



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Jeff Reeves, Senior Project
Manager

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: May 23, 2023
REPORT DATE: May 11, 2023
FILE: 6140-20-Deer Park

SUBJECT: DEER PARK – FUNDING

PURPOSE:

To make recommendations for funding and scope of infrastructure renewal and improvements at Deer Park (Canadian Lakeview Estates) located at 9192 Tronson Road (Project #2019-23) that are consistent with the Parks Master Plan and are consistent with amenities at comparable parks in the City.

RECOMMENDATION:

THAT Council receive the report titled “Deer Park – Funding” dated May 11, 2023, and respectfully submitted by the Senior Project Manager, Infrastructure;

AND FURTHER, that Council authorize increasing the 2019 project budget for Deer Park (Canadian Lakeview Estates) located at 9192 Tronson Road, by \$160,681 to facilitate the construction of Option 2 (site improvements, one court and playground equipment), funded by the Infrastructure Reserve, as detailed in the report titled “Deer Park – Funding”.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council receive the report titled “Deer Park – Funding” dated May 11, 2023, and respectfully submitted by the Senior Project Manager, Infrastructure;

AND FURTHER, that Council direct administration to proceed with Option 1 at a cost of \$302,045 as detailed in the report titled “Deer Park – Funding” as it is within the approved remaining budget of \$340,443.

Note: The estimated cost to decommission the two failed tennis/pickleball courts; complete stump and brush removal from the playing field; complete path network improvements; and install the playground equipment, is \$302,045, and can be completed within the approved budget. This is consistent and in alignment with the level of service expected for a typical Neighbourhood Park, such as Deer Park. Decommissioning both courts is a large departure from the scope of work presented through the public consultation process in 2020.

2. THAT Council receive the report titled “Deer Park – Funding” dated May 11, 2023, and respectfully submitted by the Senior Project Manager, Infrastructure;

AND FURTHER, that Council authorize increasing the 2019 project budget for Deer Park (Canadian Lakeview Estates) located at 9192 Tronson Road, by \$322,750 to facilitate the construction of Option 3 (site improvements, two courts and playground equipment), funded \$300,000 from the Infrastructure Reserve and \$22,750 from the Gas Tax Reserve, as detailed in the report titled “Deer Park – Funding”.

Note: The estimated cost to reconstruct both failed tennis/pickleball courts; complete stump and brush removal from the playing field; complete path network improvements; and install the playground equipment, is \$663,193, and requires \$322,750 in additional funding. Having two rehabilitated tennis/pickleball courts, is inconsistent with similar parks (Whistler Place and Sawicki Parks) on a number of courts per capita served basis (~1000 people/court). Funding this option as detailed would further deplete the Infrastructure Reserve.

ANALYSIS:

A. Committee Recommendations:

NA

B. Rationale:

Background and Context

1. Administration has received pricing for the Deer Park (Canadian Lakeview Estates) located at 9192 Tronson Road, Project #2019-23 (Attachment 1). The originally presented scope of work from 2019 included reconstruction of two tennis courts, stump and brush removal from the playing field, path network improvements, and the installation of playground equipment. The project budget, approved by Council in 2019, was \$361,000. The remaining project budget is \$340,443.
2. Deer Park is designated as a Neighbourhood Park, with a surrounding neighbourhood of approximately 900 residents. According to the City’s Parks Master Plan (2015), the definition of a Neighbourhood Park is as follows:
 - a. *Neighbourhood Parks act as the heart of individual neighbourhoods and provide leisure and play opportunities for nearby residents. As they are smaller and serve residents in a much closer proximity than Community Parks, Neighbourhood Parks are often accessed by walking or biking and offer more common amenities such as playground structures, benches and picnic tables. They tend to accommodate shorter stays. These parks receive a moderate level of maintenance.*
3. Deer Park currently has two tennis/pickleball courts and is lacking a playground structure, benches, and picnic tables consistent with the definition of a Neighbourhood Park. Athletic amenities such as multiple racket sport courts are typically associated with Athletic and Community Parks, which are costlier to construct and maintain, and are generally situated in central areas of the community to serve as many people as possible. Several Neighbourhood Parks within the City of Vernon do contain tennis courts such as Sawicki Park (two courts) and Whistler Park (two courts), but these parks tend to serve larger surrounding neighbourhoods (populations of approximately 2200 and 2100 respectively).

- Public consultation was conducted in 2020. Attachment 2 provides a summary of the feedback received from the 76 respondents. A portion of the report was omitted from this report to protect the privacy of the participants. A large majority of people were in support of the concept plan which included renewal of the existing amenities and the addition of play equipment as shown in the Figure 1.

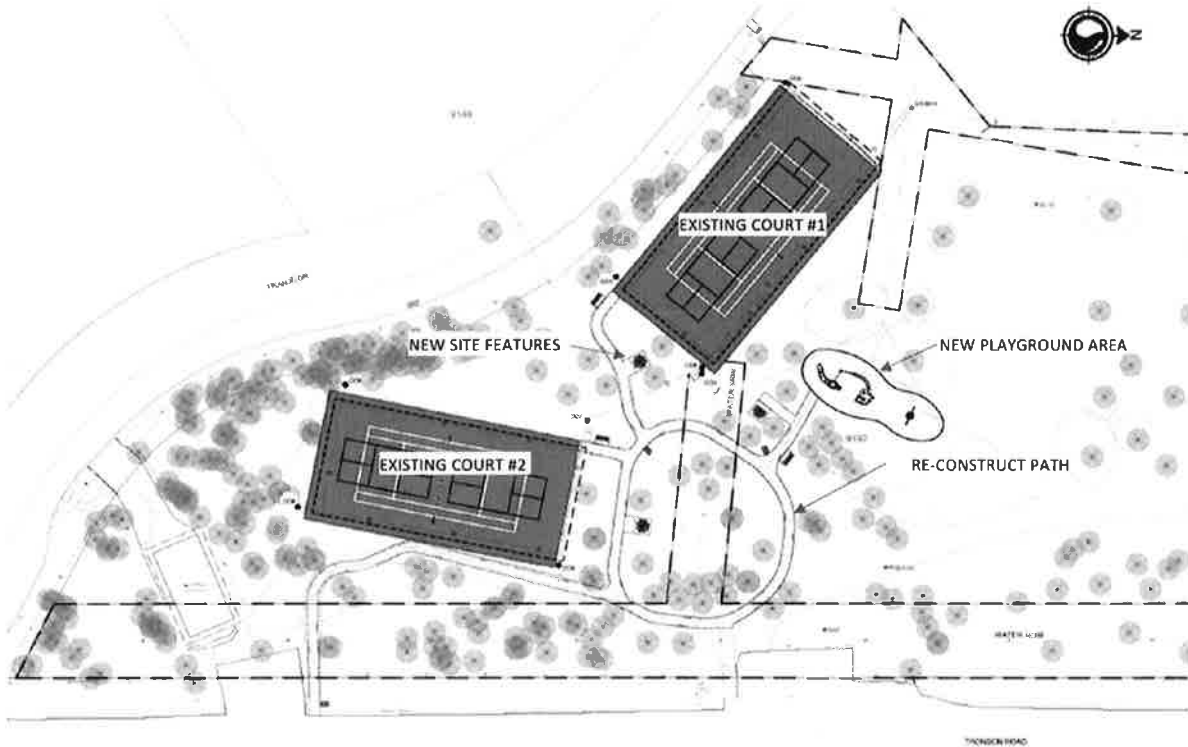


Figure 1 Deer Park Site Plan

- The project team has received competitive bids for the project. The bid was structured to allow flexibility in moving forward with the planned amenities in 2023 as the new project team realized the previously scope of work would not fit within the 2019 project budget. The table below provides the options, amenities, cost and the additional funding required for the options moving forward.

Option	Amenities Provided	Cost	Additional Funding
1	Site Improvements Playground Equipment Decommission Existing Courts	\$302,045	No Additional Funding Needed
2	Site Improvements One Court (Tennis/Pickleball) Playground Equipment	\$501,124	\$160,681
3	Site Improvements Two Courts (Tennis/Pickleball) Playground Equipment	\$663,193	\$322,750

6. Administration is recommending Option 2. Option 2 provides reconstruction of one tennis/pickleball court (existing court #1); decommission one racket court; stump and brush removal from the playing field; path network improvements; and the installation of playground equipment. This option provides a higher level of service than a typical neighborhood park, with the inclusion of a tennis/pickleball court. Providing one court brings the service level in line with similar neighborhood parks with one court per approximately one thousand residents served. The addition of the playground equipment and renewed site improvements brings this park in line with the amenities of a neighborhood park described in the Park Master Plan.
7. The project team received competitive bids to complete the Option 2 work. The updated project budget to complete this work is \$501,124, and requires \$160,681 of additional funding. Administration is recommending that the Deer Park project proceed, and that Council consider funding the additional \$160,681 from the Infrastructure Reserve that has a current balance of \$665,286.

C. Attachments:

Attachment#1: Deer Park (Canadian Lakeview Estates) – 9192 Tronson Rd. Project #2019-23
Attachment#2: Deer Park Renewal Survey

D. Council's Strategic Plan:

- Continued implementation of the Parks Master Plan.

E. Relevant Policy/Bylaws/Resolutions:

8. City of Vernon Asset Management Policy: The Asset Management Policy has Guiding Principles, one of which is "Balanced", whereby service levels are affordable and appropriate. The citizens of Vernon expect consistent, cost effective, quality services from their local government. The City endeavors to balance levels of service with what residents are willing to pay when making infrastructure management decisions.

BUDGET/RESOURCE IMPLICATIONS:

Administration endeavored to put forward a recommendation that is consistent with the City's Parks Master Plan and also considered the work of the soon to be presented Parks Asset Management Plan. With the limited funds available to provide sustainable service administration makes infrastructure renewal, replacement and improvement recommendations based on which assets have the greatest consequence of failure and serve the greatest number of parks users.

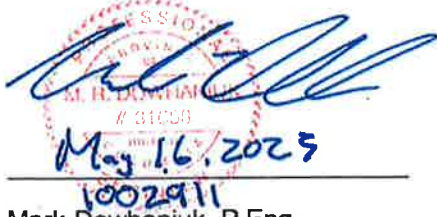
Preliminary findings from the draft Parks Asset Management Plan identify an infrastructure renewal deficit (backlog) and a funding gap to deliver target level of service. Administration will present these challenges in detail in the coming months. Aligning our services with predictable and consistent amenities for various park types will help to define our levels of service and control costs.

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Approved for submission to Council:



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Date: 05/17/2023

REVIEWED WITH

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| <input type="checkbox"/> Corporate Services | <input checked="" type="checkbox"/> Operations | <input type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input checked="" type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |

Attachement #1

Canadian Lakeview Estates park lot – 9192 Tronson Rd.

PROJECT #2019-23



Total Cost \$361,000

This project consists of developing and constructing a park at the Canadian Lakeview Estates park lot. Staff would work with the neighbouring community to refine a concept for the area. The concept would include reviewing the building, installing an irrigation system, restoring walkways, plantings, courts and reviewing the need for play equipment.



Deer Park Renewal Survey

SURVEY RESPONSE REPORT

28 April 2017 - 14 September 2020

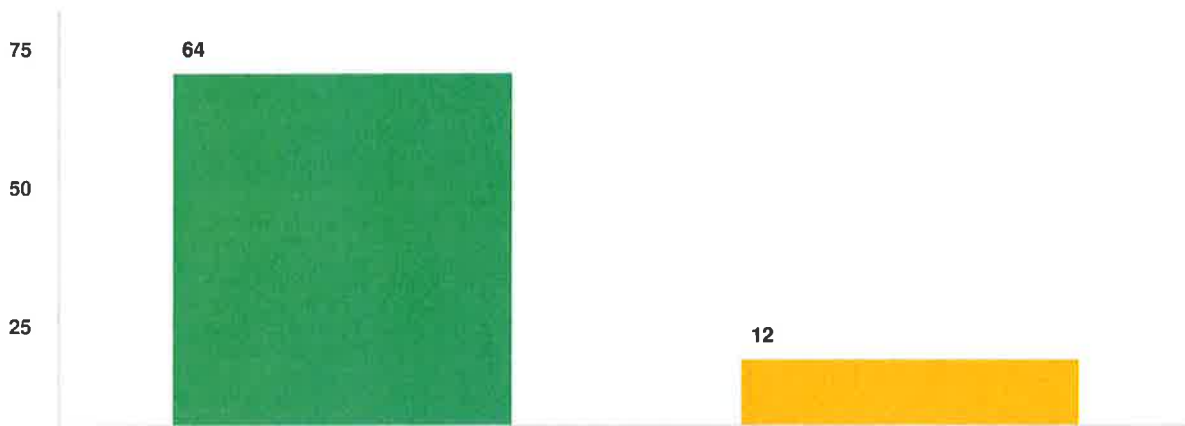
PROJECT NAME:

Deer Park Renewal Project



SURVEY QUESTIONS

Q1 Have you been to this park?

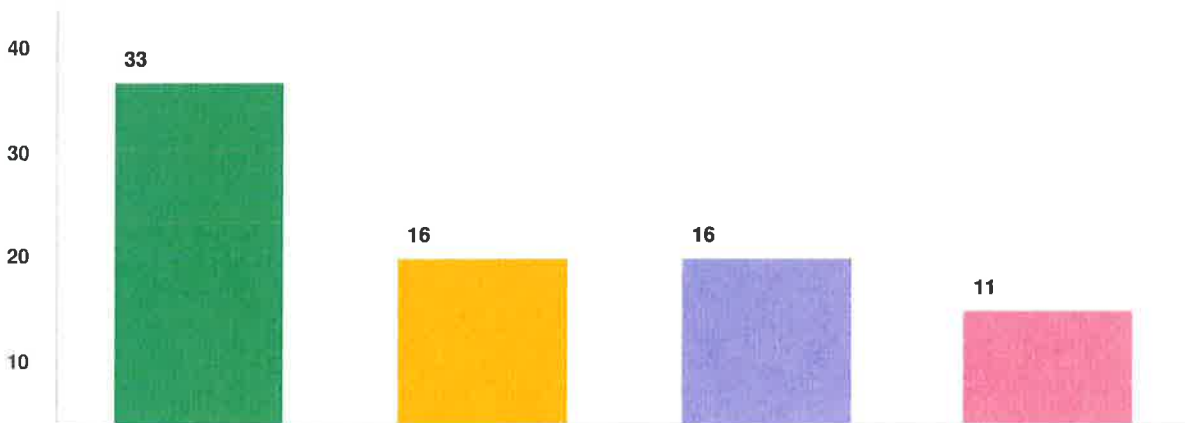


Question options

- Yes
- No

Mandatory Question (76 response(s))
Question type: Checkbox Question

Q2 How often do you normally visit this park (spring through fall)?

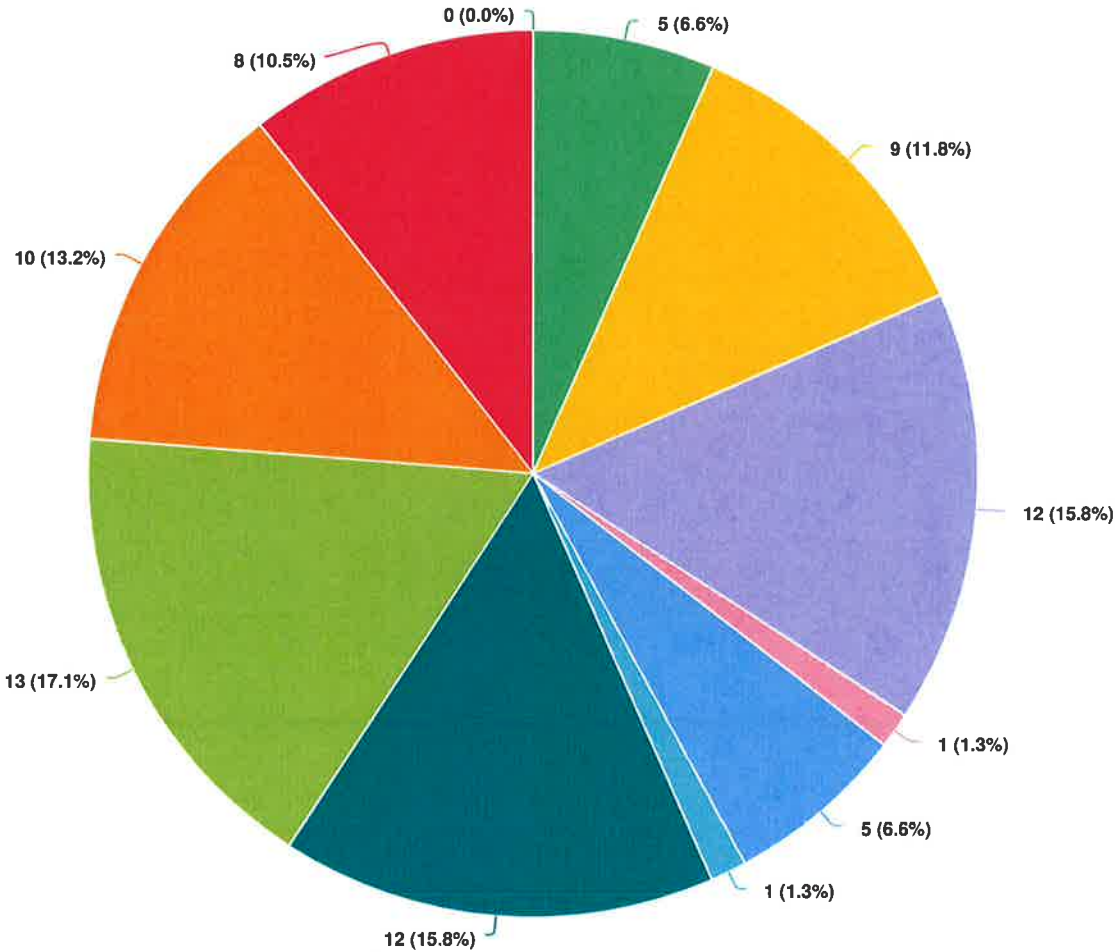


Question options

- Once a week or more.
- One to three times per month.
- Rarely.
- Never.

Mandatory Question (76 response(s))
Question type: Checkbox Question

Q3 | What do you do in the park?

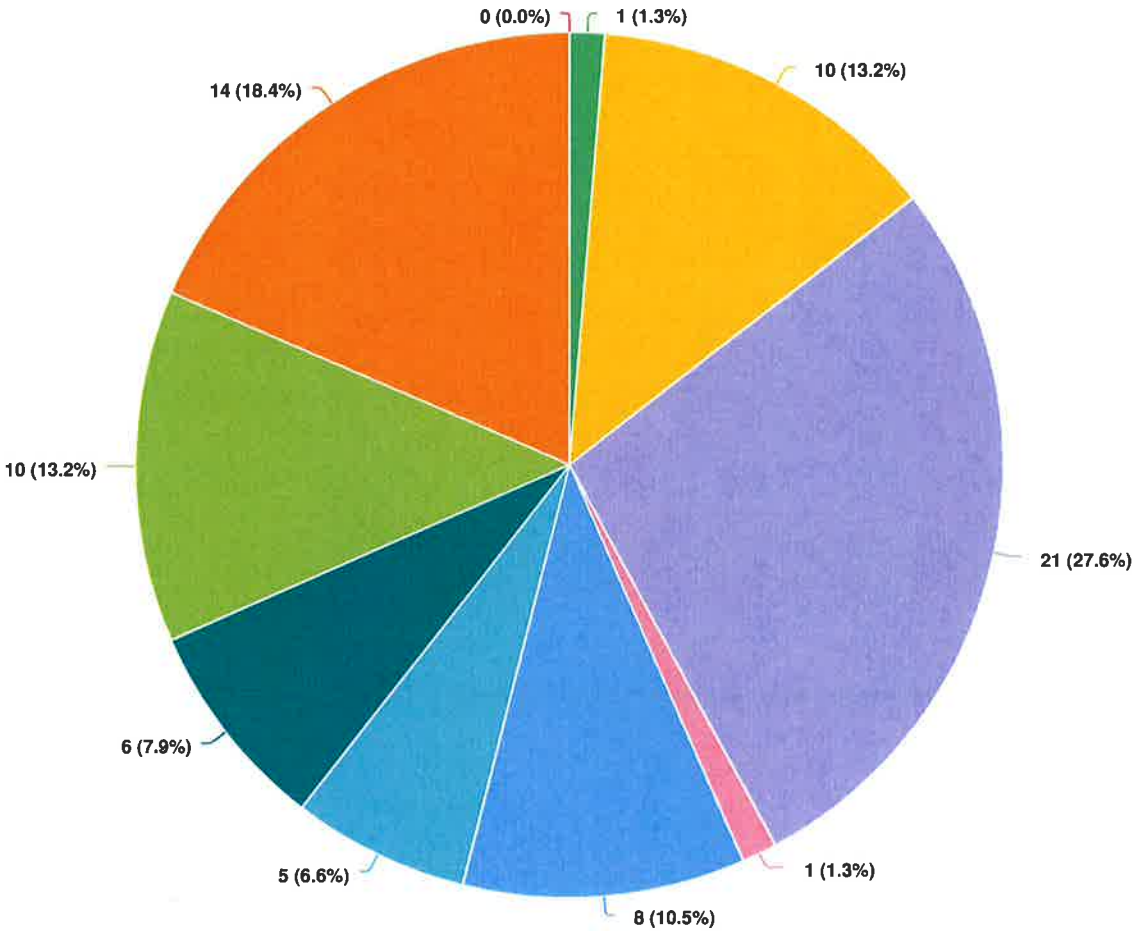


Question options

- Picnicking
- Tennis
- Pickleball
- Play catch (ball or frisbee)
- Take kids to play
- Meet with friends
- Walk the dog
- Sit/walk in nature
- (Not applicable - I have not gone to the park.)
- Other (please specify)
- Badminton

Mandatory Question (76 response(s))
 Question type: Radio Button Question

Q4 What would you like to do you do in the park?

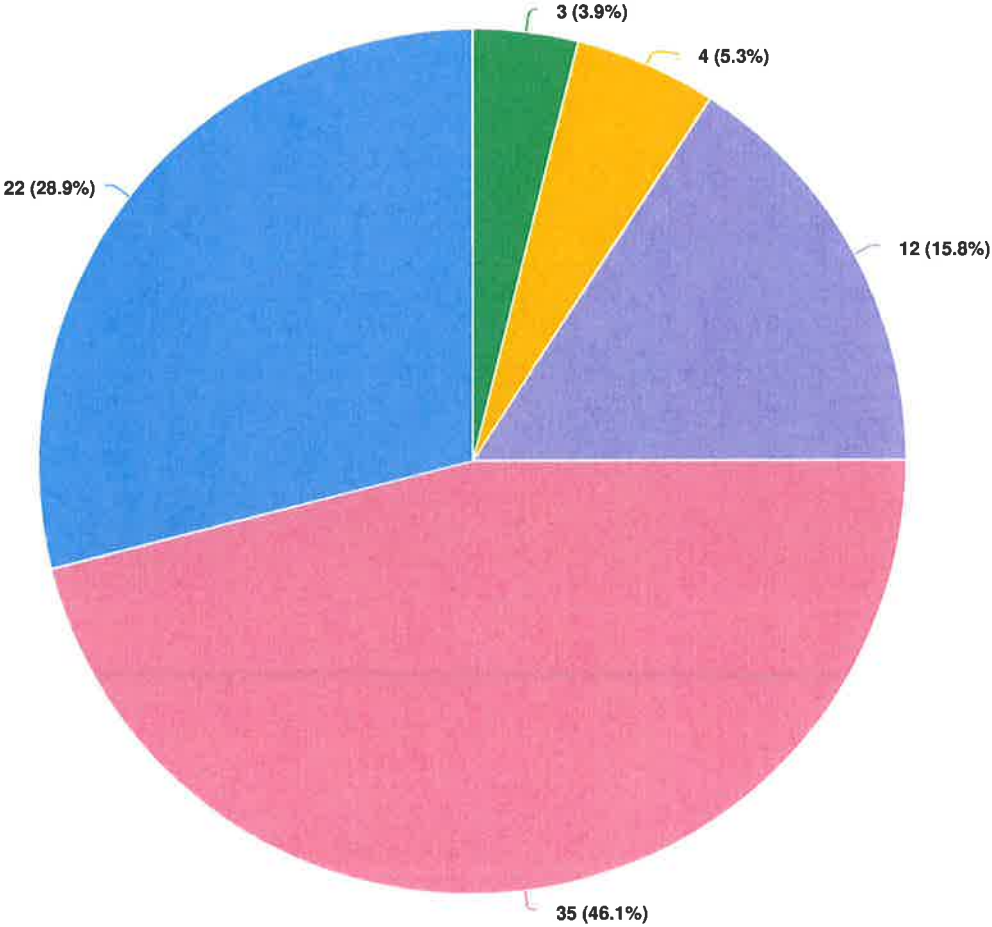


Question options

- Picnicking
- Tennis
- Pickleball
- Badminton
- Take kids to play
- Meet with friends
- Walk the dog
- Sit/walk in nature
- Other (please specify)
- Play catch (ball or frisbee)

Mandatory Question (76 response(s))
Question type: Radio Button Question

Q7 | Looking at the Preliminary Plan for Park Renewal, what is your reaction?



Question options

- Very Unhappy
- Unhappy
- Neutral
- Happy
- Very Happy

Mandatory Question (76 response(s))
Question type: Emoji Question