



Park (as shown in the Master Plan) will proceed to detailed design and construction in 2009. It is expected that it will take a number of years to fully complete the construction that is anticipated by the Master Plan.

Phases 1 and 2 of the park planning process commenced in January of 2008 with research and analysis of the park site, establishment of a Steering Committee and development of a vision statement. The Steering Committee included representatives from Surrey/White Rock Naturalists, the Ocean Park Community Association and the Heritage Advisory Committee along with city staff from Parks, Surveys, Community Leisure Services and Transportation Planning. A preliminary open house was held on April 8<sup>th</sup>, 2008 at Ocean Cliff Elementary School to canvass the community on their vision for Kwomais Point. Then through the spring and early summer two different concept plans for the Park were developed, which were presented to the public at the second open house on June 10<sup>th</sup>, 2008 at Ocean Cliff Elementary School.

The two concept plans were based on the following key attributes/findings with respect to the site:

1. the views that the site provides of Semiahmoo Bay and beyond;
2. the presence of raptors on the site;
3. the history of the site;
4. the need to maintain community access to the Kwomais Lodge (Dining Hall) and Sanford Hall;
5. concerns by the public that park development might change the character of the site, and
6. that access and parking issues need to be addressed so as to avoid increased traffic and parking on nearby local roads.

In early July 2008, the Steering Committee considered the results of the second open house and a survey related to choosing a name for the Park. The Steering Committee recommended that the Park be named "Kwomais Point Park". This name was endorsed by the Parks and Community Services Committee in July of 2008 and was later approved by City Council. After considering the comments received through the second open house, the Steering Committee provided broad design direction in relation to the development of a preferred overall site plan for the Park.

The information presented at the third open house, which was held on October 16th, 2008 at Laronde Elementary School, included an overall site plan and two options for the treatment of the intersection of 128<sup>th</sup> Street and Marine Drive as developed by the Engineering Department. Detailed plans of three viewing areas within the Park and details regarding the design of the area around Sanford Hall and Kwomais Lodge were also presented.

### **Description of Significant Elements of the Recommended Master Plan**

#### **Lookouts:**

Three viewing areas are proposed as follows:

- Semiahmoo Lookout – Located in the open grass area adjacent to 14A Avenue, it provides a panoramic view across Semiahmoo Bay towards Point Roberts and Vancouver Island.

- Whale Lookout – Located in the southeast corner of the Park, the Plan proposes that a platform be constructed to provide views south towards Semiahmoo Bay and the San Juan Islands.
- Bunkhouse Viewpoint – Located in the centre of the property, it provides a view to both the south and west overlooking Semiahmoo Bay, and will be developed with a picnic shelter and viewing platform.

### **Sanford Hall and Kwomais Lodge:**

The area in the vicinity of Sanford Hall and Kwomais Lodge will be enhanced to allow for vehicular access to and parking near these buildings and to allow for pick up and drop off of Park users. Parts of this area in the vicinity of the buildings will be replanted with native plant species and will be enhanced with interpretive signage. The improvements in this area would be focussed on ensuring safe and convenient access for patrons to the two buildings, which will be venues for public use and City programming in the future.

The City's Community and Leisure Services Division (CLS) is intending to utilize Sanford Hall and Kwomais Lodge as venues for community programming, including summer day camps, art classes and other family, youth and senior programming as well as rentals to the public for functions such as musical performances, weddings and birthdays. The combination of indoor and outdoor space enables a wide range of programming opportunities. The buildings will require renovations prior to being opened for public use.

### **Access to the Park:**

The main access to the park is proposed to be from the intersection of Marine Drive and 128<sup>th</sup> Street (See Appendix 2). The Engineering Department has developed a design for the intersection that will accommodate park access needs while respecting the needs of the neighbourhood. The preferred plan also proposes a one-way egress from 128<sup>th</sup> Street south of Marine Drive. This is intended to reduce traffic on local streets and to provide a clear indicator for southbound traffic on 128<sup>th</sup> Street that the main direction of movement is eastbound on Marine Drive and that the entrance of Kwomais Point Park is located at that corner.

### **Recommended Master Plan:**

The recommended Master Plan for Kwomais Point Park is illustrated in Appendix I. The feedback from the third public open house indicated strong support for this recommended master plan with 82% of respondents supporting the plan and 85% of respondents supporting the intersection improvements at 128<sup>th</sup> Street and Marine Drive. The main concerns raised at the open house were the impact of the new bus stop to residents at the intersection of Marine Drive and 128<sup>th</sup> Street; the impact of the viewing platform in the lawn area at 14A Avenue on residents' views; and the amount of hard paving at the lookout area. The recommended Master Plan has been revised to remove the northbound bus stop, as a bus stop was not required at that location. The amount of hard surfacing at the viewing area on 14<sup>th</sup> Avenue has been reduced. Staff has also reviewed the elevations of the proposed viewing area to more precisely determine the impacts on resident views. The elevation is attached in Appendix 1 of this report and illustrates that there will be minimal impacts to resident views.

The Master Plan was presented to the Parks and Community Services Committee on November 26<sup>th</sup>, 2008. The Committee resolved to endorse the Master Plan as presented and to recommend that City Council receive a staff presentation on the matter and approve the Plan as the basis for implementing improvements to Kwomais Point Park.

If the proposed Master Plan for Kwomais Point Park is implemented it will create a dynamic City Park that respects the site as a “Place of Vision” for city residents and visitors. Panoramic views of Semiahmoo Bay will be enhanced with viewing platforms and interpretive signage. The Master Plan anticipates the preservation of Kwomais Lodge and Sanford Hall to allow a wide variety of programming opportunities and other community uses. The sense of place of the site will be preserved through the protection of stands of native trees, as well as utilization of the existing clearings for outdoor programming and park infrastructure. The implementation of the Master Plan will create a park for the future while respecting the site’s rich history and natural landscape.

## **CONCLUSION**

Based on the above discussion, it is recommended that Council approve the Master Plan for Kwomais Point Park, which is attached as Appendix 1 to this report.

Laurie Cavan  
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Parks, Recreation and Culture

Appendix 1: Master Plan for Kwomais Point Park

Appendix 2: Proposed Intersection Upgrades at 128<sup>th</sup> Street and Marine Drive

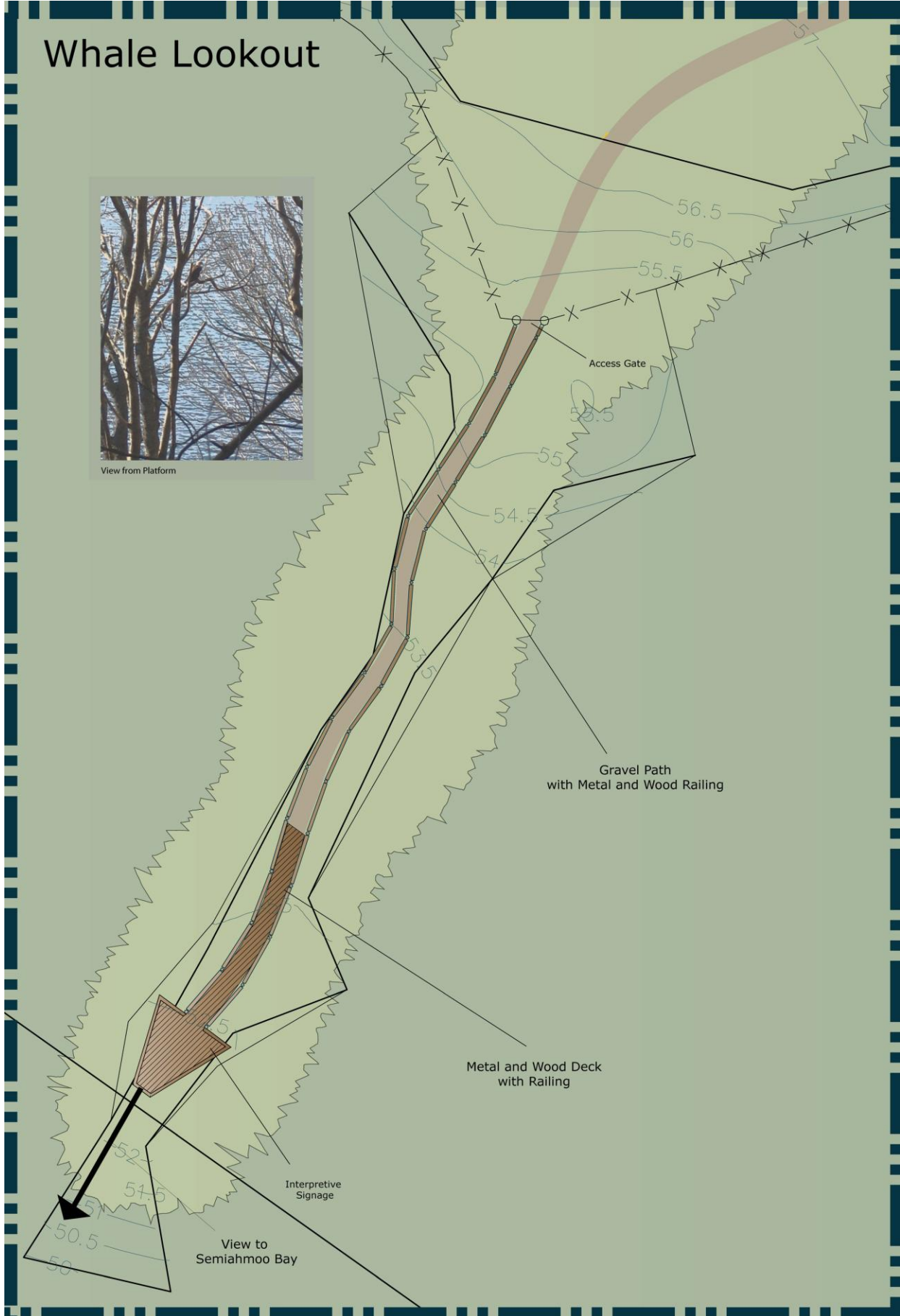
# Appendix 1. – Proposed Master Plan

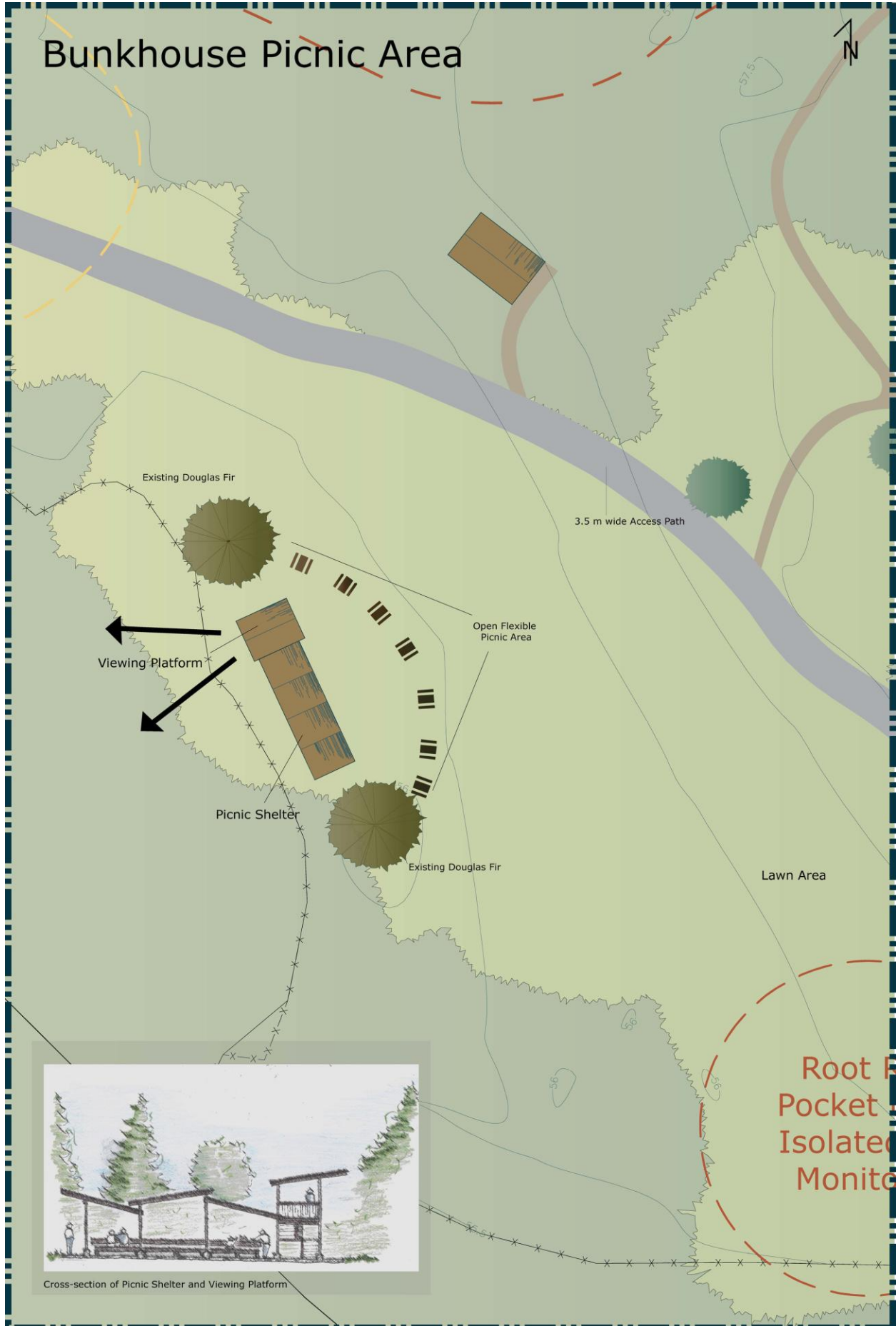


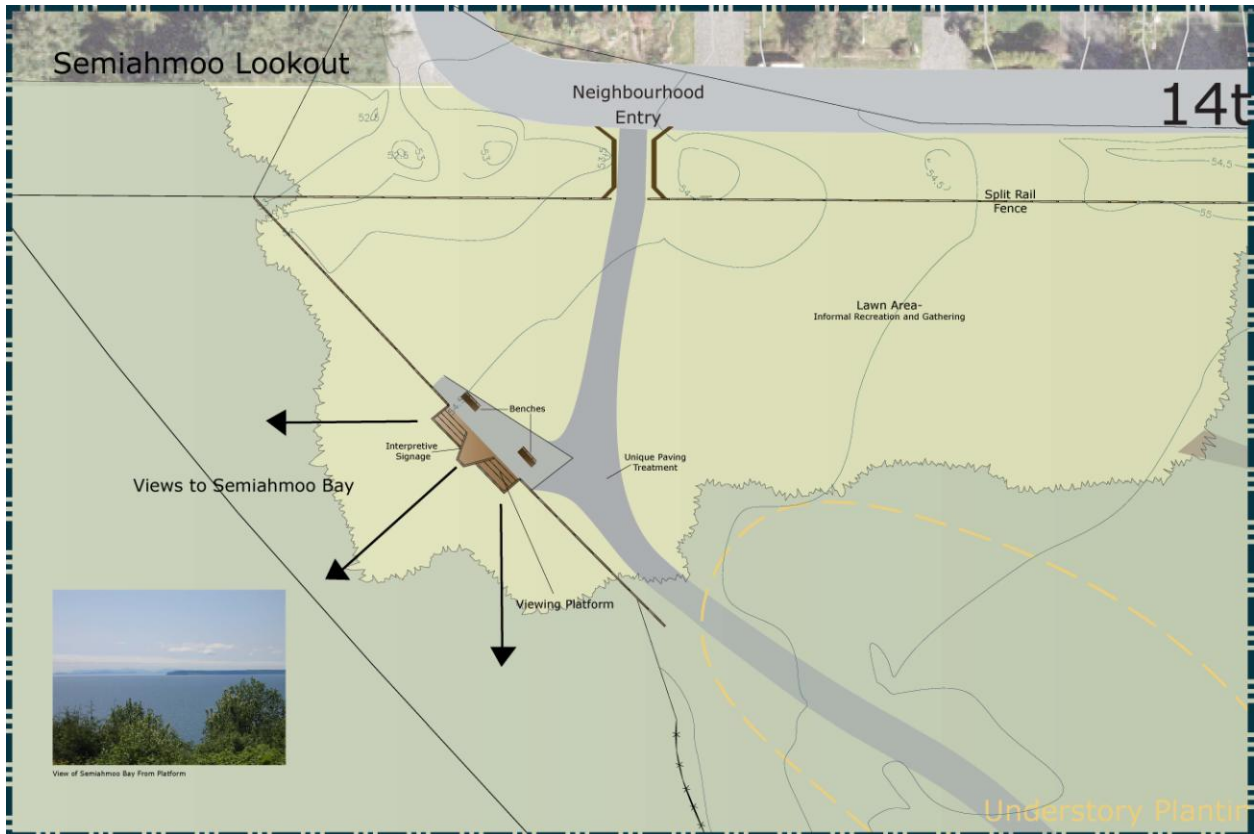
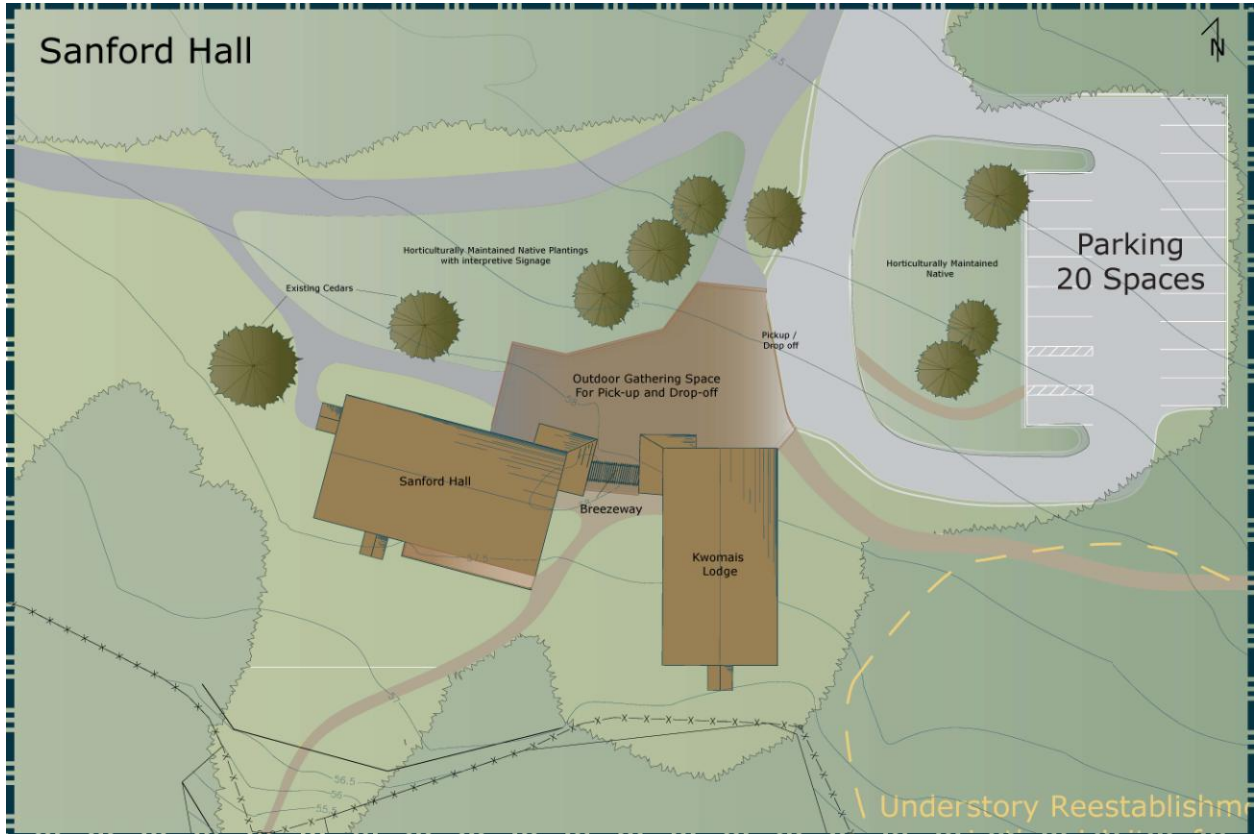
# Whale Lookout



View from Platform









## Semiahmoo Lookout



Before



After

## Appendix 2. – Proposed Intersection Upgrades at 128<sup>th</sup> Street and Marine Drive

