs

Pat Campbell provided a reminder of the two concepts presented in the last meeting. The last meetings "dot" analysis of the concepts showed that concept A had more positive comments. Pat took the comments from the meetings, the "dot" analysis and the minutes from the last meeting to create a Draft Master Plan for Winegarden Park.

The access to the Park will remain in the same location, with the walkway to the seawalk restructured to allow for a 5% grade change which makes the walkway universal for all to access. "Eddies"- small seating/activity hubs from the original Concept "B"- have been added to the south-western side of the main pathway. The Draft Master Plan retains the existing landscaping along the park boundaries which would frame the park and view.

The stream which carries overflow from the aquifer and stormwater would go into a cistern to be used for irrigation. The cistern is required to be at the lower part of the site. This water would irrigate the lawn in the park - irrigated grass is greener, softer and more comfortable to sit on.

The seawalk is pulled away from the shore, allowing for a Green Shores approach to the shoreline, softening the grade, and allowing the elimination of the existing hard wall. Ms Campbell provided an example from West Vancouver to create sculptural steps to access the water.

An arbour would provide shade for the east-west pathway at the top of the amphitheatre – this area will provide walkway and seating for those wanting to look down at the performance stage. The arbour would extend from the back side of the pathway to ensure that the arbour does not inhibit the view of the water and the performance stage.

The amphitheatre seating would vary from top to bottom, starting with a grass slope around 15% at the top, changing to tiered grass levels and then structured steeper seating close to the stage. These changes would allow for performances of all sizes. The performance stage would be fully kitted out to provide temporary staging for performances. Ms Campbell stated her vision of a light structure at the back of the stage, which would allow backdrops and potential for electrical connections.

The performance stage would be approximately 3 metres higher than the seawalk. This height would allow for the mechanics of the stage, plus washrooms/changing rooms underneath.

There was a discussion on service access to the stage, Ms Campbell explained that the “eddy” closest to the water would be used as a turning area or parking area for service vehicles during performances. Discussions also arose over the design of the performance stage wall facing the ocean. It was thought Squamish Nation sculptural art, or interactive art would work well on this wall.

The gazebo feature in the north east corner of the park would be a permanent stage for smaller performances. The area behind the arbour would be a multi-generational play area, it is hoped/suggested to renovate the existing water play area, install a sculptural play facility and ping pong tables. The area would be softened with landscaping and seating.

The committee discussed the Green Shores approach to the foreshore, it was generally agreed that a restored shoreline would be a net benefit to the park, it is likely that there will not be a sandy beach like Armours Beach.

4.2 Interpretative Signage

Matthew Lovegrove was invited to the meeting to provide some information on interpretative heritage signage for Winegarden Park. Matthew explained that Lower Gibsons is rich in history and therefore saw potential for interpretive signage in the park. Matthew stated that signage could look for example into the Squamish Nation history of the area, the landing area of George Gibsons and the Lepage Glue factory.

Matthew provided some visual examples of signage that the Museum helped to create for Pender Harbour in the past. The Museum would be happy to research information for the signs.

The Committee had a discussion on the cost for the types of signage that Matthew had in mind. It was suggested that grants could be applied for and corporate sponsoring could be pursued. The development of signage will need to be explored further at a later date.

RECOMMENDATION

THAT the Winegarden Park Advisory Committee are supportive of including interpretative signage in the Winegarden Park Master Plan with the help of the Sunshine Coast Museum.

CARRIED

4.3 Update from Planning Department on Next Steps

The Chair provided a synopsis of the process to date. The Director of Planning explained that the next step would be to take a draft master plan to Council and then open the plan to community input. The Committee would meet after the draft has received comments from Council and the community to discuss the input. A Final Master Plan would be created and final recommendations from the Committee would be forwarded to Council.

RECOMMENDATION

THAT the Draft Master Plan be forwarded to Council and the Community as presented to receive input.

CARRIED

Ms. Campbell was asked to provide a design rationale for the Draft Master Plan. Staff will write a staff report for the September 6, Committee of the Whole meeting.

5. NEXT MEETING

To be scheduled for after the Draft Master Plan has received input from Council and the Community.

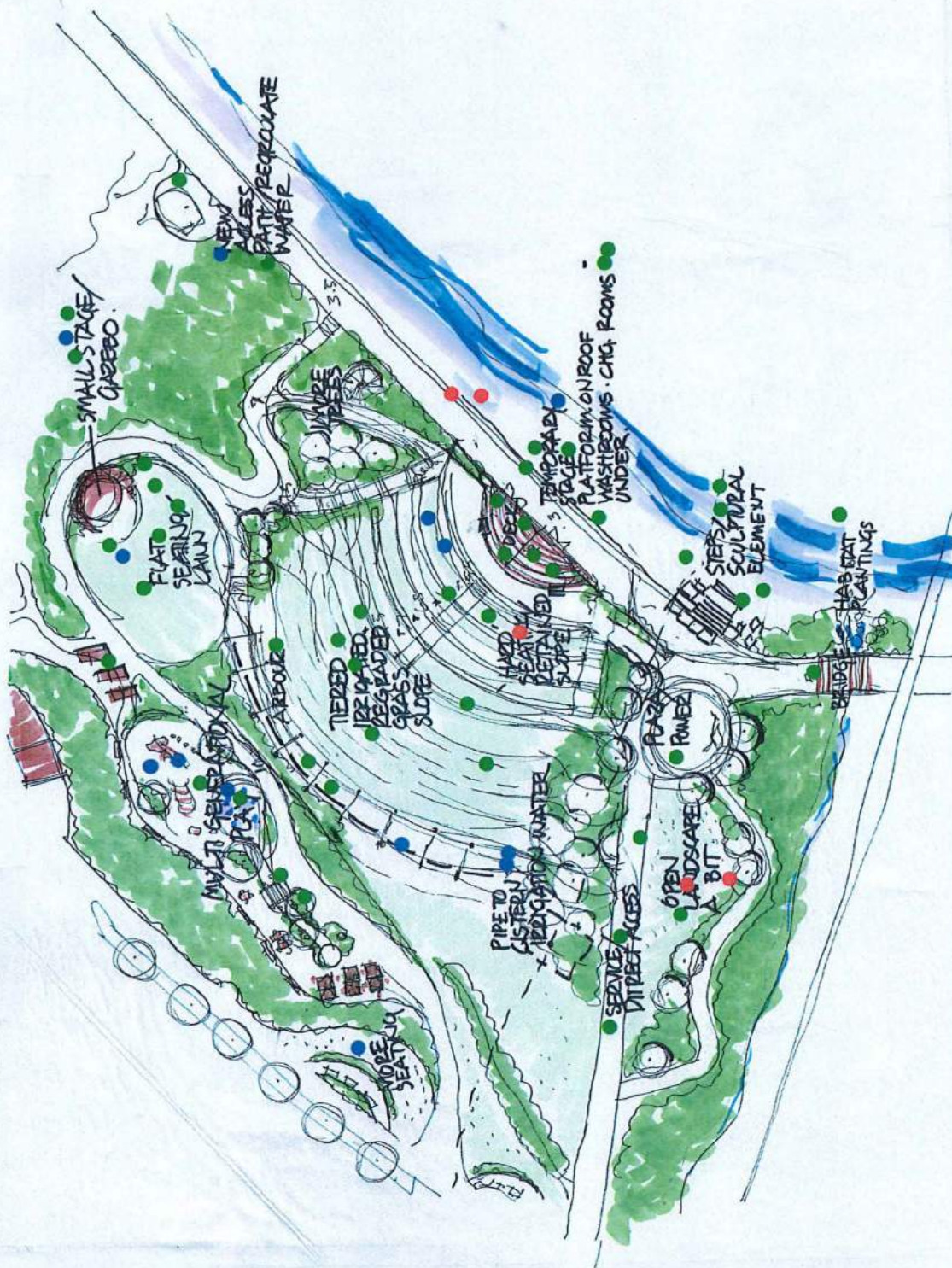
6. ADJOURNMENT

The meeting was adjourned at 4.02 p.m.

Kirsten Rawkins, Chair

André Boel, Director of Planning

The official minutes of the Winegarden Park Advisory Committee August 5, 2016, are not read and adopted until certified correct at the next Committee meeting.



PROJECT

DRAWING TITLE

Winegarden Park

TOWN OF GIBSON

Concept A



PROJECT

DRAWING TITLE

Winegarden Park

TOWN OF GIBSON

Concept B