

Date: October 2, 1995

SUBJECT: TROUT LAKE LITTLE LEAGUE FIELDHOUSE PROPOSAL

RECOMMENDATION

THAT the Board conduct a community consultation survey regarding the building of a 500 square foot fieldhouse on the eastern side of John Hendry Park.

POLICY

While there is no specific policy for fieldhouse buildings, the Board has adopted policies for other buildings and structures in parks such as daycares and batting cages. Sections of these policies applicable to the Little League's fieldhouse proposal include:

The facility should not eliminate existing active or passive park functions, dominate the overall experience of the park or compromise the park's overall aesthetic quality.

Preferences for locating new facilities:

First- within existing buildings;
Second - an addition to an existing building;
Third- a new freestanding building.

The siting of the facility should be in an "out of sight" location.

New facilities should be consistent in design to other buildings in the park.

BACKGROUND

Trout Lake Little League has submitted a proposal to build a 1,200 square foot fieldhouse on the eastern side of John Hendry Park (see Appendix A for site and building plans). The buildings "specifications" are:

- a concession, storage room and public washrooms area (600 square feet);
- a meeting/storage room (400 square feet);
- a 200 square foot covered area would be created adjacent to the concession;
- Little League would have exclusive use of the building;
- the Little League will assume the total cost of construction (including applicable permit and development fees, Park Board supervision staff time) as well as all of the building's ongoing operational costs.

In addition, the Little League will act as the general contractor for the project. The design and construction of the facility will be supervised by the Board's Planning staff (staff time is estimated at approximately \$1,000).

Historically, ancillary park facilities such as washrooms, storage areas and concessions have been provided in parks. Table 1 outlines the current Park Board practice/standard for park facilities, who is responsible for providing the facility as well as the current provision in John Hendry Park.

Table 1

Facility	Practice/Standard	Current Provision
Washrooms	Park Board provides facilities on site.	Washrooms located in Beach Fieldhouse and the community centre; Little League provides additional portable toilets during season.
Storage	Park Board has provided storage available in an existing building; little leagues are responsible for additional storage if it is required.	Little League has a if large storage container (8'x 20' by 8' in height) on site.
Concession	Little League responsibility.	Little League's concession is located near north diamond; Park Board concession is located at beach area.
Meeting Room	Not provided on site - groups may use community centre rooms.	Trout Lake Community Centre located on site.

Two similar fieldhouse facilities have been built at Memorial South Park (1991) and Nanaimo Park (1992). Both buildings are freestanding and include a concession and storage space. The Memorial South building also includes a washroom.

These facilities evaluate favourably against the criteria outlined in the above policy statements:

- the facilities do not dominate the park as each is under 400 square feet;
- the facilities are somewhat "hidden" as they are located directly behind a backstop;
- the Nanaimo Park building is similar to the park's fieldhouse design.

DISCUSSION

The Trout Lake Little League proposal will not eliminate either active or passive park functions. Given the size of the park, the proposal will not dominate the overall park experience, although it will have a significant impact on the eastern side of the park. It is very difficult to "hide" a 1,200 square foot building.

The proposal meets the third preference for building location as it is a new park facility. It is recognized that if washrooms are to be provided at this location, a new freestanding building is required.

The primary issue to be resolved is the provision of green space vs. the provision of ancillary park facilities. In principle, the Park Board only provides those ancillary facilities which are required on site. In the case of this fieldhouse proposal, the only new facilities required are washrooms, the concession and storage for day-to-day maintenance and operational equipment (rakes, liners, etc.). The meeting/off-season storage room is not viewed as a site specific requirement. Meeting rooms are available at the community centre and it is practice to provide off-season storage only if it is available in an existing building.

Another issue to be considered is potential use of the facilities. Little League is asking for exclusive use of the building during their season of play (April to mid July). The washrooms and concession would only be open during little league play since the Little League would be responsible for the maintenance of these rooms. During the off season, the meeting room would be converted to a storage room (for uniforms, etc.).

The only facilities which could serve other park users are the washrooms. Currently the winter users of the park use the community centre's washrooms. If the new washrooms were to be open to the general public, the Park Board would be obligated to bear the additional operating costs (heating, cleaning, etc.). In addition, washrooms in buildings without caretakers are subject to vandalism. This matter will be further analyzed for the Board's consideration after the community consultation process has been completed.

In principle, staff support both the project and the Trout Lake Little League proposal to upgrade park facilities. Staff's concern relates only to the size and scope of the project; specifically the request for a 1,200 square foot building that includes a meeting room. In addition, staff are concerned that the covered area may serve as a potential gathering place which could be a late night nuisance for park neighbours. In light of this evaluation, staff are recommending that

Trout Lake Little League down-scale this project to a 500 square foot building without a covered area.

Given the Board's community consultation policy for new park developments, this proposal must still be presented to the neighbourhood for comment. This involves a survey of the park's neighbours (3 block radius) and consultation with park user groups (Grandview Community Association, the Trout Lake Restoration Society and the Vancouver Rugby Union). The results of this consultation process and a further recommendation will be prepared for the Board later this fall.

CONCLUSION

A smaller building which includes washrooms, a concession and storage room would be more consistent with existing Park Board policies and practices.

Prepared by:
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