



Pritchard Park Plan



District of West Kelowna

Marjorie Pritchard Memorial Park Plan

Adopted March 2012



A Member of the Golden Group of Companies

ACKNOWLEDGEMENTS

The Marjorie Pritchard Memorial Park Plan has been prepared for the District of West Kelowna (DWK) by HB Lanarc, *A Member of the Golder Group of Companies*. The project was conducted with the assistance and guidance of:

- Mark Roberts, Parks Planning Analyst;
- Dallas Johnson, Senior Planner;
- Jaleen Rousseau, Planning Technician;
- Nancy Henderson, Director of Development Services; and
- Staff from several DWK departments and divisions including development services, engineering, finance and recreation.

The District of West Kelowna Council was asked to review the plan and provide direction to ensure the plan fits within the West Kelowna community context. District Council was comprised of:

- Mayor Doug Findlater;
- Councillor Rick de Jong;
- Councillor David Knowles;
- Councillor Gord Milsom;
- Councillor Duane Ophus;
- Councillor Bryden Winsby; and
- Councillor Carol Zanon.

During this process, direct communication with local residents and Pritchard Park neighbours provided valuable insights and ideas into the future role of Pritchard Park in West Kelowna. To the West Kelowna residents who gave their time and shared their ideas in the development of this plan through the public open house, neighbourhood meeting, feedback forms, emails and the public survey – thank you for providing us with your insights.

The Consulting Team:

Doug Backhouse, Manager of Landscape Architecture, HB Lanarc-Golder
Sarah Cloherty, Designer, HB Lanarc-Golder
Jana Zelenski, Senior Landscape Architect, HB Lanarc-Golder



EXECUTIVE SUMMARY

Introduction



Pritchard Park today

In summer 2011, the District of West Kelowna (DWK) purchased 1595 Pritchard Drive, a residential property that formerly separated the 0.49 ha Marjorie Pritchard Memorial Park and the 0.13 ha Pritchard Road Utility Lot, to create a unified waterfront park space 0.70 ha in size. The expanded Marjorie Pritchard Memorial Park (*also referred to as Pritchard Park in this document*) has potential to offer a variety of waterfront recreation opportunities.

Purpose of the Park Plan

A *Park Plan* is a strategic, living document that focuses on a single park. The plan will aid the District in determining capital and operational priorities for the park by providing recommendations for implementing park improvements identified through this planning process. The recommendations in this plan will be considered within the District of West Kelowna's broader community and budget planning, and are subject to consideration and approval by Council. A key component of the park planning process is community consultation including park neighbours, residents and staff, to help define the aspirations and priorities for Pritchard Park.

The Study Process

The Pritchard Park Plan was conducted in four phases, beginning in November 2011 and concluding in February 2012:

Phase 1: Inventory & Analysis

Phase 2: Conceptual Design & Public Review

Phase 3: Draft Park Plan & Review

Phase 4: Finalizing the Plan

Existing Conditions & Park Use

Pritchard Park is a 0.70 hectare waterfront destination. The park is located within a predominantly single-family residential area along Pritchard Drive. The residential area is surrounded by ALR lands. Barona Beach Resort, a multi-family resort and tourism destination, sits at the west end of Pritchard Drive, within walking distance from the park.

The main park is currently used for beach activities, swimming, volleyball, picnicking and play. The utility lot is a low-use grassy beach access separated from the main park by 1595 Pritchard Drive. The purchase of the 1595 Pritchard Drive has created a continuous waterfront park space that includes Pritchard Park, the residential property and the utility lot.

The following major features are within the combined park space:

Beach Area	Parking	Utility Building
Grass Areas	Playground	Vegetation
Existing Residence	Public Washrooms	Volleyball Court
Existing Dock	Seating	Water Intake
Fencing		

Design Development

Consultation with the community was undertaken during the development of the Pritchard Park Plan to:

- Gather data and input about current activities and conditions;
- Gauge opportunities and constraints;
- Enable community review of conceptual designs; and
- Provide opportunity for input.

The first round of public input was a Park Plan Public Survey (*refer to Appendix A: Park Plan Survey & Appendix B: Park Plan Survey Results – Summary Report*). Information from responses was used to develop two conceptual park plan options.

The second round of public input was a public open house held on Sunday, December 4th, 2011 at Municipal Hall in conjunction with DWK's annual Winterfest. At the open house, background information and concepts were presented and input was sought for review of the park concept ideas. Attendees were asked to review and comment on Concepts A & B (*refer to Map 2: Concept A & Map 3: Concept B*) that showed two different layouts for the park. A survey was developed to collect feedback (*refer to Appendix C: Open House Response Form & Appendix D: Open House Response Form – Summary Results*). Information from the responses helped to inform the creation of a consolidated concept.

To ensure Pritchard Drive residents had the opportunity to review the consolidated concept, a neighbourhood residents meeting was held on Thursday, January 26th, 2012 (*refer to Appendix E: Neighbourhood Residents' Meeting Feedback for details of key discussion points raised at the meeting*). Input from this meeting informed adjustments to the consolidated concept.

Final Design Development

Overall, public response demonstrated a preference for a selection of features from both Concept A and Concept B. Generally, public input indicated the following priorities:

- Minimize impact on neighbouring properties;
- Expand the lawn open space;
- Improve swim zone and dock safety;
- Increase the playground size and equipment;
- Provide a variety of seating including benches and picnic tables;
- Address beach erosion through a combination of shoreline naturalization and retaining;
- Increase and formalize the parking; and
- Address park security concerns.

These themes dictated the development of a consolidated park plan (*refer to Map 4: Consolidated Park Plan*) and the recommendations and priorities for the park.

Recommendations

The outcome of this plan is a set of recommendations that support the implementation of the ideas, values and priorities generated through the planning process. These recommendations are provided for Council to consider within the context of annual community planning and budget considerations. Two types of recommendations are included:

- 1. Capital Recommendations:** Ideas that will require capital investment, through municipal funding or other funding strategies, to improve Pritchard Park.
- 2. Operational Recommendations:** Ideas for policies, planning initiatives, program development and management strategies for the park.

The following recommendations are in the plan.

CAPITAL RECOMMENDATIONS (CR)

Recommendation 1:	Park Building	18
Recommendation 2:	Dock Upgrades.....	20
Recommendation 3:	Vegetation Management.....	21
Recommendation 4:	Parking	23
Recommendation 5:	Playground Improvements	24
Recommendation 6:	Volleyball Court	25
Recommendation 7:	Perimeter Fence	26
Recommendation 8:	Shoreline Erosion Control.....	27

Recommendation 9:	Park Furnishings.....	29
Recommendation 10:	Pathway System.....	30
Recommendation 11:	Picnic Gazebo.....	31
Recommendation 12:	Washroom Upgrades.....	32
Recommendation 13:	Non-Motorized Boat Launching.....	33

OPERATIONAL RECOMMENDATIONS (OR)

Recommendation 1:	Policy Review.....	34
Recommendation 2:	Park Security & Safety.....	35
Recommendation 3:	Pritchard Drive Traffic.....	36
Recommendation 4:	Goose Management.....	37
Recommendation 5:	Swimming Zone.....	38
Recommendation 6:	Existing Utilities.....	39
Recommendation 7:	Recreation Programming.....	40
Recommendation 8:	Environmental Considerations.....	41
Recommendation 9:	General Guidelines.....	42
Recommendation 10:	Funding Strategies.....	43
Recommendation 11:	Operations & Maintenance.....	44

An implementation summary (*refer to Section 5.4, page 14*) is provided with recommendations for 2012-2014, 2015-2016 and 2017 and Beyond.



TABLE OF CONTENTS

ACKNOWLEDGEMENTS	i
EXECUTIVE SUMMARY	iii
TABLE OF CONTENTS	viii
1.0 INTRODUCTION	1
1.1 Purpose of the Park Plan.....	1
1.2 The Study Process	2
Phase 1: Inventory & Analysis	2
Phase 2: Conceptual Design & Public Review.....	2
Phase 3: Draft Park Plan & Review	2
Phase 4: Finalizing the Plan	2
2.0 CONTEXT	3
2.1 District of West Kelowna	3
2.2 Surrounding Neighbourhood	4
2.2.1 Parks in the Surrounding Neighbourhood	4
2.3 Marjorie Pritchard Memorial Park.....	6
3.0 EXISTING CONDITIONS & PARK USE	7
3.1 Existing Park Features	7
3.2 Park Use & Programming.....	10
4.0 DESIGN DEVELOPMENT	11
4.1 Public Input Process.....	11
4.1.1 Public Input #1 – Park Plan Survey.....	11
4.1.2 Public Input #2 – Open House.....	11
4.1.3 Neighbourhood Residents Meeting	12
5.0 RECOMMENDATIONS	13
5.1 Park Objectives	13
5.1.1 Pritchard Park Objectives.....	13
5.2 Budget Planning & Development.....	14
5.3 Implementation of the Plan	14
5.4 Implementation Summary Tables.....	14
5.5 Capital Recommendations.....	18
5.6 Operational Recommendations.....	34

FIGURES

Figure 2.1: The District of West Kelowna within the RDCO.....	3
Figure 2.2: Pritchard Park within the District of West Kelowna	4
Figure 2.3: Parks in the surrounding neighbourhood (from the 2010 Parks & Recreation Master Plan)	5
Figure 2.4: Pritchard Drive context.....	6
Figure 5.1: Vegetation Management Diagram	22

TABLES

Table 2.1: Existing Parks in the Surrounding Neighbourhood	5
Table 5.1: Implementation Summary Table for 2012-2014 Recommendations	15
Table 5.2: Implementation Summary Table for 2015-2016 Recommendations	16
Table 5.3: Implementation Summary for Recommendations 2017 & Beyond....	17

APPENDICES

Appendix A: Park Plan Survey
Appendix B: Park Plan Survey Results – Summary Report
Appendix C: Concept Summary
Appendix D: Open House Response Form
Appendix E: Open House Response Form Results – Summary Report
Appendix F: Neighbourhood Residents Meeting Feedback

MAPS

Map 1: Existing Opportunities & Constraints
Map 2: Concept A
Map 3: Concept B
Map 4: Consolidated Park Plan



1.0 INTRODUCTION



Marjorie Pritchard Memorial
Park today

Marjorie Pritchard Memorial Park (*also referred to as Pritchard Park in this document*) is a waterfront park within the District of West Kelowna (*also referred to as West Kelowna, the District and DWK in this document*). The park is on Pritchard Drive in a residential neighbourhood located between McDougall Creek and Green Bay.

In summer 2011, the District of West Kelowna purchased 1595 Pritchard Drive, a residential property that formerly separated the 0.49 ha Marjorie Pritchard Memorial Park and the 0.13 ha Pritchard Road Utility Lot, to create a unified waterfront park space 0.70 ha in size. The expanded Marjorie Pritchard Memorial Park has potential to offer a variety of waterfront recreation opportunities.

The significance of Pritchard Park as a public waterfront destination has been identified in previous DWK planning processes:

- The Waterfront Plan (adopted October 2011) identified Pritchard Park as a waterfront park destination to be prioritized for upgrades and expansion of waterfront recreation amenities.
- The Parks & Recreation Master Plan (adopted July 2010) identified Pritchard Park as an important waterfront destination for the DWK community.

1.1 Purpose of the Park Plan

A *Park Plan* is a strategic, living document that focuses on a single park. The plan will aid the District in determining capital and operational priorities for the park by providing recommendations for implementing improvements identified through this planning process. The recommendations in this plan will be considered within the District of West Kelowna's broader community and budget planning, and are subject to consideration and approval by Council.



A key component of the park planning process is community consultation including park neighbours, residents and staff, to help define the aspirations and priorities for Pritchard Park.

1.2 The Study Process

The Pritchard Park Plan was conducted in four phases, beginning in November 2011 and concluding in February 2012.

Phase 1: Inventory & Analysis

Phase one reviewed and analyzed existing conditions. Steps included:

- A start-up meeting with DWK Staff to clarify project objectives and refine the plan process;
- An inventory and analysis of the existing park and residence;
- Assembly and review of background documents and mapping data;
- Mapping of existing conditions and opportunities and constraints; and
- Development and dissemination of a park plan survey to collect preliminary feedback to inform conceptual park plan development.

Phase 2: Conceptual Design & Public Review

The second phase focused on the development of two conceptual park plans for presentation to the community. Steps included:

- Review of the park plan survey results;
- Developed two draft park concepts to depict park improvements;
- Developed a matrix to compare/analyze park improvement ideas;
- Consultations with DWK staff to review conceptual designs; and
- A public open house to display the conceptual designs and gather public feedback.

Phase 3: Draft Park Plan & Review

Phase three involved working with DWK Staff to synthesize the information and comments gathered from all the input received. Using this information, a draft plan was developed. Steps included:

- Review of public input to formulate a consolidated concept plan;
- A neighbourhood residents meeting with Pritchard Drive residents to receive feedback on the consolidated concept plan;
- Development of recommendations for Pritchard Park;
- Summary of results into a draft report;
- Assignment of preliminary (Class D) budget estimates for recommended capital projects; and
- DWK internal review on the draft plan.

Phase 4: Finalizing the Plan

The last phase involved revising the Draft Plan and finalizing the report for final presentation. Steps included:

- Preparation of a final plan for Council review;
- Finalization of the plan based on Council input; and
- Transfer of all documents to DWK staff.

2.0 CONTEXT

2.1 District of West Kelowna

The District of West Kelowna is located on the west side of Okanagan Lake and has a current population of approximately 30,892 and growing.¹



Figure 2.1: The District of West Kelowna within the RDCO²

¹ Statistics Canada. 2012. West Kelowna, British Columbia (Code 5935029) and Central Okanagan, British Columbia (Code 5935) (table). Census Profile. 2011 Census. Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released February 8, 2012. <http://www12.statcan.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> (accessed February 10, 2012).

² Regional District of Central Okanagan Internet Mapping Service, 2009

2.2 Surrounding Neighbourhood

The neighbourhood around Pritchard Park is on the south and southeast slopes of Mount Boucherie, extending down to Okanagan Lake between McDougall Creek and Green Bay.

Most of the waterfront in the surrounding area is single-family residential with some resort development. Agricultural uses within the Agricultural Land Reserve (ALR) comprise most of the gentle slopes upland of the shore to Boucherie Road. On the steep slopes above Boucherie Road, single-family residential is the predominant land use along with a few local wineries that are tourism destinations.

A particular challenge to waterfront access is dead-end streets, a legacy of historic development. These dead-ends limit connectivity between Pritchard Drive and other West Kelowna areas.

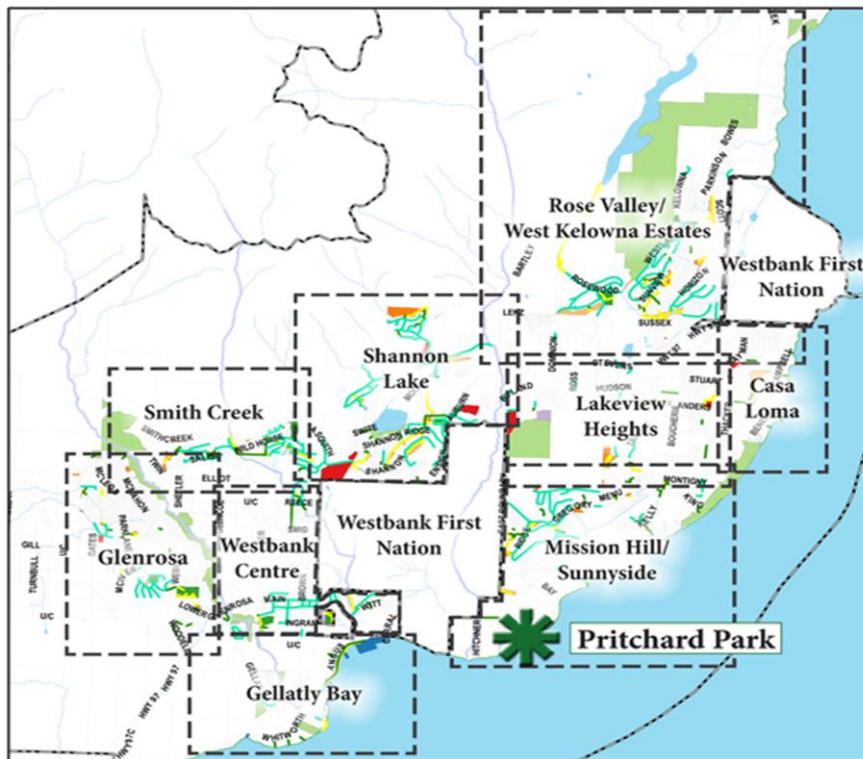
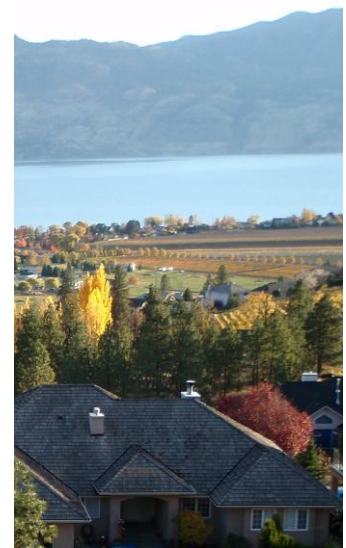


Figure 2.2: Pritchard Park within the District of West Kelowna

2.2.1 Parks in the Surrounding Neighbourhood

The area near Pritchard Park has seen recent development and new park dedication in the upland areas; the focus of these dedications has been protection of Mount Boucherie and access to public hiking trails. Pritchard Park is the only District waterfront park in the area. Kalamo Regional Park is 2.5 km to the northeast and several Lake Accesses along Pritchard Drive and Green Bay provide waterfront access.



View over the surrounding neighbourhood



View towards the surrounding neighbourhood from Okanagan Lake



Winery on Mission Hill

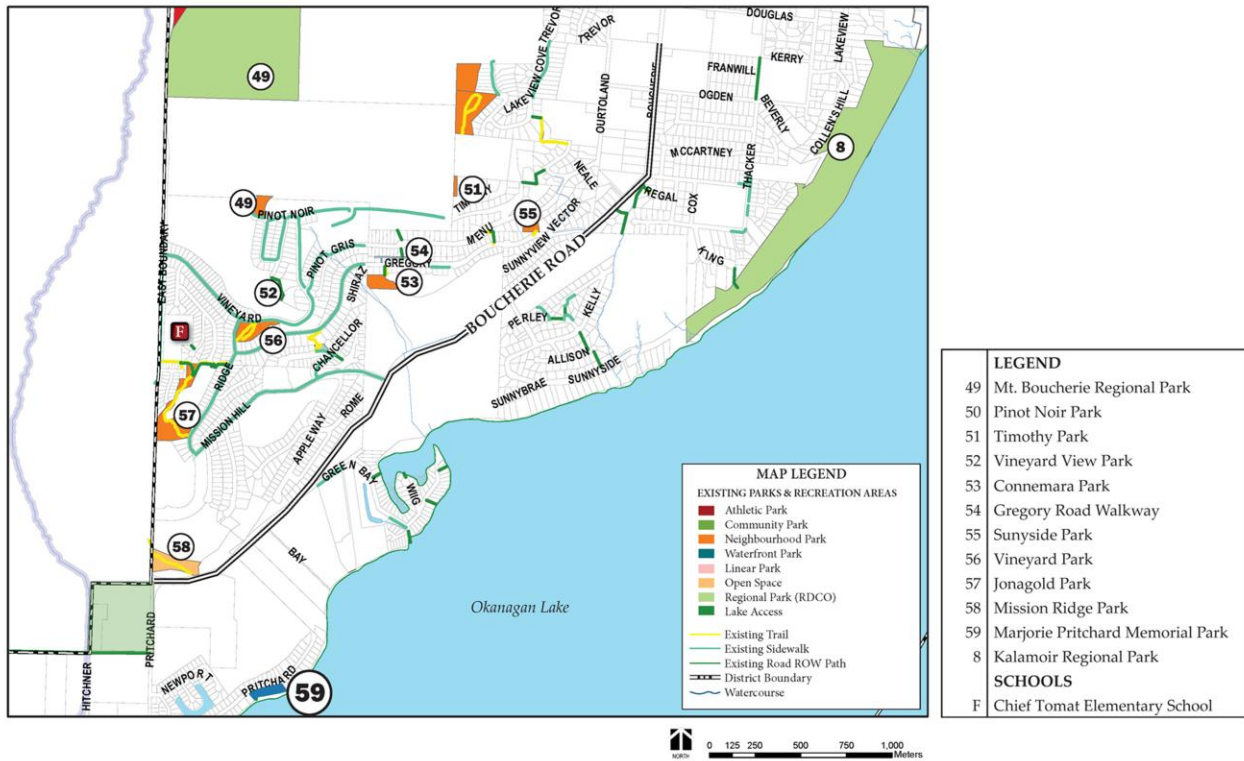


Figure 2.3: Parks in the surrounding neighbourhood (from the 2010 Parks & Recreation Master Plan)

Table 2.1: Existing Parks in the Surrounding Neighbourhood

Park Name	Athletic	Community	Natural Area	Neighbourhood	Linear	Waterfront	Facility	Regional	Underdeveloped
Chardonnay Walkway					✓				
Connemara Park				✓					—
Gregory Road Walkway					✓				—
Jonagold Park				✓	●				
Kalamoir Regional Park								✓	
Marjorie Pritchard Memorial Park	●	●		●		✓			
Mission Ridge Park			✓						
Mt. Boucherie Regional Park								✓	
Pinot Noir Park				✓					—
Sunnyside Park				✓					—
Timothy Park				✓					—
Vineyard Park				✓					—
Vineyard View Park				✓					—

Table Legend	
✓	Primary Park Class
●	Secondary Park Function
—	Underdeveloped/Undeveloped Park

2.3 Marjorie Pritchard Memorial Park

Pritchard Park is a 0.70 hectare waterfront destination. The park is located within a predominantly single-family residential area along Pritchard Drive. The residential area is surrounded by ALR lands. Barona Beach Resort, a multi-family resort and tourism destination, sits at the west end of Pritchard Drive, within walking distance from the park.

The only way to access Pritchard Park is from Pritchard Drive off Boucherie Road. Because Pritchard Drive is relatively isolated from populated areas of West Kelowna, most people outside the immediate neighbourhood access the park by vehicle.

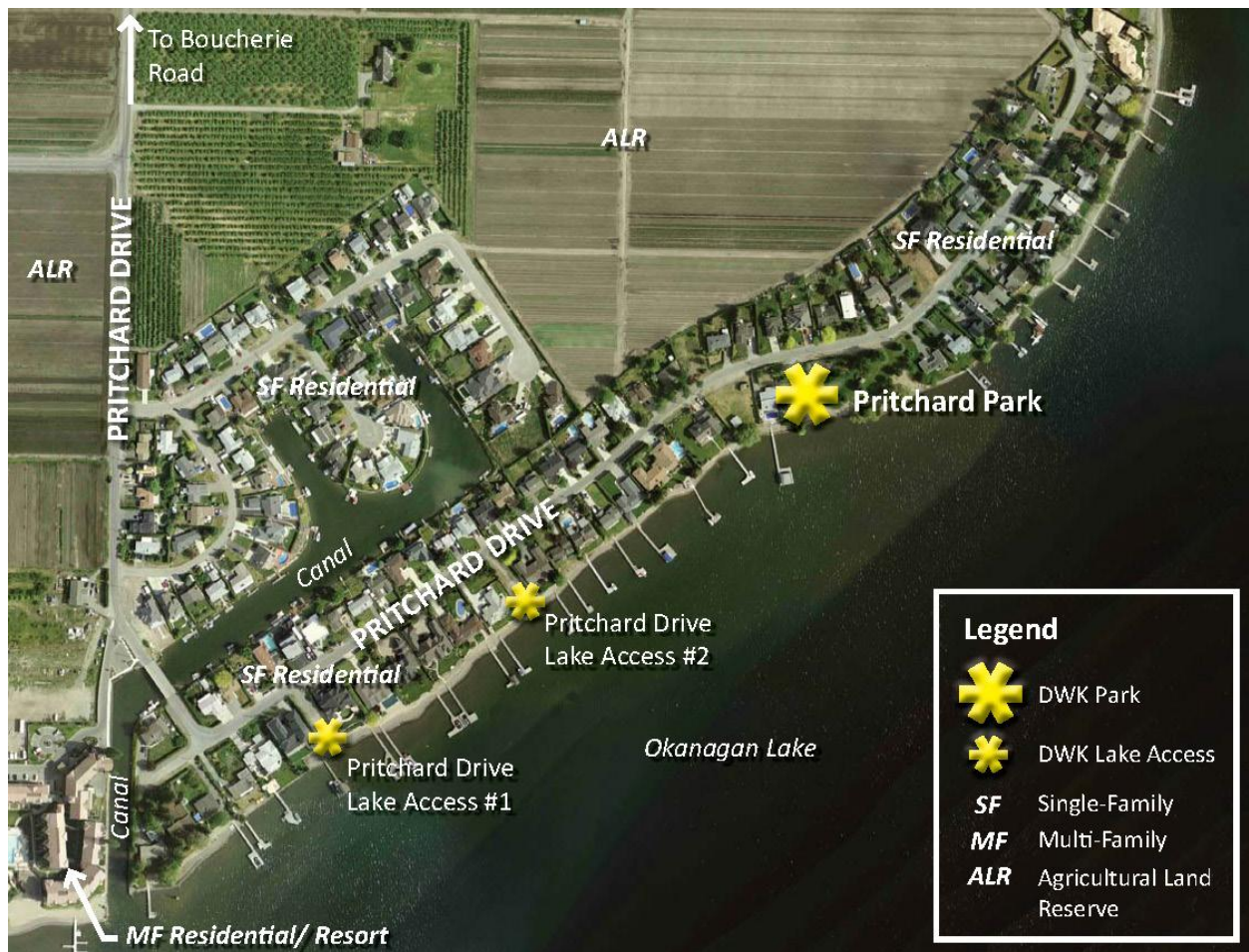


Figure 2.4: Pritchard Drive context

3.0 EXISTING CONDITIONS & PARK USE




The main park is currently used for beach activities, swimming, volleyball, picnicking and play. The utility lot is a low-use grassy beach access separated from the main park by 1595 Pritchard Drive. The purchase of the 1595 Pritchard Drive has created a continuous waterfront park space that includes Pritchard Park, the residential property and the utility lot.





3.1 Existing Park Features





Map 1: Existing Park Features illustrates the existing amenities and their relationships on the site.




Table 3.1 (below) describes the major features in the combined park space:

Table 3.1: Existing Park Features

Feature	Image	Description	Key Opportunities	Key Issues
Existing Residence		1595 Pritchard Drive Originally constructed in 1977. 3-bedroom, 2-bathroom single-story structure with car port.	In good condition. Opportunities to sell and move the structure may exist.	Commercial/Public use upgrades would be required prior to use of the residence for park or community functions.
Existing Residence Deck		1595 Pritchard Drive includes a deck and in-ground pool. Lot is fenced on all sides.	Amenities are in good condition.	Deck and fence create a barrier between the main park and utility lot. Pool cannot be used as a public amenity due to liability.
Existing Dock		The residential property has a 2-boat covered dock. Public input expressed desire to have this amenity open for public use.	Internal review of the dock has indicated it is in sound condition, with exception of the roof structure.	The water adjacent to the dock is too shallow for jumping or diving. Unauthorized use of the dock by motorized boaters is a public concern.

Feature	Description	Key Opportunities	Key Issues	Feature
Vegetation		<p>The perimeter of the park is lined by trees and understory vegetation.</p> <p>The vegetation is known to provide quail habitat.</p>	<p>Mature trees that provide shade.</p> <p>Vegetation provides some noise buffering.</p>	<p>Thick understory vegetation limits views in and out of the park.</p> <p>Concerns about illegal and illicit use of the park after hours have been expressed.</p>
Beach & Swimming Areas		<p>Used for swimming and relaxing.</p> <p>Mature willow trees create pockets of shade.</p> <p>Water is shallow and substrate is relatively coarse, typical of beaches on the west side.</p> <p>Swim zone is marked by buoys (approved under the Navigable Waters Protection Act).</p>	<p>Waterfront access is one of West Kelowna's most valuable recreation assets.</p> <p>Clear and shallow waters are desirable for families and children.</p>	<p>Lake actions contribute to shoreline erosion. Imported sand has been used to maintain the beach; however, this has negative environmental impacts and costs related to ongoing replacement.</p> <p>Concerns were expressed about motorized boating near the swimming zone.</p>
Grass Area		<p>One of the most valuable assets.</p> <p>Includes both sunny open areas and shade beneath trees.</p> <p>Used for informal games, sunbathing and picnicking.</p> <p>Generally people are satisfied with the current level of maintenance.</p>	<p>Open space on the waterfront is a limited asset in DWK. Increasing open space was identified as a priority for the waterfront.</p> <p>Acquisition of 1595 Pritchard Drive expands open space and connects utility lot.</p>	<p>Canadian Geese are prevalent and are attracted to grassy areas adjacent to water bodies.</p>
Playground		<p>Small children's play area with equipment for ages 2-5 including one teeter-totter, one small slide and four swings (two with tot seats).</p> <p>Surfacing is sand.</p>	<p>Public input suggests that this amenity is valued in Pritchard Park.</p>	<p>Existing equipment is becoming outdated, making the play area a candidate for renewal.</p>

Feature	Image	Description	Key Opportunities	Key Issues
Volleyball Court		Single sand volleyball court in the centre of the park.	1 of 3 courts that supports DWK's summer volleyball league and informal play.	The net and posts will require future renewal. Public input suggests that noise and misuse of the courts is a concern for neighbouring residents.
Parking		Informal parking along Pritchard Drive.	Space is available along Pritchard Drive to potentially formalize parking.	Available spaces adjacent to the park fill-up quickly during the summer. On busy days, informal parking can contribute to issues with access/egress to neighbouring driveways, the mailbox and possibly emergency vehicle access.
Washroom		Small building with single male and female flushing toilets is in the centre of the main park.	Input suggests that the capacity of the facility is adequate.	The facility is approximately 15 years old and will require renewal in the future. Handwashing soap is not provided.
Seating		Several picnic tables and benches of a variety of styles are scattered throughout the park.	Public discussion indicates that additional benches and tables are important park amenities.	There is currently no consistent design standard for park amenities.

Feature	Image	Description	Key Opportunities	Key Issues
Circulation		There is currently no defined circulation in the park.		Erosion of the shoreline is a challenge for universal accessibility to the beach.
Fencing		Four foot chainlink fence and gates define the perimeter of the park. Gates are closed in the evening.		The existing fence is relatively easy to climb, a public concern for park security.
Utilities		Small utility building is on the utility lot. Building is good condition and will continue its current use. A sanitary lift station is located on the utility lot. Neighbourhood water intake is located near the utility lot.		Existing utilities will need to be considered in the park design.

3.2 Park Use & Programming

Currently the use of Pritchard Park is informal – with a range of user and age groups visiting the park. Two DWK recreation programs use the park:

- DWK’s summer beach volleyball league uses the sand court.
- A Park Play Day is held annually at Pritchard Park.

4.0 DESIGN DEVELOPMENT

4.1 Public Input Process

Consultation with the community was undertaken during the development of the Pritchard Park Plan to:

- Gather data and input about current activities and conditions;
- Gauge opportunities and constraints;
- Enable community review of conceptual designs; and
- Provide opportunity for input.

4.1.1 Public Input #1 – Park Plan Survey

The first round of public input was a public response survey, available in digital and paper format. Refer to **Appendix A: Park Plan Survey**.

Residents on Pritchard Drive were delivered a copy of the survey and the DWK community mailing list, including neighbourhood associations, were notified about the survey via email. The survey was also advertised and posted on the District of Kelowna website. The survey asked eleven questions about demographics, park use, priorities, satisfaction and future desires.

There were 92 surveys completed and returned. Information from these responses was used to develop two conceptual park plan options.

A summary report of the public survey results is provided in **Appendix B: Park Plan Survey Results – Summary Report**.

4.1.2 Public Input #2 – Open House

The second round of public input was a public open house held on Sunday, December 4th, 2011 at Municipal Hall in conjunction with DWK's annual Winterfest. Approximately 75 people attended the event. At the open house background information and two concepts, Concept A and Concept B that showed two different potential layouts for park facilities, were displayed. Refer to **Appendix C: Concept Summary for information about the two concepts and Map 2: Concept A and Map 3: Concept B**. Attendees were asked to review and comment on Concepts A and B. The intent of the process was to select the best ideas from each concept to be combined into a consolidated park plan.

A survey was developed to collect feedback. Refer to **Appendix D: Open House Response Form**. The information and survey was available at the open house was posted online after. 100 response forms were completed and returned. Information from the responses helped to inform the creation of a consolidated concept.

A summary report of the open house feedback results is provided in **Appendix E: Open House Response Form – Summary Results**.

4.1.3 Neighbourhood Residents Meeting

A neighbourhood residents meeting was held on Thursday, January 26th, 2012 at Municipal Hall, to provide Pritchard Drive residents opportunity to review the consolidated park plan and discuss concerns and issues.

Generally residents supported:

- Improved beach accessibility
- Proposal to retain a single volleyball court (without adding additional ones)
- Increased landscape buffering
- Proposed parking improvements
- Improved fencing around the park, including the concept of metal picket fencing
- Proposed non-motorized boat launching elsewhere on Pritchard Drive (Pritchard Drive Lake Access #1)
- Extension of the swim zone

Key concerns raised included:

- Impacts of increased park use on residential neighbourhood
- Noise and misuse of the existing volleyball court
- Noise and misuse of parking areas (e.g. loud stereos)
- Conflicts with motorized boats and designated swimming areas
- The speed of traffic on Pritchard Drive
- Informal parking affecting access/egress onto private yards and the mailbox
- Illicit use of the park
- Protection of the quails that use the low-level vegetation in the park

Input at this meeting was split between retaining the existing residence for use as a park building or caretaker's cottage or removing it to expand outdoor park space.

Feedback gathered at the residents meeting informed adjustments to the consolidated concept.

Refer to **Appendix F: Neighbourhood Residents Meeting Feedback** for additional details and key discussion points raised at the meeting.

5.0 RECOMMENDATIONS

5.1 Park Objectives

Improvements to Pritchard Park should support West Kelowna's Waterfront Vision (refer to the **Waterfront Plan**, Section 3):

In 50 years, West Kelowna's waterfront will be a destination for residents and visitors. People will be attracted by a range of high quality waterfront activities including outdoor recreation, community festivals and events and commercial amenities such as boutique shops, restaurants, pubs, cafes and accommodation. These activities, along with housing alternatives that appeal to a broad market, will encourage people to play and stay year-round in the waterfront area. A continuous trail will link waterfront recreation, residential and commercial destination, encouraging people to walk, run and ride from place to place. The natural lakeshore environment will support greater ecological diversity, with more intact riparian communities and improved fish, bird and wildlife habitat. Strategic public investments phased and integrated with incremental, sustained private development, will create infinite possibilities for West Kelowna's waterfront.

In addition, park improvements should align with the goals proposed for parks and recreation in the District of West Kelowna (refer to the **Parks & Recreation Master Plan**, Section 5.2).

5.1.1 Pritchard Park Objectives

The following objectives support the waterfront vision while providing specific consideration and direction for Pritchard Park's planning and development. These objectives were developed based on community input gathered during the development of the park plan.

1. **Safe & Secure:** Provide park features that help create a safe park space for visitors and for the surrounding neighbourhood, day or night.
2. **Family-Friendly:** Create a space that families will enjoy for generations to come.
3. **Recreational Variety:** Engage the community by bringing people together to interact and play. Provide amenities that interest a range of user groups.
4. **Informal Enjoyment:** Ensure that informal recreation remains a primary use of the park.

5.2 Budget Planning & Development

The outcome of this plan is a set of recommendations that support the implementation of the ideas, values and priorities generated through the planning process. These recommendations are provided for Council to consider within the context of annual community planning and budget considerations. Two types of recommendations are included:

1. **Capital Recommendations:** Ideas that will require capital investment, through municipal funding or other funding strategies, to improve Pritchard Park. Capital recommendations are organized into four categories:
 - Immediate Recommendations (current year)
 - Short-term Recommendations (1 – 5 year timeframe)
 - Medium-term Recommendations (6 – 10 year timeframe)
 - Long-term Recommendations (Beyond 10 year timeframe)
 - Ongoing Recommendations (No defined timeframe)
2. **Operational Recommendations:** Ideas for planning initiatives, program development and management strategies for the park.

5.3 Implementation of the Plan

Improvements outlined in this plan will occur over time and will be balanced with other District priorities. Implementation of the plan will require a mix of funding from DWK's Capital Budget and other contributions, such as grants, donations and other funding strategies discussed in the **DWK Parks & Recreation Master Plan (Section 6.5: Funding Strategies)**. Implementation of some recommendations will be contingent on obtaining alternative sources of funding and would be completed only when funding has been secured.³

5.4 Implementation Summary Tables

The implementation summary tables provide an overview of phased recommended capital projects. Estimates are derived from typical unit cost calculations for the anticipated project components of each recommendation.⁴

³ Parks projects are often funded through development-related sources of funding. These funding sources are affected by the rate, location and type of development undertaken in the community. For this reason, an adaptive approach to planning and completing parks projects is required.

⁴ Estimates were developed using a unit cost formula to estimate capital requirements. Unit costs and quantities are general assumptions and are provided for long-range planning. The detailed estimate tables and cost assumptions are provided to DWK Staff as an addendum to this report.

Table 5.1: Implementation Summary Table for 2012-2014 Recommendations

PHASED CAPITAL RECOMMENDATIONS									
Ref. #	Recommendation	Estimate - Capital Budget	Potential Contributions						
			Decommissioning Funds	DCCs	CACs	Snr. Gov't Funding	Donations/ Fundraising	P3s/Partnerships	DWK Infrastructure Upgrades
2012- 2014 RECOMMENDATIONS									
Detailed Design to Prepare Shovel-Ready Projects (2012)									
CR#2	Structural design for dock improvements	\$8,000							
	Remove roof structure	\$1,400							
CR#8	Detailed design of naturalization areas and stepped seat wall	\$20,000							
CR#11	Gazebo design	\$10,000							
Project Implementation (2013 to 2014)									
CR#1	Park Building								
	Remove deck, pool and fencing	\$8,900							
	Remove foundation	\$11,800							
	New park landscape	\$3,900		✓	✓				
CR#2	Dock Upgrades								
	Dock improvements (infill slips, handrail, swim ladders, seating)	\$24,300		✓	✓	✓	✓		
CR#3	Vegetation Management								
	Expanded turf area and shade trees	\$10,500		✓	✓		✓		
	New vegetation buffers	\$8,400		✓	✓		✓		
CR#4	Parking								
	Paved formal parking area	\$81,400		✓					✓
	New sidewalk at edge of parking	\$29,900		✓					✓
	Shade trees	\$3,500		✓	✓		✓		
	Bollard lighting	\$17,600		✓	✓				
TOTAL 2012-2014 Recommendations		\$239,600							

* Note: This cost includes removal and disposal of foundation only. Costs for building demolition are not included as it is anticipated that the building will be sold and removed from site.



Table 5.2: Implementation Summary Table for 2015-2016 Recommendations

PHASED CAPITAL RECOMMENDATIONS									
Ref. #	Recommendation	Estimate - Capital Budget	Potential Contributions						
			Decommissioning Funds	DCCs	CACs	Snr. Gov't Funding	Donations/ Fundraising	P3s/Partnerships	DWK Infrastructure Upgrades
2015-2016 RECOMMENDATIONS									
CR#5	Playground Improvements								
	Expanded playground area and surfacing	\$8,000		✓	✓		✓		
	New play equipment	\$50,000		✓	✓		✓		
	Lake play equipment	\$14,400		✓	✓		✓		
CR#7	Perimeter Fence								
	Replace chain-link with new metal picket fence	\$39,800		✓	✓				
CR#8	Shoreline Erosion Control								
	Shoreline naturalization	\$38,000		✓	✓	✓	✓	✓	✓
	Stepped seat wall	\$107,300		✓	✓				
CR#9	Park Furnishings								
	New furnishings	\$13,300		✓	✓		✓		
CR#10	Pathway System								
	Paved pathway system with universal access	\$19,400		✓	✓				
TOTAL 2015-2016 Recommendations		\$290,200							

Table 5.3: Implementation Summary for Recommendations 2017 & Beyond

PHASED CAPITAL RECOMMENDATIONS									
Ref. #	Recommendation	Estimate - Capital Budget	Potential Contributions						
			Decommissioning Funds	DCCs	CACs	Snr. Gov't Funding	Donations/ Fundraising	P3s/Partnerships	DWK Infrastructure Upgrades
2017 & BEYOND RECOMMENDATIONS									
CR#11	Picnic Gazebo								
	Gazebo structure and seating	\$51,800		✓	✓		✓	✓	
CR#12	Washroom Upgrades								
	Design and construction of upgraded washroom	\$88,900							
TOTAL 2017 & Beyond Recommendations		\$140,700							

5.5 Capital Recommendations

13 Capital Recommendations provided for consideration.

Recommendation 1: Park Building CR#1	
Remove the existing building to expand outdoor park space.	
Rationale	
<p>This plan presents the best strategy for the building, considering the objectives of the Pritchard Park Plan and the desires of the community. Removal of the building will create a connected passive open space area and will significantly expand opportunities for informal recreation and beach uses throughout the Park.</p> <p>The building and outdoor living areas (deck, pool, fencing and hedging) currently create a barrier between park spaces.</p> <p>Removal of the building is recommended based on the following rationale:</p> <ul style="list-style-type: none"> ○ Required upgrades for public use ○ Limited programming opportunities ○ Age and floor plan of the building ○ The physical location of the building is not ideal within the park ○ The importance of increased green space within Pritchard Park ○ Improved connection and sightlines throughout the park ○ Lower operational and maintenance costs for Pritchard Park ○ Ongoing maintenance requirements ○ Ongoing staffing costs for maintenance and programming 	<p><i>The building was constructed in 1977 and remains in good condition.</i></p> <p><i>Public response varied when asked whether the building should remain or be removed:</i></p> <p><i>Survey 1 responses indicated:</i></p> <ul style="list-style-type: none"> ● 66% of people in favour of removing ● 34% in favour of retaining <p><i>Survey 2 responses indicated:</i></p> <ul style="list-style-type: none"> ● 50% of people in favour of removing ● 44% in favour of retaining ● 6% other
Objectives	
<p>Make best use of the space and amenities on the former building site.</p> <p>Expand open space in the park.</p>	

Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Seek opportunities to sell the building for relocation off-site. If opportunities are unavailable, recycling/demolition is recommended	2012	Dev. Services Facilities Finance	Staff
<input type="checkbox"/> Remove the outdoor living areas, including the deck and pool to create a continuous park space.	2013-2014	Operations	\$8,900
<input type="checkbox"/> Remove the existing fencing and hedging to improve park circulation.	2013-2014	Operations	Staff
<input type="checkbox"/> Remove the building foundation. <i>(Note: This cost includes removal and disposal of foundation only. Costs for building demolition are not included as it is anticipated that the building will be sold and removed from site.)</i>	2013-2014	Operations	\$11,800
<input type="checkbox"/> Replace with manicured park landscape (shade trees and irrigated lawn).	2013-2014	Operations	\$3,900

Recommendation 2: Dock Upgrades		CR#2	
Upgrade the existing dock for public use.		<p><i>Public input indicated that it would be desirable to retain the existing dock for public use.</i></p> <p><i>Okanagan Lake is relatively shallow in this location, so the dock cannot be used for diving or jumping.</i></p> <p><i>A 30-year Licence of Occupation for community use of the public dock was granted to DWK on December 19, 2011 (expires December 18, 2041).</i></p> <p><i>The Licence of Occupation limits the use of the dock to non-motorized uses only. If motorized use was considered in the future, upgrade to a commercial standard and amendment of the Licence would be required.</i></p>	
Rationale			
<p>A preliminary review of the existing dock was previously completed and recommendations for safety upgrades were made. Public input suggested that the dock is best suited to passive use; it is not suitable for motorized boat use due to its proximity to a swimming area and lack of access and parking. Public input also suggested that Pritchard Park should not incorporate non-motorized boat launching, because of its already extensive use for other activities. Public response supported consideration for a non-motorized boat launching area at Pritchard Drive Lake Access #1, about 500 m west of Pritchard Park (refer to CR#13: Non-Motorized Boat Launching).</p>			
Objectives			
<p>Continue to provide passive recreational amenities in Pritchard Park. Endeavour to ensure park amenities are safe.</p>			
Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Install signage to prohibit docking of motorized boats and swimmers diving from the dock.	2012	Operations	Staff
<input type="checkbox"/> Remove the roof structure to comply with structural review recommendations, Licence of Occupation requirements and DWK's Zoning Bylaw.	2012	Operations	\$1,400
<input type="checkbox"/> Apply to the Province and Ministry of Forests, Lands and Natural Resource Operations for amendment to the existing Licence of Occupation required to permit infilling the existing boat slips and add handrails, seating and swim access ladders.	2013-2014	Dev. Services Corporate Services	Staff
<input type="checkbox"/> Develop a structural design for infilling the existing boat slips, adding handrails and providing swim access ladders.	2013-2014	Dev. Services Operations	\$8,000
<input type="checkbox"/> Infill the boat slips, add handrails, provide swim access ladders and add new seating on the dock.	2013-2014	Dev. Services Operations	\$24,300
<input type="checkbox"/> Maintain the Licence of Occupation for community use of the dock.	Ongoing	Corporate Services	--

Recommendation 3: Vegetation Management				CR#3
Manage existing vegetation and add new vegetation to the park.				
Rationale				
<p>The existing park vegetation is important to park character, shading and buffering. However, public input also indicates that the thick understory vegetation obscures visibility into the park, which may contribute to illicit uses.</p> <p>The removal of select areas of understory vegetation will improve visibility into the park, as well as expand lawn area for informal recreation. It is recommended that select areas of understory vegetation be preserved to continue to provide wildlife habitat and maintain screening between adjacent residences and the park.</p> <p>It is recommended that new planting be provided, including:</p> <ul style="list-style-type: none"> ○ Trees for additional shade throughout the park; ○ Vegetation buffering on the east and west sides of the park to improve separation between the park and private residences. <p>New vegetation areas should contribute to wildlife habitat.</p> <p>Refer to <i>Figure 5.1: Vegetation Management Diagram</i> (next page) for conceptual removals/additions. Field assessment of the site should be completed to determine sightlines and flag where understory vegetation clearing is desirable.</p>		<p><i>Public input indicated that the vegetation in Pritchard Park provides habitat for quails. While quails are non-native birds in the Okanagan, they are valued by residents.</i></p> <p><i>Typically quails prefer shrubby areas with good cover for nesting habitat – characteristic of the existing brush in Pritchard Park. Quail nesting occurs from May to September and scheduling of vegetation clearing should occur outside this window.</i></p> <p><i>Vegetation management in the park should strive to maintain the existing balance of park vegetation – clearing vegetation in areas where sightlines are desirable and supplementing vegetation where increased buffering is beneficial.</i></p>		
Objectives				
<p>Maintain the vegetated park character.</p> <p>Maintain and improve the habitat potential of the park.</p> <p>Increase sightlines into the park.</p> <p>Increase park buffering to adjacent residences.</p>				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Complete a field assessment of sightlines in the park and select areas of understory vegetation to be cleared (<i>refer to Vegetation Management Diagram</i>).	2013-2014	Operations	Staff	
<input type="checkbox"/> Install lawn areas where vegetation is cleared and extend irrigation to these areas.	2013-2014	Operations	\$10,500	
<input type="checkbox"/> Add new vegetation buffers in strategic locations (<i>refer to Vegetation Management Diagram</i>).	2013-2014	Operations	\$8,400	
<input type="checkbox"/> Continue to maintain park vegetation at existing level of care.	Ongoing	Operations	Staff	



Vegetation Diagram Legend









-  Existing Tree to Remain
-  Proposed New Tree
-  Existing Vegetation Area to Remain
-  Existing Vegetation Area Recommended for Understory Clearing
-  Proposed New Vegetation Buffer
-  Proposed New Shoreline Naturalization Area (refer to CR#9)

Figure 5.1: Vegetation Management Diagram

Recommendation 4: Parking				CR#4
Formalize parking for Pritchard Park.				<p><i>Public input suggests that on busy summer days, informal parking areas are often full. On these days, parking can affect access/egress into neighbouring private properties.</i></p> <p><i>Public input also suggested that the existing parking area has been used as a meeting place for illicit activities. Lighting at the park entry and parking areas could help to reduce these activities.</i></p>
Rationale				
Existing parking for Pritchard Park is an informal shoulder along Pritchard Drive. The lack of defined parking stalls and “no parking” signage is inefficient and can contribute to safety concerns. To increase parking capacity and safety, this plan recommends formalizing parking and providing low-level lighting to illuminate the area. Public input strongly supported formalizing and increasing parking stalls.				
Objectives				
Increase parking capacity. Increase safety. Reduce conflicts between public parking and access/egress to private residences and the mailbox.				
Actions	Timeline	Dep’t	Capital Estimate	
<input type="checkbox"/> Complete detailed design for parking within the Pritchard Drive ROW and determine if 90 degree or parallel parking will work best on the site.	2013-2014	Dev. Services Engineering	Staff	
<input type="checkbox"/> Pave and line parking stalls.	2013-2014	Engineering	\$81,400	
<input type="checkbox"/> Provide a sidewalk between the parking area and the park for circulation and safety.	2013-2014	Engineering	\$29,900	
<input type="checkbox"/> Plant shade trees in strategic locations to break up the parking mass.	2013-2014	Dev. Services Engineering Operations	\$3,500	
<input type="checkbox"/> Provide low-level lighting in the parking area. Lighting should be designed to minimize light pollution on adjacent properties.	2013-2014	Dev. Services Engineering	\$17,600	
<input type="checkbox"/> Monitor parking and determine if “No Parking” signage and/or sidewalk provision on the north side of Pritchard Drive adjacent to the park is desirable.	2015-2016	Dev. Services Engineering	Staff	

Recommendation 5: Playground Improvements		CR#5	
Continue to enhance community play opportunities in Pritchard Park.		<p><i>The Parks & Recreation Master Plan (CR#5: Playgrounds) provides community-wide recommendations for playgrounds.</i></p> <p><i>The diving dock at CNR Wharf is a very popular recreation amenity – however its size and water depth make it suitable only for older children. The shallower waters at Pritchard Park could be an opportunity to explore shallow-water play equipment.</i></p> 	
Rationale			
<p>The playground equipment at Pritchard Park is popular; however, it is aging and will be a candidate for future renewal. One of the priorities identified in the public feedback was to upgrade and expand the playground and to provide play elements that appeal to age groups 2-5 and 5-12. A unique play idea for Pritchard Park is the introduction of shallow-water lake play equipment. Natural play features in the play area and throughout the park such as driftwood ‘art’, vegetation pockets, sand areas and boulders may also warrant consideration.</p>			
Objectives			
<p>Support the vision of Pritchard Park as a family-oriented environment. Increase play opportunities for members of the community. Support interaction between all ages and community members.</p>			
Actions	Timeline	Dep’t	Capital Estimate
<input type="checkbox"/> Remove existing play equipment.	2013-2014	Operations	Staff
<input type="checkbox"/> Develop an expanded playground area with sand surfacing and concrete edging.	2013-2014	Dev. Services Operations	\$8,000
<input type="checkbox"/> Provide new play equipment suitable for both ages 2-5 and 5-12.	2013-2014	Dev. Services Operations	\$50,000
<input type="checkbox"/> Provide removable lake equipment appropriate for shallow-water use.	2013-2014	Dev. Services Operations	\$14,400

Recommendation 6: Volleyball Court				CR#6
Continue to provide sand volleyball in Pritchard Park.				<p><i>The volleyball court is a well-used and popular amenity for both league and informal play.</i></p> <p><i>Some concerns were documented in this process that noise and loud music can be an issue. The District should endeavour to provide signage and monitoring to encourage appropriate use of the facility and respect for the neighbourhood.</i></p>
Rationale				
<p>The sand volleyball court in Pritchard Park received divided input from the community. While the existing court is an important recreation feature for both informal use and the District’s summer volleyball league, nearby residents showed concern about the noise from it generates. Public input opposed additional courts in Pritchard Park and suggested a preference to leave the facility in a central location and maintain buffering to adjacent residences. This plan recommends retaining the single court with minor improvements to keep the facility in good condition. Opportunities could be explored to work with volunteers for court improvements.</p>				
Objectives				
<p>Support summer volleyball league play. Provide an informal recreation destination for park users.</p>				
Actions	Timeline	Dep’t	Capital Estimate	
<input type="checkbox"/> Install code of conduct and use information near the court.	2012	Corporate Services Recreation Operations	Staff	
<input type="checkbox"/> Expand the existing sand area to regulation size, add sand and install upgraded nets and posts. Consider moving the court north (away from the lake) if possible.	2015-2016	Recreation Operations	Staff/ Volunteers	


Recommendation 7: Perimeter Fence		CR#7	
Upgrade park fencing for security and character.		<p><i>The current Parks Bylaw restricts access to DWK parks between dusk and 6:00am the following day (unless otherwise posted).</i></p> <p><i>Public input suggests that the current perimeter fence, a 4 foot chain-link fence, may not sufficiently deter after hours use of the park.</i></p> 	
Rationale			
<p>Pritchard Park is located within a quiet residential area and is intended to be a day use park as per the Parks Bylaw. Its proximity to residential uses is not conducive to use after dark. One opportunity to address security concerns is the replacement of the existing four foot chain-link fence along Pritchard Drive with a metal picket fence to both deter access and improve the park façade.</p>			
Objectives			
<p>Improve park security. Provide a decorative entry to Pritchard Park.</p>			
Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Remove existing chain-link fence and replace with new metal picket fence.	2015-2016	Operations	\$39,800
<input type="checkbox"/> Continue to provide daily opening and closure of the park.	Ongoing	Operations	Staff

<p>Recommendation 8: Shoreline Erosion Control</p> <p style="text-align: right;">CR#8</p>	
<p>Reduce ongoing erosion of the beach and enhance the character and public use of the beach area.</p>	
<p>Rationale</p> <p>Shoreline erosion is extensive in Pritchard Park. Currently imported sand is used to infill erosion cuts and provide fine sand beach areas. This plan recommends alternative erosion control measures, because importing sand has ongoing operational costs and environmental impacts. When shoreline improvements are completed in the park, it is recommended that imported sand no longer be used.</p> <p>As a public waterfront area, Pritchard Park has two significant roles: public beach use and waterfront habitat. The Waterfront Plan recommends a balanced approach to shoreline protection and development. Where shoreline improvements are proposed that reduce the overall balance of environmental quality, mitigation and compensation measures are used to ensure geological net gain (refer to the Waterfront Plan, Section 4.2.1: <i>Shoreline Protection and Enhancement</i>).</p> <p>The shoreline at Pritchard currently has low aquatic habitat values. As per the Waterfront Plan, this plan recommends a balance between shoreline naturalization and public beach area. Shoreline naturalization is proposed at the east and west ends of the park, while the central park area is proposed to remain as publically accessible beach space. In the central beach area, it is recommended that a stepped seat wall be created to control erosion, maintain beach space and provide informal seating along the beach.</p> <p>Improvements to Pritchard Park will need to address the objectives and guidelines of DWK’s Official Community Plan DPA 5 – Aquatic Ecosystem Development Permit. The shoreline improvements recommended in this plan will fall within the 30 m minimum buffer outlined in DPA 5, and will require Environmental Assessment prior to development.</p>	
<p>Objectives</p> <p>Support the Waterfront Plan objective of Ecological Net Gain.</p> <p>Improve shoreline stability.</p> <p>Increase shoreline habitat values.</p> <p>Maintain public beach areas for swimming and beach activities.</p> <p>Reduce long-term maintenance costs.</p>	
	<p><i>The Aquatic Habitat Index Rating for Pritchard Drive is low, which indicates that the shoreline has been impaired by development activities. Refer to the Waterfront Plan, Section 4: Environment.</i></p> <p><i>This area is also not known to be significant habitat for fish or fish spawning.</i></p> <p><i>Pritchard Park falls with DWK’s DPA 5: Aquatic Development Permit Area (refer to DWK’s Official Community Plan, Schedule 4: Aquatic and Terrestrial Development Permit Areas). “The purpose of the Development Permit Area is to address flood issues, to control erosion and to protect the environmental and habitat value of watercourses and their adjacent riparian areas”.</i></p> <p><i>Shoreline naturalization on the east and west end of the park will also contribute to buffering between public park space and neighbouring private yards.</i></p>

Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Model the ecological impacts and benefits of proposed shoreline improvements, shoreline naturalization and proposed seat wall, to determine the overall habitat balance (<i>refer to Appendix H of the Waterfront Plan for modelling information</i>).	2012	Dev. Services	Staff
<input type="checkbox"/> Develop detailed designs of shoreline improvements including shoreline naturalization areas on the east and west ends of the park and a stepped seat wall in the central area, create an Environmental Assessment and apply for required environmental and development permits (including DPA 5).	2012	Dev. Services Engineering	\$20,000
<input type="checkbox"/> Create shoreline naturalization pockets on the east and west ends of the park (<i>refer to Figure 5.1: Vegetation Management Diagram, p.25</i>).	2015-2016	Dev. Services	\$38,000
<input type="checkbox"/> Once permits have been obtained, construct the new seat wall.	2015-2016	Dev. Services	\$107,300

Recommendation 9: Park Furnishings				CR#9
Increase seating availability and variety.				<p><i>Public feedback indicated that relaxing and picnicking are two of the most popular activities at Pritchard Park.</i></p> <p><i>New park furnishings should use durable materials and a consistent style.</i></p>
Rationale				
<p>Relaxing and picnicking will continue to be important activities in Pritchard Park. As improvements are made to the park, furnishings – benches, picnic tables and waste receptacles – should be added, especially around key activity nodes (e.g. the gazebo, dock, playground and volleyball court). The goal should be to provide a variety of seating options:</p> <ul style="list-style-type: none"> ○ Sunny and shady areas ○ Picnic tables and benches ○ Group areas and private areas <p>As furnishings are added to the park, a coordinated, attractive furnishing style should be selected and maintained. It is recommended that future furnishings for Pritchard Park be consistent with styles selected for the overall waterfront area.</p>				
Objectives				
Increase seating and picnicking alternatives.				
Create and maintain a consistent, attractive park furnishings style.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Assess the current condition and location of existing furnishings and determine which furnishings to retain.	2015-2016	Operations	Staff	
<input type="checkbox"/> Endeavour to provide 8 to 10 new site benches and picnic tables, and 3 to 4 new waste receptacles (<i>in addition to those planned for the dock – see CR#2 and the picnic gazebo – see CR#11</i>). Concentrate groups of 2 or 3 seats at key destinations (playground and volleyball court) and provide private seating areas in shade areas or near the beach.	2015-2016	Operations	\$13,300	

Recommendation 10: Pathway System				CR#10
Establish pedestrian connections within Pritchard Park.		<i>A key outcome of a formalized trail system is providing universal accessibility to key activity areas and the beach.</i>		
Rationale				
Currently there are no formal pathways in Pritchard Park. As the park develops, it will be desirable to provide universal accessibility. The conceptual park plan shows a pathway system that includes ramp access points to the beach and playground for universal access. In addition, the pathway system should provide maintenance vehicle access to the utility building and washrooms.				
Objectives				
Improve site accessibility.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Develop universally accessible paved trails and access ramps in the park.	2015-2016	Operations	\$19,400	

Recommendation 11: Picnic Gazebo		CR#11	
Provide a shady space for small group gatherings.			
Rationale			
<p>Public input results suggested support for improved picnic facilities at Pritchard Park. A small gazebo structure could provide a shady area for informal gatherings and small group functions (max. 20 people). The design of the gazebo should reflect the character of the park. It is recommended external funding opportunities be explored for the gazebo.</p> <p>DWK currently does not rent out picnic facilities. Because the use of Pritchard Park is informal, it is recommended that the gazebo be initially considered an informal venue (first come, first served). If in the future, is demand for the gazebo is high, a formal booking process may warrant consideration.</p>		<p><i>Input from neighbouring residents suggests that the scale and permitted uses of a gazebo should be mindful of the residential neighbourhood.</i></p> <p><i>Gazebo design should be durable.</i></p> <p><i>The picnic shelter at Marina Park is currently the only picnic shelter on DWK's waterfront and is well-used.</i></p>	
Objectives			
<p>Expand picnic amenities available.</p> <p>Improve park character.</p>			
Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Design a gazebo feature the compliments the park and neighbourhood character.	2012	Dev. Services	\$10,000
<input type="checkbox"/> Endeavour to secure funding for the gazebo through fundraising or donations.	2015-2016	Dev. Services Recreation	Staff
<input type="checkbox"/> When funding has been secured, construct the gazebo and provide picnic seating.	2017 & Beyond	Dev. Services	\$51,800
<input type="checkbox"/> Monitor gazebo demand to determine if a formal booking process should be developed.	2017 & Beyond	Recreation	Staff

Recommendation 12: Washroom Upgrades				CR#12
Improve existing washroom facilities.		<p><i>Public input suggests that the existing washroom location works well.</i></p> <p><i>Several comments were received indicating a desire to see minor improvements in the short-term such as provision of hand washing facilities.</i></p>		
Rationale				
<p>The existing washrooms in Pritchard Park were built in the mid-1990s. The facilities (single M/F toilets and sinks), although quite small and aging, appear to be meeting demand. As the facilities reach +/- 25 years in age, upgrades will be necessary to ensure the amenities remain in good condition. Improvements to be considered at this time include new fixtures, roofing and overall structural upgrades. This plan recommends that the washroom facilities remain in their current location and that upgrades be planned for the long-term.</p>				
Objectives				
Continue to provide high-quality services in Pritchard Park.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Design and upgrade the existing washroom facility in the long-term with consideration to upgrading fixtures, structure and roofing.	2017 & Beyond	Operations	\$88,900	

Recommendation 13: Non-Motorized Boat Launching		CR#13	
Consider the potential for non-motorized boat launching in the surrounding neighbourhood.		<p><i>Because Pritchard Park already accommodates a number of recreation uses – swimming, informal recreation, playground and volleyball – it is recommended that non-motorized boat launching be considered at an alternate park site in the surrounding area.</i></p>	
Rationale			
<p>During the development of the Waterfront Plan, non-motorized boat launching was identified as a community priority. The Pritchard Park Plan considered the capacity for non-motorized launching at Pritchard Park. Input suggested that while this use is desirable in the area, it may be difficult to provide the space and parking required at Pritchard due to the number of other park uses.</p>			
Objectives			
Continue to provide desirable recreation opportunities in the surrounding neighbourhood.			
Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Consider development of Pritchard Drive Lake Access #1 as a non-motorized boat launch area. Refer to the Waterfront Plan, Figure 6.2: Conceptual Example of Moderate Lake Access Typology (p.79) for an example of development of a lake access for non-motorized boat launching.	2012	Dev. Services Operations	Refer to Waterfront Plan

5.6 Operational Recommendations

11 Operational Recommendations provided for consideration.

Recommendation 1: Policy Review		OR#1	
Amend existing bylaws and regulations to support implementation of the Pritchard Park Plan.			
Rationale			
To implement the Pritchard Park Plan, policy review and bylaw amendment will be required.			
Objectives			
Ensure the properties that make up Pritchard Park are zoned for the land uses proposed in this plan.			
Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Rezone the park property located at 1595 Pritchard Drive from R1 to P1 zoning.	2012	Dev. Services	Staff
<input type="checkbox"/> Complete a Zoning Bylaw review to ensure proposed park uses are permitted under the current P1 zoning.	2012	Dev. Services	Staff
<input type="checkbox"/> Amend the OCP to show 1595 Pritchard Drive as Parks & Natural Areas Land Use.	2012	Dev. Services	Staff

Recommendation 2: Park Security & Safety				OR#2
Improve park security and safety at Pritchard Park.				<p><i>A main concern about Pritchard Park is illicit activities that occur after hours. Increasing security presence at the park in the short-term may help deter these activities.</i></p>
Rationale				
<p>Public input suggested that the following unauthorized uses have occurred in the park:</p> <ul style="list-style-type: none"> ○ Partying and noise after hours. ○ The parking area has been used as a meeting point for illicit activities. ○ Dogs have been allowed off-leash or have been tied up for extended periods of time. ○ Motorized boats have accessed the beach and dock which is a potential hazard for swimmers. ○ Parking has impacted access/egress to neighbouring residences. <p>Proposed capital improvements may help to reduce some of these occurrences, in particular:</p> <ul style="list-style-type: none"> ○ Vegetation management to improve sightlines (CR#3); ○ Parking lot lighting (CR#4); and ○ Improved perimeter fencing (CR#7). <p>In addition to capital improvements, increased bylaw officer presence in Pritchard Park should be prioritized.</p>				
Objectives				
Endeavour to ensure the park is a positive asset in the community.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Work with the RCMP to increase police presence in the park area.	Ongoing	Bylaw & Reg. Services	Staff	
<input type="checkbox"/> Provide information to nearby residents on how to report unauthorized or suspicious activities.	Ongoing	Bylaw & Reg. Services	Staff	
<input type="checkbox"/> Endeavour to increase bylaw officer presence in the park, especially during the summer months.	Ongoing	Bylaw & Reg. Services	Staff	
<input type="checkbox"/> Clearly post park hours of operation and information about parking, use, etc. at key entry points to the park.	2012	Operations	Staff	
<input type="checkbox"/> Increase presence of parks commissionaires.	Ongoing	Operations Bylaw & Reg. Services	Staff	
<input type="checkbox"/> Consider additional securing lighting in the park in the long-term if security concerns persist.	2017 & Beyond	Dev. Services Operations	TBD	

Recommendation 3: Pritchard Drive Traffic				OR#3
Monitor Pritchard Drive to minimize impacts of park traffic.		<p><i>Pritchard Park currently does not have strong pedestrian or cyclist linkages to other DWK neighbourhoods. This means most people, aside from direct neighbours, access Pritchard Park by vehicle.</i></p> <p><i>The only vehicle access point to Pritchard Park is Pritchard Drive, a dead-end street.</i></p>		
Rationale				
Public concern was documented about the speed and volume of traffic on Pritchard Drive. It is anticipated that public use of Pritchard Park will continue to bring people to the Pritchard Drive neighbourhood. While the proposed park plan does not introduce park features that would substantially increase traffic to the park, it should be anticipated the park improvements and programming will continue to draw people from around West Kelowna.				
Objectives				
Monitor and mitigate traffic issues.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> When significant park improvements or changes are made, monitor park traffic to determine if traffic impacts occur. Consider using traffic counts for monitoring.	Ongoing	Engineering	Staff	
<input type="checkbox"/> Consider traffic calming measures directly adjacent to Pritchard Park, including: <ul style="list-style-type: none"> ○ Traffic bulges ○ Speed bumps ○ Narrowed street ○ Street trees 	Ongoing	Engineering	TBD	
<input type="checkbox"/> Ensure speed limits are clearly posted, and consider lowering the speed limit on Pritchard Drive for traffic safety.	Ongoing	Engineering	Staff	
<input type="checkbox"/> In the future, if ongoing traffic concerns are documented, consider traffic-calming measures on Pritchard Drive.	Ongoing	Engineering	TBD	

Recommendation 4: Goose Management

OR#4

Reduce geese nuisance and create a more enjoyable environment for park users.

Rationale

Public input suggested that geese in Pritchard Park, specifically goose droppings, are a nuisance for park visitors. While it was noted that current maintenance efforts in the park is good, additional management of the goose issue is desirable. A variety of goose management techniques are available and may warrant exploration in Pritchard Park:

- **Egg Addling** – Egg addling is a technique by which eggs are removed from the nest, rendered infertile and then returned to the nest so the female continues to sit on the eggs without laying new ones. Opinions on the humanity of this solution are divided. Success is typically seen when this technique is used on a larger scale (e.g. region-wide).
- **Dog Patrols & Falconry** – Introduction of ‘threats’ into the park such as border collie patrols or falconry, can influence the perception geese have of the park as ‘safe’. Typically these techniques are required annually.
- **Chemical Treatments** – Several grass treatments are available that are distasteful to geese, but not harmful to humans, dogs or other wildlife.
- **Visual & Audio Deterrents** – Visual deterrents such as lights and decoy and audio deterrents such as predator calls and cannons can be used to remove the element of safety from the park. One potential visual tool to consider is a flashing beacon (information available at awaywithgeese.com). Any visual or audio deterrents should not negatively impact surrounding residents.

Any techniques considered for Pritchard Park must meet the protocols and regulations of all levels of government.

Canadian Geese prefer grassy shoreline locations – a key feature of Pritchard Park.

Several websites have Goose management techniques:

- Candaqoosemanagemt.com
- mdc.mo.gov/landwater-care/wildlife-management/nuisance-animal-management/controlling-wild-geese/types-control-m
- www.state.nj.us/dep/watershedmat/DOCS/BMP/DOCS/Goosedraft.pdf
- ebbconsulting.ca/?page_id=71

The Okanagan Regional Goose Management Committee was formed in 1995 to help manage Canadian Geese in the Okanagan area: okanaganqooseplan.com

The Parks Bylaw prohibits the feeding of any wildlife in a community park.

Objectives

Reduce geese nuisance.

Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Provide signage and information to raise awareness that the feeding of geese in Pritchard Park is prohibited.	Ongoing	Operations	Staff
<input type="checkbox"/> Explore and implement goose management techniques in Pritchard Park, notably the use of dog patrols and/or falconry.	2012 & Ongoing	Operations	Staff

Recommendation 5: Swimming Zone		OR#5	
Expand the existing swim zone to increase recreation opportunities.		<p><i>A primary use of Pritchard Park is swimming and beach use.</i></p> <p><i>Although the swimming zone is marked by buoys, public input suggests that motorized boats coming near the swim area is a safety concern.</i></p>	
Rationale			
<p>The public supports the expansion of the swim zone to provide deeper swimming areas and better incorporate the existing dock. In addition, public input suggested that further measures to limit motorized boats near the swim zone should be a priority.</p>			
Objectives			
<p>Support safe swimming at Pritchard Park. Maintain recreation opportunities.</p>			
Actions	Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Apply for approval from Transport Canada for amendment to the Navigable Waters Protection Act to expand the swim zone and add a floating line.	2012-2014	Dev. Services	Staff
<input type="checkbox"/> Relocate existing buoys and provide a floating line to delineate the expanded swim zone.	2012-2014	Operations	Staff
<input type="checkbox"/> Maintain Navigable Waters Protection Act approval for the swim zone.	Ongoing	Dev. Services	Staff
<input type="checkbox"/> Consider applying for a "no-wake zone" within 100 m of the Pritchard Park shoreline to help minimize potential conflicts between swimming and motorized boat use.	2012-2014	Dev. Services Bylaw & Reg. Services	Staff

Recommendation 6: Existing Utilities				OR#6
Integrate existing utilities into park setting.				<p><i>The utility lot has several existing utilities:</i></p> <ul style="list-style-type: none"> • <i>Utility Shed</i> • <i>Sanitary Lift Station</i> • <i>Water Intake</i>
Rationale				
<p>The utilities in Pritchard Park including the utility shed, sanitary life station and water intake will remain and continue their current function. A wide path that doubles as a maintenance vehicle access route to the utility shed is shown on the conceptual park plan (see <i>Map 4: Consolidated Concept and CR#10</i>). It is recommended that vegetation be planted around the shed and sanitary lift station to better incorporate them into the park setting.</p>				
Objectives				
<p>Ensure existing utilities retain current function. Improve park character. Security of the existing utility building.</p>				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Maintain the utility building, including painting and life-cycle maintenance to fit within the park setting.	Ongoing	Operations	Staff	
<input type="checkbox"/> When improvements for the park are implemented, ensure engineering is provided opportunity to review detailed plans for impacts on existing utilities.	Ongoing	Dev. Services Engineering	Staff	
<input type="checkbox"/> Provide signage at the water intake to inform the public of this function.	2012	Operations	Staff	

Recommendation 7: Recreation Programming				OR#7
Provide appropriate recreation programs that appeal to the community.		<p><i>The primary use of Pritchard Park is informal. When recreation programs are considered for Pritchard Park, ongoing informal use of the park should not be compromised.</i></p>		
Rationale				
<p>Pritchard Park is a substantial asset within the DWK community. Appropriate recreation programs that work with the existing informal park uses should support its use as a community recreation destination.</p>				
Objectives				
<p>Prioritize informal recreation as the primary use of Pritchard Park. Consider opportunities for recreation programs suitable to waterfront parks.</p>				
Actions		Timeline	Dep't	Capital Estimate
<input type="checkbox"/> Consider community ideas for desirable new programs (e.g. swimming lessons, play days, summer programs, etc.) that would fit within Pritchard Park.		Ongoing	Recreation	Staff
<input type="checkbox"/> Encourage park user groups to be respectful of park neighbours.		Ongoing	Recreation	Staff

Recommendation 8: Environmental Considerations			OR#8
Support Okanagan Lake ecosystems.			
Rationale			
<p>The shoreline along Pritchard Drive has been identified as having low aquatic values:</p> <ul style="list-style-type: none"> ○ The Waterfront Plan (Section 4: Environment) shows Pritchard Park as “Low” in the Aquatic Habitat Index; ○ The Okanagan Lake Foreshore Sensitively Mapping shows Pritchard Park as “No Colour” which indicates a low value for habitat; and ○ The park is not near watercourses or lake areas notable for fish presence or fish spawning. <p>While the Pritchard Park area is not a priority for investment in environmental improvements, park development should follow environmental best practices to the greatest extent possible and should endeavour to balance recreational and environmental values.</p>		<p><i>The Waterfront Plan, adopted in 2011 identifies the environment as a critical component of West Kelowna’s waterfront area.</i></p> <p><i>The following resources provide guidance for development along Okanagan Lake’s shoreline:</i></p> <ul style="list-style-type: none"> • <i>District of West Kelowna Official Community Plan.</i> • <i>“Okanagan Region Large Lakes Foreshore Protocol” – BCMOE, May 2009.</i> • <i>“Best Management Practices for Lakeshore Stabilization” – BCMOE, July 2006.</i> 	
Objectives			
Ensure activities in Pritchard Park respect the environment.			
Actions	Timeline	Dep’t	Capital Estimate
<input type="checkbox"/> Where possible, locate future park infrastructure outside the HWM and OCP setbacks.	Ongoing	Dev. Services	Staff
<input type="checkbox"/> Where proposed park infrastructure (e.g. seat wall, beach access ramps) is within OCP setbacks, complete the District’s Aquatic DP application process.	Ongoing	Dev. Services	Staff
<input type="checkbox"/> When park improvements near the lake are designed and implemented, work to incorporate best management practices wherever possible (<i>refer to “Best Management Practices for Lakeshore Stabilization” – BCMOE, July 2006</i>).	Ongoing	Dev. Services	Staff

Recommendation 9: General Guidelines				OR#9
Ensure that improvements to Pritchard Park recognize the larger recreation plan for West Kelowna.				
Rationale				
As parks and recreation resources with the District of West Kelowna evolve, Pritchard Park improvements should be guided by the larger recreation plan for the community.				
Objectives				
Take a cohesive approach to recreation assets in West Kelowna. Look for opportunities to integrate Pritchard Park into the larger West Kelowna parks and recreation system.		<i>The OCP, Parks & Recreation Master Plan and Waterfront Plan all note the importance of creating a waterfront trail route for West Kelowna.</i> <i>As this route is developed over time, Pritchard Drive may be incorporated, and there may be opportunities to incorporate Pritchard Park along this route as a key destination for trail users.</i>		
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Where possible and appropriate, follow the operational recommendations of the Parks & Recreation Master Plan.	Ongoing	Operations	Staff	
<input type="checkbox"/> Ensure information about Pritchard Park and its improvements continues to be available to residents. Undertake yearly reviews of accomplishments and announce changes and upgrades as they occur.	Ongoing	Dev. Services Recreation	Staff	
<input type="checkbox"/> Try to plan improvements and upgrades to occur when they will be least disruptive to park use.	Ongoing	Operations	Staff	
<input type="checkbox"/> Detailed design of major parks improvements should be undertaken to ensure they are appropriate and aesthetically pleasing.	Ongoing	Operations	Staff	
<input type="checkbox"/> Complete a 5-year internal review and update this Park Plan to: <ul style="list-style-type: none"> ○ Evaluate the accomplishments from the 2012 plan; ○ Develop actions to complete outstanding priorities; and ○ Consider new opportunities that have been identified by the community. 	2017 & Beyond	Dev. Services Operations	Staff	

Recommendation 10: Funding Strategies				OR#10
Secure funding to complete plan recommendations.		<i>Refer to the Parks & Recreation Master Plan (Section 6.5: Funding Strategies) for additional funding information.</i>		
Rationale				
DWK parks and recreation budgets are shared throughout the community and recommendations must be prioritized. To this end, improvements to Pritchard Park will require funding from a variety of alternative sources.				
Objectives				
Secure funding to complete park improvements quickly and efficiently. Coordinate Pritchard Park improvements within the community's planning context.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Allocate parks and recreation capital funding to priority projects in Pritchard Park.	2012	Dev. Services Finance	Staff	
<input type="checkbox"/> Where appropriate, direct portions of DCCs, CACs and other development-related funding from surrounding neighbourhoods to Pritchard Park capital improvements.	Ongoing	Dev. Services Finance	Staff	
<input type="checkbox"/> Pursue senior (provincial and federal) government funding opportunities.	Ongoing	Dev. Services Finance Corporate Services	Staff	
<input type="checkbox"/> Work with stakeholders, user groups and the community to undertake fundraising.	Ongoing	Dev. Services	Staff	

Recommendation 11: Operations & Maintenance				OR#11
Ensure adequate operations and maintenance funding is available for Pritchard Park.		<i>Public input generally indicated that people are satisfied with the current maintenance in Pritchard Park.</i>		
Rationale				
Improvement and expansion of Pritchard Park will impact budget requirements. As new park amenities are added, operations and maintenance planning and budgets should be increased accordingly.				
Objectives				
Maintain Pritchard Park to an acceptable standard.				
Ensure premature deterioration of parks and recreation assets does not occur.				
Actions	Timeline	Dep't	Capital Estimate	
<input type="checkbox"/> Increase operational budgets for Pritchard Park to accommodate the new property and facilities (residence and dock) that have been added to the parks system.	2012	Dev. Services Operations Finance Building & Reg. Services	Staff	
<input type="checkbox"/> Direct all rental revenue generated from Pritchard Park to Pritchard Park capital and operational improvements.	Ongoing	Dev. Services Finance	Staff	
<input type="checkbox"/> Review annual maintenance budget requirements when park improvements are completed.	Ongoing	Dev. Services Operations Finance Building & Reg. Services	Staff	