



DISTRICT OF LAKE COUNTRY



WOODSDALE PACKING HOUSE WATERFRONT SITE

PROJECT DOCUMENTATION

WOODSDALE ROAD



AUGUST 2009

 **Stantec**

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Executive Summary

This document is a record of the design and consultation process for Woodsdale Packinghouse Waterfront Park. The Concept Plan was prepared in 2009 by Stantec Consulting under the direction of the District of Lake Country's Parks and Recreation Committee (PARC) and with input from the public.

The 3.2 hectare (7.9 acre) site (Lot 1 pl 2766) is located near the corner of Woodsdale Road and Oyama Road on the south shore of Wood Lake and immediately adjacent a CN Railway line. The Concept Plan is subject to further review following completion of archaeological, environmental and habitat studies.

Project Background

The property is currently owned by the District of Lake Country. Historical land use was light industrial and was home to the SunRype Fruit Packinghouse for several decades until it burnt to the ground in the early 1990's.

The site is now used as an informal passive recreational space with a large area of grassland, a willow dominated shoreline and a backshore wetland area. Two drainage channels occur on the site – along the east and west boundaries.

An Osprey nesting platform on the western boundary of the site is currently being used by Canada Geese. A second platform is located off-site just east of the railway.

The District of Lake Country has identified the property as a suitable location for new tennis courts. Although other potential sites for the tennis courts were considered all were eliminated for the following reasons:

- Swalwell Park – not enough room, would have to eliminate a playing field
- Winfield Recreation Centre – would have to purchase land or eliminate ball field (also future home of second ice sheet)
- Beasley Park – would require elimination of field area
- George Elliot School – School District advised that the vacant grassed area to the north of the existing school is identified as future building expansion

The Parks and Recreation Committee (PARC) reviewed all the sites and decided that the best location for the tennis courts is on the Woodsdale Packinghouse site and passed the following resolution on May 25, 2009:

That PARC recommend to Council that the Tennis Courts be placed in the Woodsdale Packinghouse site.

Bauhart/Templeton

Carried.

The District applied for a Towns for Tomorrow grant in late 2008 for the construction of four new tennis courts and the District received approval of this grant in Spring 2009. Following the securing of funding for the courts the District commissioned Stantec Consulting in early 2009 to undertake preliminary design and community consultation to determine the future programs, facilities, and character of the whole property.

Preliminary program and facility suggestions were:

- playing fields on level areas of site, space permitting
- on-site parking
- site lighting
- interface treatment of adjacent functioning rail line
- packing house interpretive themeing and possible public art placement
- playground area
- wetland boardwalk and possible staircase
- boardwalk trail and promontory overlook
- public beach improvements with connecting trails
- washroom /change rooms

A public workshop was held on May 4, 2009 to explore community ideas and requirements for the new park, the results of which guided the drafting of two sketch options that were submitted to PARC for consideration.

PARC selected the option including a 4 court layout on the southern portion of the property and this was further developed into the concept plan that was presented at a public information event on the July 16, 2009.

Additional public feedback was received resulting in some minor revisions to arrive at the final concept plan and Preliminary Opinion of Probable Cost, dated August 7, 2009.

Recommendations & Further Studies

The current concept plan provides a concept framework intended to guide the District in the planning and phasing of detailed design and construction.

Additional studies required to allow finalization of the concept plan are:

- Archaeological Stage 1 Assessment
- Environmental Phase 1 Assessment
- Habitat Assessment

Following these studies additional refinement of the design may be required to ensure protection of any areas of significant archaeological or habitat significance and to address any remediation required should contamination from past land use activities be identified.

The proposed visitor center and tennis pavilion are opportunities to demonstrate the latest in green design approaches and it is recommended that the District considers initiatives such as (but not limited to):

- Grey water recycling, composting toilets & wetland filtration systems
- Rainwater harvesting
- Optimal solar orientation with solar heating systems
- Micro wind turbines & photovoltaic energy generation
- Bio-gas production for heating and/or cooking purposes
- Green roof and wall strategies to reduce heat loading during summer months
- Emphasis of using local and renewable materials

Construction Phasing

The proposed phasing of the project follows:

- | | |
|----------|--|
| Year 1 | At conclusion of the additional studies, undertake detailed design for tennis courts and ancillary landscaping. Undertake any remediation works required by the environmental studies. Construction of the tennis courts, with earth berms and buffer planting, boundary fence, sidewalk extension along Woodsdale Road and roadside parking area. |
| Year 2-3 | Undertake detailed design for the entire park and pre-design for the buildings and structures Undertake rough and fine grading of building platforms, plazas and any constructed or enhanced wetland areas. Begin enhancement planting and weed control measures throughout the park, installation of water and sewer lines (if required) to future buildings. |

Year 3-4	Continue enhancement planting, construction of entry road and main car parking area, and associated tree and shrub plantings. Install composting toilet stations at site of future visitor center. Construct main pathway linkages from the road to the future visitor center plaza and pathways and boardwalk connections along the western boundary to provide access to the beach picnic area.
Year 4-5	Construct school commuter/walk around lake country trail connection to just north of the first wetland zone. Construct the secondary pathway connection and boardwalk connection through the wetland and willow area to the beach picnic area. Construct the outdoor classroom and tennis court plaza areas.
Year 5-6	Extend school commuter/walk around lake country trail connection north if there is funding to extend the walkway north beyond the site. Construct shade pavilions and viewing decks. Undertake detailed design for tennis pavilion and visitor centre.
Year 6-7	Construct visitor centre and surrounding plaza and deck area, construct lookout path and seating area.
Year 7-8	Construct tennis pavilion building.
Year 8-9	Install public art pieces and any remaining site furniture elements and signage.

Servicing Options.

Given the proposed location of the visitor centre approximately 150m north of Woodsdale Road a hydrant will be required necessitating a 150mm (6 inch) water line connection.

Water supply maybe provided by:

- Extended municipal service from Woodsdale Road
- Onsite well (provided sufficient flow rates and suitable quality of water is available)
- Private utility (if there is service and sufficient capacity from an adjacent property)

Should sewer connection be required this will be a 100mm (4 inch) line (assuming it can be gravity fed). There is also the opportunity to explore on site treatment options such as composting toilets or package treatment plants.



WOODSDALE PACKING HOUSE WATERFRONT SITE
PROJECT RECORD

WOODSDALE ROAD

CANADIAN PACIFIC RAILWAY

OYAMA ROAD

EXISTING OSPREY NEST

EXISTING HYDRO SUBSTATION

Woodsdale Packing House Waterfront Site Community Consultation

share your voice

As part of the initial planning for this important waterfront site, the District of Lake Country invites you to share your ideas for the future planning and site design.

you're invited ...

Take part in one of two creative community workshops to explore ideas about the future of the Woodsdale Packing House Waterfront Site.



The first workshop will explore the site context, identify issues and opportunities, and explore community priorities for development- how to best balance recreational desires, heritage values and environmental responsibilities.

The first event will take place:

**Monday
May 4th 2009**

7:00 ~ 9:00 pm
District of Lake Country
Municipal Hall-
Carr's Landing Room

10150 Bottom
Wood Lake Rd.

For further information,
please contact:

Steve Schaffrick
Director of Parks & Recreation
(250)766-5650

sschaffrick@lakecountry.bc.ca



COMMUNITY DESIGN WORKSHOP AGENDA



Stantec

Workshop Goals:

An initial public workshop to explore preliminary ideas about the possibilities for Woodsdale Packing House Waterfront Park.

To provide a forum in which the community can meaningfully & creatively contribute to the planning of the park.

Date: Monday May 4, 2009
Time: 7:00 – 9:00 pm
Venue: District of Lake Country Municipal Hall
 Carrs Landing Room
 10150 Bottom Wood Lake Road

Workshop Programme

1. **Welcome & Introductions** (7:00 - 7:05 pm)
2. **Big Picture** (7:05 - 7:10 pm)
overview of workshop goals & objectives, and discuss some of the underlying planning principles to be applied to the project.
3. **Context Overview** (7:10 - 7:20 pm)
general overview & context for the site
explore what issues & opportunities are presented by the site, including relationships to rail lines & BC Hydro, site history
4. **Programming Exercise** (7:20 - 7:40 pm)
an exercise aimed at answering the question: What activities could this park support?

Participants are guided through an exercise called an 'Activity Timeline', in which they generate a list of activities could take place in the park if it was designed exactly to their desires.

5. **Themed Discussions** (7:40 - 8:40 pm)
Participants can select among three different themed discussions to further explore the site with respect to the activities that they have identified in the previous exercise:

- a.) **circulation and movement**
- b.) **the water's edge**
- c.) **active recreation**

Each discussion group is facilitated by a Stantec planner/designer who will lead the group in exploring the site in relation to the theme through discussion, word, diagrams, plans & perspective sketches.

Each discussion group will consider over-arching ideas about theming, lighting, sustainability, public art opportunities, accessibility, treatment of interfaces, signage & wayfinding, and environmental impacts.



COMMUNITY DESIGN WORKSHOP COMMENT FORM

DISTRICT OF LAKE COUNTRY
WOODSDALE PACKING HOUSE WATERFRONT SITE
May 4th 2009



Stantec

Your participation is important to the success of this project. We wish to gain a better understanding of the issues and opportunities from your perspective. We encourage you to write your thoughts on this comment form. You are not required to include your name, and your confidentiality will be maintained.

Write as many comments as you wish. Extra forms are available, or you can use the back side of this sheet.

For additional information or project updates, please contact **Steve Schaffrick**, Director of Parks & Recreation, District of Lake Country (250) 766-5650 or sschaffrick@lakecountry.bc.ca.

This area is the last untouched area in this area. I think the tennis courts are better off being located in a different area of the community. This should be a wildlife area only. Preserved for the wildlife & nature. Any developing - i.e tennis courts would require considerable buffering.

are you (check all that apply):

- visitor / seasonal resident
 community resident
 parks user
 boater
 business adjacent to proposed park
 other _____

If you would like to be contacted directly, please fill in the information below and someone from our Planning Team will contact you.

Name: _____
 Contact Number: _____
 Email: _____
 Mailing Address: _____

Thank you for taking the time to complete this comment form. If you are unable to return your completed form, please fax to 250-766-0116, or mail to the address below by May 15th, 2009.

District of Lake Country
 10150 Bottom Wood Lake Road
 V4V 2M1
 attn: Steve Schaffrick

The Personal Information on this Comment Form is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 32 and is used solely for the purpose of providing information on the Woodsdale Packing House Waterfront Site project.

DISTRICT OF LAKE COUNTRY ~ WOODSDALE PACKING HOUSE WATERFRONT SITE



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for the security of the Venice at site
I think gates should be locked
except for preauthorized activities
like star gazing, camps or other
events,

If possible put the tennis
courts in as least of the
rest as natural as possible
You did an awesome job
facilitating

are you (check all that apply):

- visitor / seasonal resident
- community resident
- parks user
- boater
- business adjacent to proposed park
- other _____

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DISTRICT OF LAKE COUNTRY ~ WOODSDALE PACKING HOUSE WATERFRONT SITE



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COMMUNITY DESIGN WORKSHOP COMMENT FORM

DISTRICT OF LAKE COUNTRY
WOODSDALE PACKING HOUSE WATERFRONT SITE
May 4th 2009

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Please do not in this "time" make a mistake like ~~the~~ the generation before us, and now are trying to undo at great cost to wild & human lives.

Keep it a walking-wildlife park.

Thank you

are you (check all that apply):

- visitor / seasonal resident
- community resident
- parks user
- boater
- business adjacent to proposed park
- other _____

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DISTRICT OF LAKE COUNTRY ~ WOODSDALE PACKING HOUSE WATERFRONT SITE



COMMUNITY DESIGN WORKSHOP COMMENT FORM

DISTRICT OF LAKE COUNTRY
WOODSDALE PACKING HOUSE WATERFRONT SITE
May 4th 2009



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*• D.L.C should immediately post restrictive signs to
restrict ATVs & Motor Bikes
• No Dog Park.
• Interpretative Centre with passive trails*

are you (check all that apply):

- visitor / seasonal resident
 community resident
 parks user
 boater
 business adjacent to proposed park
 other _____

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DISTRICT OF LAKE COUNTRY ~ WOODSDALE PACKING HOUSE WATERFRONT SITE

note: personal details have been omitted for privacy

COMMUNITY WORKSHOP #1- WORKING GROUP OUTCOMES

- exclude power-boats
- non-motorized craft
- naturalized landscape
- need to feel physically safe
- concern that any development not intrude or destroy the qualities of the site that make it special.

100% habitat preserved
pathway of snake migration intact

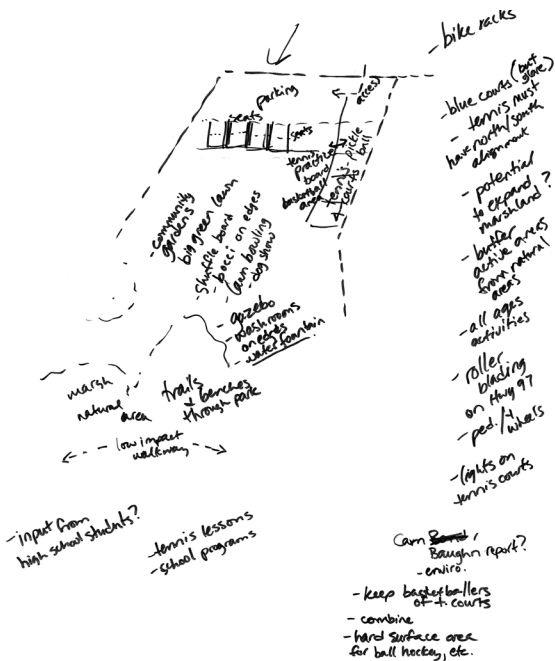


- allow periodic inundation.
- preserve existing qualities.

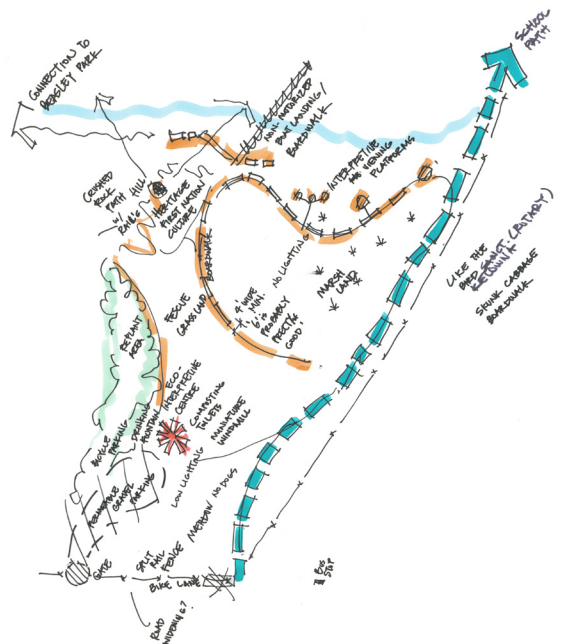
WATER'S EDGE

plow scoters
herring gulls, wallops
owls
swallows, Kingfishers
meadowlark

GROUP 1- THE WATER'S EDGE



GROUP 2- ACTIVE RECREATION



GROUP 3- MOVEMENT & CIRCULATION

Meeting Notes



WOODSDALE PACKING HOUSE WATERFRONT SITE COMMUNITY DESIGN WORKSHOP

Date: May 4, 2009
Place/Time: District of Lake Country Municipal Hall

1) GENERAL

- 25 peoples in attendance including 3 Councilors
- Could DoLC purchase Hydro Site and / or other vacant site to west
 - Hydro Site-James Baker – BC Hydro not likely to move
 - Steve Shaffrick says the west site is not vacant and is privately owned – The Spot
- Carmen asked if there was a Sensitive Habitat Inventory Mapping on the site
 - Steve Shaffrick said No, but have a grant to do an assessment of Wood Lake foreshore

2) QUESTIONS

- Active / passive or a mixture?
- Tennis courts – here or elsewhere?
 - Discussion regarding possible alternate locations for tennis courts
- Naturalized vs. highly developed?

3) SPECIAL EVENTS

- Osprey hatch
- Beach volleyball tournament
- Tennis lessons / tournament
- Concerts
- Weddings
- Summer camps for kids – day / night time
- Annual clean up
- Fundraisers / pancake breakfast
- Canada day
- Sculpture symposium on natural elements
- First Nation's Ceremonies

4) WRAP UP DISCUSSION

a) ACTIVE RECREATION

- Keep close to Woodsdale Rd.
- Less active as approach shore
- Central 'green' for informal activities
- Shuffleboard, bocce ball, lawn bowling, dog shows, bike racks
- Gazebo, washrooms, water fountain
- Auto access from Woodsdale
- Tennis court aligned North South (blue) – 4 courts
 - Seating overlooking tennis courts - Portable bleachers?
 - Lighted courts
 - All ages can use tennis courts

Stantec

May 04, 2009

WOODSDALE PACKING HOUSE WATERFRONT SITE - COMMUNITY DESIGN WORKSHOP

Page 2 of 4

- Lights should not interfere with surrounding activities / uses
- Multi purpose court with back board
- Ball hockey, pickle ball, basketball
- Buffer between active & natural areas
- Low impact waterfront walkway
- Dog-friendly areas?
 - Off leash?
- Rollerblading on pathways
- Expand / rehabilitate parkland
- Community gardens

b) CONNECTIONS & MOVEMENT CIRCULATION

- Site entrance / gateway near existing access off of Woodsdale into a gravel parking area
- Eco-interpretive centre, multi-function centre
- Planted western edge
- Natural grasses in central meadow
- Boardwalks lead around the site, looping through site
- Viewing platform atop cliff
- East edge trail as shortcut for schoolchildren
 - Allows bikes & on-leash trail
- Rustic rail fencing
- Foreshore, small craft landing
- Interpretive trail tells stories of the site, make available to youth, all ages
- Composting toilets, bike parking, wind energy / windmill
- Interpretive centre & eco centre & meeting facilities for community, washrooms
- Lighting should respect local habitat

c) WATERS EDGE

- Keep as natural as possible
 - Concern that any development not intrude or destroy the qualities of the site that make it special
 - 100% of habitat preserved
 - Restoration / care of existing habitat
 - Don't want to loose the qualities that we now enjoy there
 - Preserve existing qualities
- Portion of waters edge buoyed-off to protect habitat
- Bird boxes
 - Plover
 - Scoters
 - Hummingbirds
 - Oriole
 - Swallows
 - King fishers
 - Merganser
 - Loons
- Non-motorized watercraft only
 - Exclude Power-Boats
- Boardwalk to allow access
- Buffer along west edge

COMMUNITY WORKSHOP #1- SUMMARY NOTES

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May 04, 2009

WOODSDALE PACKING HOUSE WATERFRONT SITE - COMMUNITY DESIGN WORKSHOP

Page 3 of 4

- Pathway of snake migration info
- Allow periodic inundation
- Need to feel physically safe

5) GENERAL NOTES

a) ACTIVE RECREATION

- PARKING
 - Access off of Woodsdale Rd
 - South end of Park
 - Access Courts etc
 - Bike Racks
- TENNIS COURTS
 - South end of Park
 - North South Alignment
 - 4 courts – Blue (glare?)
 - Fountain
 - Lights
 - Practice board
 - Pickle ball
 - Seating
 - Near Parking
 - Keep Basketballs off courts
 - Lessons
 - School Programs
- COMMUNITY GARDENS
- LARGE GREEN LAWN- in centre of park
 - Bocce Ball
 - Lawn Bowling
 - Dog shows
 - Shuffle board on edge of lawn area – hard surface
- HARD SURFACE AREA
 - Combine basketball, ball hockey, shuffle board
- GAZEBO near Lawn area
- FOUNTAIN near Lawn area
- WASHROOMS on edge of Lawn area
- ACTIVITIES
 - Tennis Lessons
 - School Programs
 - Activities for all ages
- CONCERNS
 - Roller blading on Hwy 97
- RECOMMENDATIONS & THOUGHTS
 - Buffer Active areas from Natural Areas
 - Potential to expand Marshland
 - Input from High School Students?
 - CAM BAUGHN REPORT - Enviro
- TRAILS & PATHWAYS
 - Pedestrian, Wheelchairs, Scooters – not for cars, atv's etc
 - Trails and Benches throughout park
 - Low impact walking

W:\01169 (Kelowna local)\WOODSDALE\design\DesignWorkshop May4 2009

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May 04, 2009

WOODSDALE PACKING HOUSE WATERFRONT SITE - COMMUNITY DESIGN WORKSHOP

Page 4 of 4

b) CONNECTIONS & MOVEMENT CIRCULATION

- ROAD WORK
 - Road widening of Woodsdale Rd on south side to include bike lane
 - Use Split rail fencing
 - Gate at SW end of Park
 - Parking
 - Permeable gravel
 - Bicycle parking NW from vehicles
- CONNECTIONS AND PATHWAYS
 - Low lighting
 - Connection to Beasley Park
 - School path West of CN Railway
 - Boat Landing (non-motorized) / Boardwalk
 - West section south of lake
 - Path from parking to Lake – West end of park
 - Crushed rock
 - Rail
 - Marshland Boardwalk
 - 4' to 6' wide boardwalk
 - no lighting
- FEATURES
 - ECO – Interpretive Centre
 - Fountain
 - Composting Toilets
 - Miniature Windmill
 - Heritage – First Nations Culture – NW section\
 - Interpretive Viewing Platform – South of lake and near the Boardwalk
- GENERAL COMMENTS
 - Like the bird sanctuary in Kelowna (Rotary)
 - Boardwalk
 - Midwest section – replant
 - Meadow – No dogs
 - Skunk Cabbage Trail, Rotary Park precedents
 - Crushed-rock pathway up to look-out
 - Research First Nations history of site

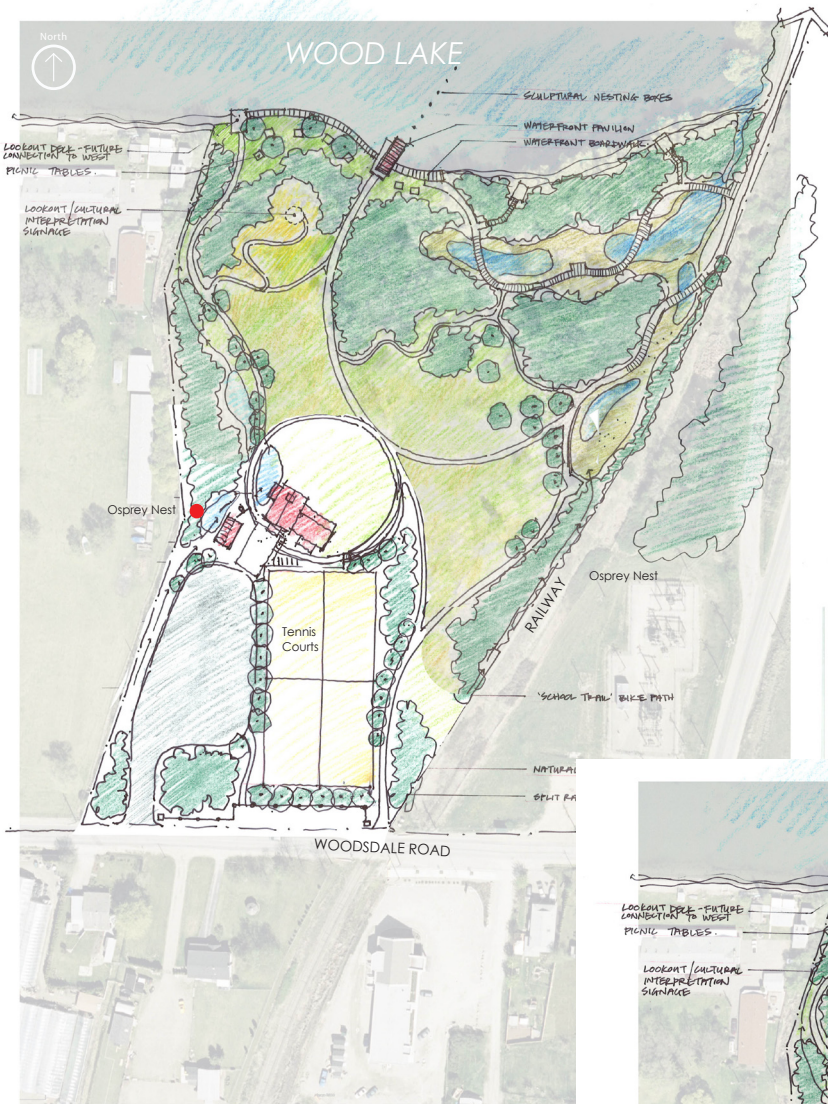
The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

STANTEC CONSULTING LTD.



Terry Klassen, MBCLA, MCIP
Senior Associate

PRELIMINARY CONCEPT PLAN OPTIONS





Woodsdale Packinghouse Waterfront Park Concept Plan

08 June 2009 1:500 (DO NOT SCALE)



Woodsdale Packing House Waterfront Site Community Consultation

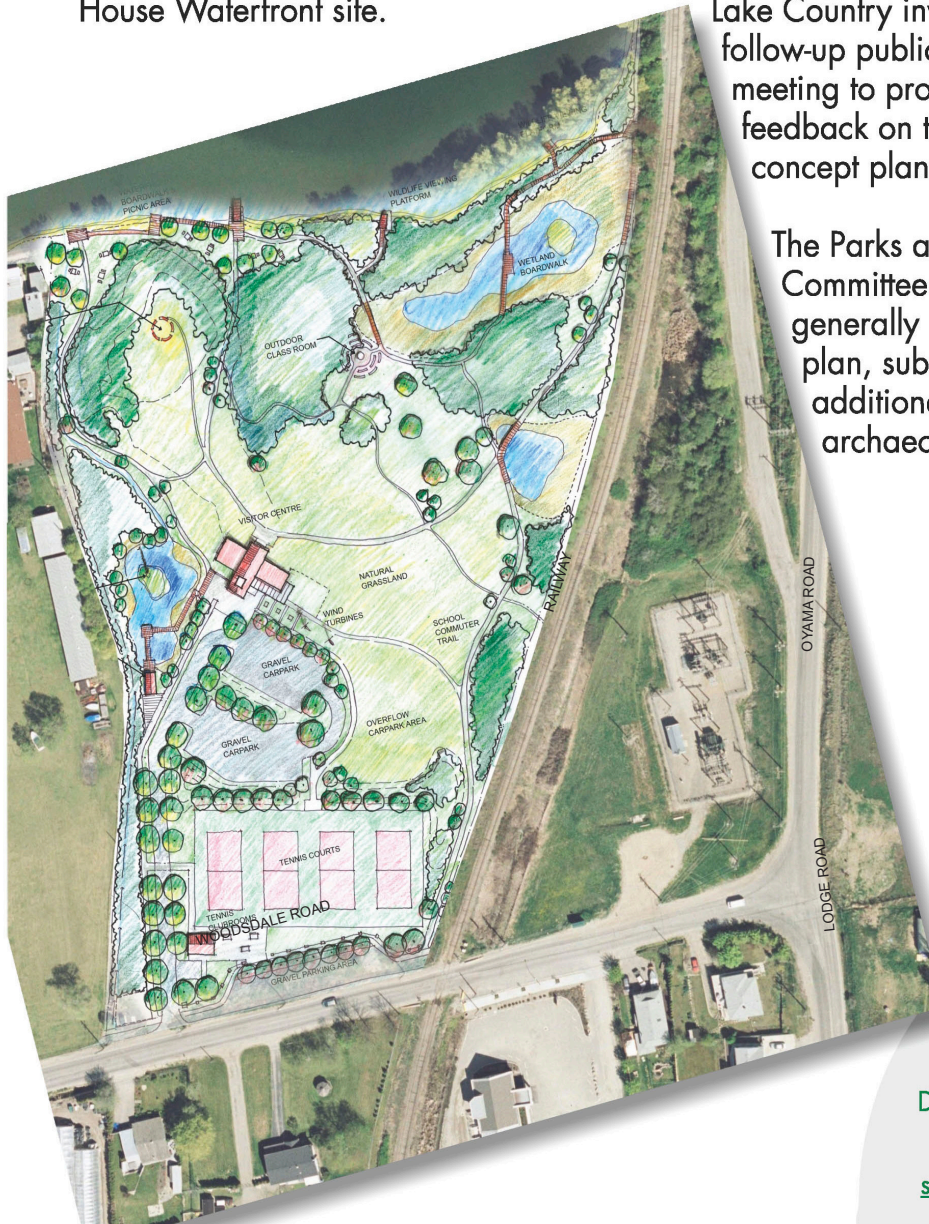
share your voice

Take part in the second community meeting to explore ideas about the future of the Woodsdale Packing House Waterfront site.

you're invited ...

As part of the planning and design for this important future lakefront park, the District of Lake Country invites you to a follow-up public information meeting to provide further feedback on the latest concept plan.

The Parks and Recreation Committee (PARC) has generally endorsed the current plan, subject to completion of additional environmental and archaeological studies.



**Thursday
July 16th 2009**

7:00 ~ 9:00 pm
District of Lake Country
Municipal Hall
Carr's Landing Room

10150
Bottom Wood Lake Rd.

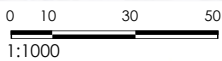
For further information,
please contact:

Steve Schaffrick
Director of Parks & Recreation
(250)766-5650

sschaffrick@lakecountry.bc.ca



Notes:
 - Cadastral base from RDGO GIS data
 - Aerial from Google Earth
 - All boundaries approximate only - do not scale

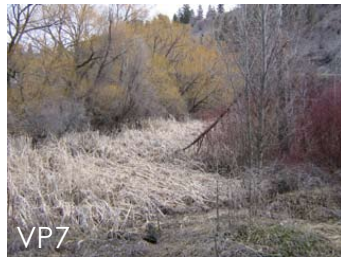


EXISTING AERIAL PHOTO
 WOODSDALE PACKINGHOUSE CONCEPT PLAN
 16 July 2009

1



CURRENT SITE IMAGES



HISTORIC SITE IMAGES



1997.000.089 Wooddale Road, Wooddale packing house prior to 1993



EXISTING SITE CONDITIONS
WOODSDALE PACKINGHOUSE CONCEPT PLAN
16 July 2009

2

LAND USE CONCEPTS



Stantec MAP 1a - OPTION 1: PACKINGHOUSE PARK PRELIMINARY CHARACTER ZONE PLAN
05 December, 2008



Stantec MAP 1b - OPTION 2: PACKINGHOUSE PARK PRELIMINARY CHARACTER ZONE PLAN
05 December, 2008

SITE LAYOUT STUDIES



Stantec MAP 2 - PACKINGHOUSE PARK PRELIMINARY TENNIS COURT OPTION
05 December, 2008



Stantec MAP 3 - PACKINGHOUSE PARK BASEBALL & SOCCER FIELD OVERLAYS
05 December, 2008



Stantec PRELIMINARY SCHEMATIC DESIGN
WOODSDALE PACKINGHOUSE CONCEPT PLAN
16 July 2009

3



Woodsdale Packinghouse Waterfront Park Concept Plan
08 June 2009 1:500 (DO NOT SCALE)



SCALE COMPARISONS



CONCEPT, CHARACTER & SCALE STUDIES

WOODSDALE PACKINGHOUSE CONCEPT PLAN
16 July 2009

5

CONCEPT PRESENTATION - BOARD #6



CURRENT CONCEPT PLAN

WOODSDALE PACKINGHOUSE CONCEPT PLAN
16 July 2009

6

COMMUNITY PRESENTATION- SUMMARY COMMENTS

District of Lake Country
Woodsdale Packing House Waterfront Site
July 16th, 2009

COMMENTS:

- Plan 6 design with tennis court
(4 together on Woodsdale Rd)
- Visitor/ seasonal resident; community resident; parks user
- The concept of this PASSIVE park is wonderful without tennis courts- they won't fish in and will destroy the wildlife currently there, especially with clubhouse, tournaments, etc.
- This park could be and should be a place to wander and enjoy the peace and quiet of nature.
- Member of Lake Country Environmental Society
- I think the layout and functionality is excellent. The main focus of the land adjacent to Wood Lake MUST be conservation. (capital "C") I strongly suggest that the corner of Wood Lake that houses the turtle population should be "cordoned" off from boat traffic. Wildlife habitat needs to be protected. The proposed park promotes a physical and (tennis) healthy lifestyle while at the same time showcasing the beauty of the location.
- Community resident, parks user
- I think the concept encompasses various concerns and enhances the prospects, preserving wetland and habitat, and extending the recreation access along Woodsdale- Kids can get dropped off for soccer and parents can continue on to play tennis. Situating the park there with the trails and bike access is one step in making it possible to walk or bike around Wood Lake. Tourists come to Lake Country, we are a destination for all kinds of people and we have a community of people of all ages. Tennis is a sport that keeps people healthy and can be played long into ones older age.
- Community resident; parks user
- The proposed concept seems to be a positive addition to L.C. It addresses conservation as well as active user areas. The location of the tennis courts is very close to ideal as it minimizes impact on the lake shore and marsh area.
- Providing an area like this for the community is a forward move in developing any community.
- Yes, a vote for an active community and more options and opportunities for young and old alike.
- Community resident; parks user
- Boardwalk – kayak timber jetty- PLS arbour
- Move parking lot over to BC Hydro site
- A&L Environmental factors to be considered.

COMMUNITY PRESENTATION- COMMENT FORM

- night screening from lighting on courts should be required and a double row of trees abutting park and present parking lot to mitigate any noise that would spread out into preservation park area
- also was there a gate ?? if not please add for inclusion at the appropriate place
- [REDACTED]; community resident
- Timber jetty should be eliminated (use by kayaks, canoes, etc. would not happen- would use the shore)
- Shoreline could have small development for picnic area
- Where does water for wetlands come from?
- Visitor/ seasonal resident
- I must, first of all say I approve of tennis courts and encouraging children to play. My comment is that the Woodsdale property is not the place. If we want this as a nature preserve. Active sports, noisy vehicles, lights at night, etc. are not contusive to any fauna (and probably flora) continuing in that area. Must we always develop every piece of land?! There are communities that plant memorial trees, shrubs, roses, etc. in memory of loved ones. This would be similar to the rose garden behind the Senior Centre. A fee would be charged/ each planting and plaques installed.
- Community resident; parks user
- Great use of the site with or without tennis courts!
- Particularly like the boardwalks to access the natural areas and wetlands.
- Perhaps some thought could be given to multi use area instead of 2 of the tennis courts.
- Please contact if plans change/ proceed, etc.
- [REDACTED] community resident
- I have no problems with the tennis courts but pay as you go; I don't want to pay for somebody else's hobby.
- You pay for all other activities.
- K.M., community resident
- I think the concept plan is good
- I like the idea of a boardwalk and the boat dock
- Community resident

note: personal details have been omitted for privacy

COMMUNITY PRESENTATION- SUMMARY COMMENTS

Can you have someone add these comments to those that you may be collecting at the Open House

- 1) The parking should be a hard surface?
 - maintenance costs are greater with gravel
 - gravel hinders access & mobility of those enjoying the park
 - with the wetlands identified any run off would improve those
- 2) Better use of the waterfront
 - extend boardwalk further into water for viewpoint and better area to launch kayaks and canoes.
- 3) Scrap the Visitor's Centre
- 4) Make provision for lighted tennis courts - should be shown on Master Plan.

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- extend boardwalk further into water for viewpoint and better area to launch kayaks and canoes

3.) Scrap the Visitor's Centre

4.) Make provision for lighted tennis courts- should be shown on Master Plan

note: personal details have been omitted for privacy

From: [REDACTED]
Sent: Thursday, August 06, 2009 12:00 PM
To: Reyna'sMayorAndCouncil@email
Subject: New Winfield Tennis courts

Hi there,

I just saw the plans for the new tennis courts near Reiswig Park next to Woods Lake in Winfield! These look very, very good. The park and trails surrounding the tennis courts look very nice too.

This will be a great asset to the community and will be very well used by myself and many other tennis enthusiasts of all ages around Lake Country!

I look forward to playing on these courts next summer.

Sincerely,

[REDACTED] Winfield residents

From: [REDACTED]
Sent: Sunday, August 09, 2009 12:52 PM
To: Reyna'sMayorAndCouncil@email
Subject: New Tennis Courts

Mayor and Council

We are supportive of the new park being developed to encompass the tennis courts. It is a positive improvement to the community and targets all ages and many interests and should be applauded as a beneficial addition to the health and well being of our citizens. You have done a wonderful job integrating passive and active functions for the site to make it an attractive venue for all to enjoy.

In addition, we would hope that you will keep the existing court area at Jack Seaton Park as the location in the trees is a venue like no other and is utilized by those on that side of the highway. Tennis is making a come back around North America as people find it one of the few affordable forms of exercise left. Let's foster that interest in keeping Canada healthy in exchange for a small investment.

[REDACTED]
Lake Country, BC V4V 2L3

PRELIMINARY OPINION OF PROBABLE COST - 20 JULY 2009

Preliminary Opinion of Probable Cost - Woodsdale Packinghouse Park, Lake Country, BC

Prepared based on Concept Plan Prepared 20 July 2009

Stantec Consulting Ltd - July 20, 2009

*** Please note the following.**

All pricing is based on the British Columbia area market.

Due to the inflationary and unpredictable construction climate, this estimate may not represent the actual cost of construction

Art installations not included in P.O.P.C

Unit prices subject to review following future geotechnical studies

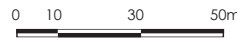
Wind Turbines not included in P.O.P.C

Total rounded to the nearest \$500.00

DESCRIPTION	QTY	UNIT	PRICE	TOTAL
Earthworks to enhance wetlands est avg depth 1.0m	482	cu.m	\$ 45.00	\$21,500.00
Hardscape paving plaza areas	516	Sq.m	\$ 110.00	\$56,500.00
Gravel carparking areas and driveways 6" crush & gravels	1853	Sq.m	\$ 20.00	\$37,000.00
Pathways - asphalt surface incl 2" asphalt and gravels	1435	Sq.m	\$ 17.00	\$24,500.00
Pathways - gravel path	634	Sq.m	\$ 15.00	\$9,500.00
Irrigated turf planting	1340	Sq.m	\$ 27.00	\$36,000.00
Irrigated shrub planting	2248	Sq.m	\$ 45.00	\$101,000.00
Boardwalk incl lookout platforms	418	Sq.m	\$ 120.00	\$50,000.00
Restoration & enhancement planting (avg 2 plants per sqm)	6207	Sq.m	\$ 25.00	\$155,000.00
Shade Pavilions (3) approx 25 sqm each	3	L.S	\$ 25,000.00	\$75,000.00
Eco Centre	116	Sq.m	\$ 4,000.00	\$464,000.00
Tennis Pavilion	40	Sq.m	\$ 4,000.00	\$160,000.00
Gate and split rail fence structure along Woodsdale Rd (approx 110 m)	1	L.S	\$ 25,000.00	\$25,000.00
Trees 6 cm CAL (in southern portion of the site around tennis and parking areas)	90	ea.	\$ 350.00	\$31,500.00
Benches	11	ea.	\$ 1,500.00	\$16,500.00
Picnic tables	11	ea.	\$ 1,500.00	\$16,500.00
Plaza Benches (custom)	7	ea.	\$ 2,500.00	\$17,500.00
Rustic timber benches (custom) lookout and outdoor classroom	20	ea.	\$ 1,000.00	\$20,000.00
Trash Cans	8	ea.	\$ 1,500.00	\$12,000.00
Signage	1	L.S	\$ 10,000.00	\$10,000.00
Sewer Connection (6")	400	L.m	\$ 140.00	\$56,000.00
& Water Connection (4")	400	L.m	\$ 110.00	\$44,000.00
Tennis courts (incl. fencing, nets)	1	L.S	\$ 415,605.00	\$416,000.00
Tennis court lighting	4	L.S	\$ 25,000.00	\$100,000.00
CONSTRUCTION SUBTOTAL				\$1,955,000.00
20% Construction Contingency				\$391,000.00
GRAND TOTAL				\$2,346,000.00



Note: concept plan subject to revision following further environmental site assessments, habitat and archaeological studies.



- | | | |
|---|---|---|
| 1 LAKE VIEW PAVILION | 10 PROMONTORY VIEWPOINT | 19 TENNIS PAVILION |
| 2 PICNIC AREA | 11 MICRO-WIND TURBINES | 20 POTENTIAL 'PARK & RIDE' OFF SITE PARKING |
| 3 VIEWING PAVILION | 12 NATURAL GRASSLAND | 21 EXISTING BUS STOP |
| 4 WILLOW GROVE FORESHORE | 13 ENHANCED EXISTING WETLAND HABITAT | 22 SECURITY GATE & ROAD SIDE SPLIT RAIL FENCE STRUCTURE |
| 5 NATURE WALK | 14 GRAVEL CARPARK | |
| 6 WOOD LAKE BOARDWALK | 15 SCHOOL COMMUTER/'WALK AROUND LAKE COUNTRY' TRAIL | |
| 7 VISITOR CENTRE | 16 OUTDOOR CLASSROOM | |
| 8 ENVIRONMENTAL ART PIECE | 17 EXISTING PUBLIC UTILITY LOT | |
| 9 STORMWATER TREATMENT WETLAND WITH RELOCATED OSPREY NEST | 18 TENNIS COURTS | |



REVISED CONCEPT PLAN
WOODSDALE PACKINGHOUSE CONCEPT PLAN
20 July 2009

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PRELIMINARY OPINION OF PROBABLE COST - 11 AUGUST 2009

Preliminary Opinion of Probable Cost - Woodsdale Packinghouse Park, Lake Country, BC

Prepared based on Concept Plan Prepared Aug 11 2009

Stantec Consulting Ltd - Aug 11, 2009

*** Please note the following.**

All pricing is based on the British Columbia area market.

Due to the inflationary and unpredictable construction climate, this estimate may not represent the actual cost of construction

Art installations not included in P.O.P.C

Unit prices subject to review following future geotechnical studies

Wind Turbines not included in P.O.P.C

Total rounded to the nearest \$500.00

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Signage	1	L.S	\$ 10,000.00	\$10,000.00
Sewer Connection (4")	400	L.m	\$ 140.00	\$56,000.00
Water Connection (6")	400	L.m	\$ 190.00	\$76,000.00
Tennis courts (incl. fencing, nets)	1	L.S	\$ 415,605.00	\$416,000.00
Tennis court lighting	4	L.S	\$ 25,000.00	\$100,000.00
CONSTRUCTION SUBTOTAL				\$2,012,000.00
20% Construction Contingency				\$402,400.00
GRAND TOTAL				\$2,414,400.00



Note: concept plan subject to revision following further environmental site assessments, habitat and archaeological studies.



FINAL CONCEPT PLAN
WOODSDALE PACKINGHOUSE CONCEPT PLAN
11 AUGUST 2009

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