



Date: June 27, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Arbutus Gardens - Allocation of Community Amenity Contributions

RECOMMENDATION

THAT the Board endorse the attached Council Report recommending that Arbutus Gardens Community Amenity Contributions (CACs) be shared equally between Park Board and Engineering projects, and that an initial \$450,000 of the collected funds be allocated to a major upgrade of Quilchena Park.

INTRODUCTION

Arbutus Gardens is a residential development of up to 750 units replacing an older development of 302 units. As part of the rezoning of the property, a CAC was negotiated for projects that would lessen the impact of the new population on the neighbourhood.

Approximately \$1.8 Million in CACs are expected; of that about \$900,000 have been collected to date and are available for allocation. The attached Council Report recommends that the CACs be shared equally between Park Board and Engineering projects, and that \$450,000 be allocated to an extensive upgrade of Quilchena Park. Another \$450,000 (approximately) would be expected to be allocated to a second installment of Park Board projects at a later date.

DISCUSSION

The primary criterion for selecting Park Board projects that are proposed to be funded through these CACs is how well the potential projects would serve the new residents at Arbutus Gardens. Staff emphasized proximity to the development, accessibility, the demographics of the new residents, and variety of activity. An extensive upgrade of Quilchena Park emerged as the first project, and improvements to Kerrisdale Community Centre and to Prince of Wales Park as the next projects. These three projects together cover passive and active outdoor recreation needs as well as indoor recreation needs. All three projects also deliver benefits to the existing neighbourhood population.

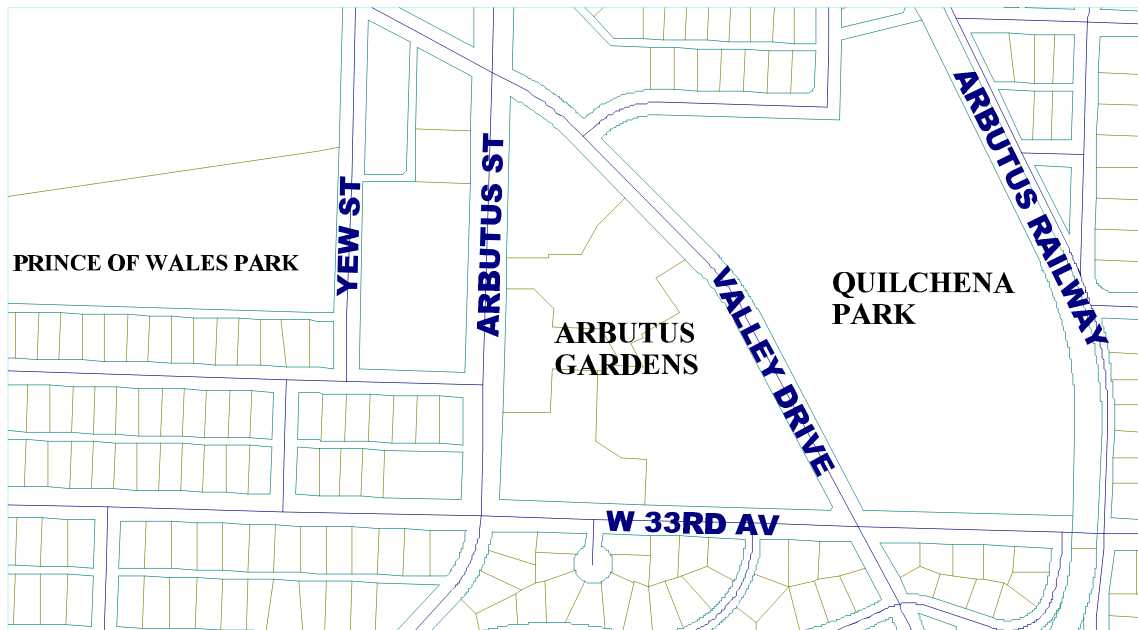
It is proposed that the Park Board projects proceed in two installments. The first installment is funded by the monies that have already been collected and the second installment will be funded

by the remaining monies that are collected as the development proceeds toward completion a few years from now.

First Installment

Quilchena Park is a large park of nearly 8 ha (20 acres), bounded by the Arbutus rail line, 33rd Avenue, and the Arbutus Gardens development (see map). The park has two ball diamonds, a field house with public washrooms, a playground and some trees. There are no walkways or sidewalks in the park. During the rainy season the park becomes soggy and is rendered less usable.

The park and recreation need of the new residents immediately adjacent to Quilchena Park can best be accommodated by improving the park such that additional activities become possible, that the existing activities cause less impact, and that park visits can take place through all the seasons. Since the demographics of the new residents at Arbutus Gardens are expected to be weighed toward the older age groups, a focus on passive park enjoyment was deemed appropriate.



An upgrade of the park has been often requested by members of the community and some initial discussions regarding a possible program have taken place. There is a general desire to have a more beautiful park, more interesting plantings, more variety of activities focusing on passive recreation, and an opportunity to go for walks in the park throughout the year. The preliminary program for the upgrade includes a perimeter walkway that doubles as an extension of the

pedestrian paths in adjacent blocks, seating, planting of shrubs and trees providing all-season interest, a jogging path with a softer surface, and possibly a gazebo structure.

This preliminary program will form the basis for a public process directed at the longtime residents and the people who have moved recently into the neighbourhood. Additional or alternative ideas may be generated in that process.

It is estimated that the total cost for the Quilchena Park upgrade exceeds the proposed Park Board share of the monies already collected. Staff therefore propose that the upgrade unfold in two phases. Council is asked to allocate funding at this time for Phase One only. Staff will report back on Phase Two at a later date.

It is expected that the public process will unfold in fall, followed by design and construction drawings for Phase One, tendering in winter, and construction of the Phase One park improvements in spring of 2003 after the rainy season.

Second Installment

The second installment of projects will occur once the remainder of the CACs has been collected, as early as five years from now. The proposed projects are a Phase Two for the Quilchena Park upgrade, a continuation of the ongoing renovation of a wing of Kerrisdale Community Centre, and an upgrade in drainage and irrigation to athletic surfaces in Prince of Wales Park. Exact amounts of CAC funds available for these projects are approximate as the final amount is tied to inflation and therefore cannot be determined precisely at this time. The second installment of Park Board project allocations are proposed as following:

Quilchena Park upgrade Phase Two	\$100,000
Kerrisdale Community Centre	\$225,000
Prince of Wales Park	\$125,000
Total	\$450,000

SUMMARY

The Board is asked to support the attached Council Report recommending that \$1.8 Million in CACs be shared equally between Park Board and Engineering projects, and that \$450,000 of the money that has been collected be allocated to a major upgrade of Quilchena Park. A second installment of Park Board projects costing another \$450,000 (approximately) would seek funding at a later date as more funds become available.

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