

Date: May 19, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
**SUBJECT: John Hendry Park Master Plan – Phase 1:
New Trout Lake Community Centre and Ice Rink**

RECOMMENDATION

- A. THAT the Board endorse the high priority design factors, the medium priority design factors, and the non-design factors listed in Appendix A as considerations to be incorporated into the upcoming conceptual design work for the new Trout Lake Community Centre and Ice Rink;*
- B. THAT the Board endorse the south-west portion of John Hendry Park, as shown in Appendix B, as the site for the new Trout Lake Community Centre and Ice Rink.*

POLICY

The Board approves major changes in Vancouver parks, including the siting of major recreational facilities.

BACKGROUND

The 2006-2008 Capital Plan includes funding for the preparation of a master plan for John Hendry Park, as well as an allocation of \$20 million to rebuild the Trout Lake Ice Rink and the Killarney Ice Rink.

There are two key reasons to prepare a master plan for John Hendry Park:

- The Trout Lake Ice Rink needs to be rebuilt in time for the 2010 Winter Olympic and Paralympic Games, and the Trout Lake Community Centre, which is rated as a high priority in the Community Centre Renewal Plan, will be rebuilt in the next decade. Two scenarios exist for the recreation complex: to rebuild it in the same general location; or to build it in a new location within the park.
- There are a number of outstanding park issues that need resolution, including possibilities for increased naturalization of the park, improvements to the park's walkway system, design changes to reduce conflicts between dogs and park users at/near the dog off-leash area, and responses to new and/or expanded park uses.

The master plan has two phases. The first phase has focussed on the siting of the recreational complex because the new ice rink needs to be built to be operational in 2009. The second phase will focus on all other park issues.

On January 16, 2006, the Board approved the hiring of Phillips Farevaag Smallemberg, a Vancouver-based landscape architecture firm, to assist with the preparation of the master plan.

DISCUSSION

The first phase of the master plan, which has involved staff, the design consultant, the Grandview Community Association and the public, is nearing completion. A total of eight locations (see map below), including the site of the existing community centre and ice rink, were examined as possible sites for new the recreation complex. The object of the exercise was to determine whether there is a location in the park that is superior to the location of the current complex (Location A).



The area immediately surrounding Trout Lake was not considered because staff felt the lake is at the heart of John Hendry Park, and placing a recreational complex too close to the lake would intrude too much into the park.

The first step involved reducing the number of possible locations from eight to three. This was done in consultation with the public at a public workshop held February 18, 2006. Over 100 residents participated. Locations A, B and E were short-listed. All three

locations have direct access to an arterial street (Victoria Drive in the case of Locations A and B, and Grandview Highway in the case of Location E), an important consideration when locating recreational facilities. The five locations that were not pursued either faced onto local residential streets or onto residential lanes.

The second step involved reducing the number of possible locations from three to two. This was done in consultation with the public at a public workshop held March 4, 2006. About 200 residents participated. Locations A and B were forwarded. These two locations are located in the south-west portion of John Hendry Park, along Victoria Drive between 15th and 19th Avenues. Location E was not pursued because it had a number of significant challenges including a pedestrian-unfriendly environment along Grandview Highway, the creation of new vehicular access points off of Grandview Highway or local residential streets, and the displacement of a full-sized rugby field.

A preliminary geotechnical investigation was completed in March-April for Locations A and B. It concluded that:

- soil conditions in both locations are similar and would potentially result in similar geotechnical costs for the recreational complex in either location;
- soil conditions improve closer to Victoria Drive, and this applies to both locations; and
- the water table is generally further below the surface in Location A than in Location B, thereby allowing buildings to be more depressed below surface in Location A than in Location B.

A preliminary costing exercise was completed by staff and the consultant. It examined several known factors affecting construction costs, and concluded that Location A would be approximately 5% less costly than Location B.

In early May, staff determined that forwarding both options to the next stage of development was the preferred approach to seek architectural design input for the selection of the best siting for the facility. This was reviewed with the Park Board's Planning Committee and agreed to on May 16, 2006.

The architectural consultant will be tasked to find a building location that best meets the planning and design factors within the combined area (Locations A and B). As a result, staff are recommending that the Board endorse the south-west portion of John Hendry Park, as shown in Appendix B, as the area for the new Trout Lake Community Centre and Ice Rink to be sited.

In order to assist the architectural consultant with their upcoming assignment, staff turned their attention to the identification of design and non-design factors. Staff prepared a list of fifteen design factors and four non-design factors, and sought public feedback as to whether each factor was viewed as a "high priority factor", "medium priority factor" or "low priority factor".

A total of 118 feedback forms were filled in at the public meeting held on May 10, 2006. Results are shown below:

| | Factors to consider | High Priority | Medium Priority | Low Priority |
|-----|--|----------------------|------------------------|---------------------|
| 1. | The Community Centre and Ice Rink should be located adjacent to each other. | 53% | 31% | 12% |
| 2. | The Community Centre and Ice Rink should complement the natural park setting. | 80% | 11% | 6% |
| 3. | The Community Centre and Ice Rink should not "intrude" into the park. | 72% | 16% | 8% |
| 4. | The Community Centre and Ice Rink should minimize view blockage from streets and homes. | 53% | 30% | 15% |
| 5. | The Community Centre and Ice Rink should be "neighbourly" in relation to nearby residential buildings (size, scale, bulk of buildings). | 64% | 25% | 6% |
| 6. | The Community Centre and Ice Rink should be located in a way that allows for good pedestrian connections from the neighbourhood into the park. | 53% | 35% | 7% |
| 7. | The Community Centre and Ice Rink should have convenient access to off-street parking. | 51% | 33% | 12% |
| 8. | The Community Centre should be visible from Victoria Drive and from the park. | 19% | 39% | 37% |
| 9. | The Ice Rink should be visible from Victoria Drive and from the park. | 12% | 28% | 56% |
| 10. | The Community Centre should be inviting to park users. | 48% | 41% | 9% |
| 11. | The Community Centre should have good pedestrian access from Victoria Drive and from the park. | 55% | 35% | 4% |
| 12. | The Community Centre should take advantage of views (mountain or lake views). | 29% | 42% | 26% |
| 13. | The Community Centre should have good access to sunlight. | 36% | 42% | 19% |
| 14. | The park space along Victoria Drive should be beautiful and functional. | 54% | 34% | 7% |
| 15. | Safety/security for patrons & park users should be maximized. | 69% | 24% | 3% |
| 16. | The existing community centre should remain open during the construction phase. | 55% | 19% | 25% |
| 17. | The existing ice rink should remain open during the construction phase. | 41% | 18% | 40% |
| 18. | The cost to construct the community centre and ice rink. | 26% | 46% | 23% |
| 19. | Risk that project may be delayed and/or experience cost increases. | 34% | 39% | 17% |

Design factors which received more than 50% support as “high priority” have been included as “high priority design factors”. Design factor #10 is also included as a “high priority design factor” because it received 48% support as “high priority” and 41% support as “moderate priority”. This results in a total of 11 “high priority design factors”.

Design factors #8, 12 and 13 are rated as “medium priority design factors”. At the meeting, the public identified the preservation of trees as a factor to consider since there are a number of mature trees in the south-west corner of John Hendry Park. Staff agree and have added this as a medium priority factor. This results in a total of four “medium priority design factors”.

The only design factor which is rated as a low priority is design factor #9.

Staff are recommending that the “high priority design factors”, “medium priority design factors” and the non-design factors (#16 to #19) be endorsed by the Board as considerations to be incorporated into the upcoming conceptual design work for the new Trout Lake Community Centre and Ice Rink. These factors are listed in Appendix A.

PUBLIC CONSULTATION

Staff initiated a broad ranging public consultation process. Public notification involved:

- a permanent public display in the lobby of the Trout Lake Community Centre;
- a Park Board website regarding the John Hendry Park Master Plan;
- notification on the Park Board’s ‘public consultation’ website;
- letter notification to more than 2,000 households surrounding John Hendry Park;
- email notification to more than 200 participants;
- notification signs (four in total) in John Hendry Park;
- posters in the Trout Lake Community Centre and Ice Rink; and
- advertizing in local newspapers (Courier, Ming Pao).

Participation has been high: more than 100 participants at the first and third public meetings, and nearly 200 participants at the second public meeting. All events were held at Trout Lake Community Centre.

Staff have also met with the Grandview Community Association on a regular basis during the past four months. The Association has assisted in the planning and hosting of the three public meetings.

The public consultation process has lead to a sharing of ideas and open dialogue at the meetings. Residents care very much about John Hendry Park, Trout Lake Community Centre and Trout Lake Ice Rink, and have provided many thoughtful insights.

NEXT STEPS

In June 2006, the Board will be asked to award a contract to an architectural firm that will finalize the siting and design the new community centre and ice rink in the south-west corner of John Hendry Park. A Building Committee, which will include representatives from the Grandview Community Association and the public at large, will be formed to work with staff and the architectural consultant. Public input will be sought in the late summer or early fall. Staff anticipate that the Board will be asked to make a final decision about the siting of the recreational complex in the early fall.

The second phase of the John Hendry Park Master Plan, which will examine a whole range of issues affecting the future of the park, will be initiated in the fall of 2006.

The detailed design work associated with the Trout Lake Ice Rink will proceed in the fall of 2006. Staff anticipate that City permits will be obtained in late 2007, allowing construction to begin in late 2007 or early 2008. The rink will be complete in the summer of 2009, in time for the 2010 Winter Olympic Games.

The Trout Lake Community Centre, rated as a high-priority renewal project by the Park Board, will be rebuilt when capital funding is made available, hopefully as part of a future capital plan.

SUMMARY

The first phase of the John Hendry Park Master Plan is nearing completion. Siting for the new Trout Lake Community Centre and Ice Rink has been narrowed down to the south-west area in the park, along Victoria Drive between 15th and 19th Avenues. A number of building layout possibilities exist within this zone. Staff are recommending that a list of high priority design factors, medium priority design factors, and non-design factors, developed in consultation with the public, be endorsed to assist the architectural consultant with their upcoming design assignment.

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Appendix A
John Hendry Park Master Plan
New Trout Lake Community Centre and Ice Rink
May 2006

High priority design factors:

- The Community Centre and Ice Rink should:
 - i. be located adjacent to each other;
 - ii. have convenient access to off-street parking;
 - iii. complement the natural park setting;
 - iv. not intrude into the park;
 - v. be located in a way that allows for good pedestrian connections from the neighbourhood into the park;
 - vi. be ‘neighbourly’ in relation to nearby residential buildings;
 - vii. minimize view blockage from streets and homes;
- The Community Centre should:
 - i. have good pedestrian access from Victoria Drive and from the park;
and
 - ii. be inviting to park users;
- The park space along Victoria Drive should be beautiful and functional; and
- Safety / security for patrons and park users should be maximized.

Medium priority design factors:

- The Community Centre should:
 - i. have good access to sunlight;
 - ii. take advantage of views (mountain or lake views); and
 - iii. be visible from Victoria Drive and from the park.
- The Community Centre and Ice Rink should maximize tree preservation.

Non-design factors:

- The existing community centre should remain open during the construction phase;
- The existing ice rink should remain open during the construction phase;
- The cost to construct the community centre and ice rink; and
- Risk that project may be delayed and/or experience cost increases.

Appendix B
John Hendry Park Master Plan
Zone within which the new Trout Lake
Community Centre and Ice Rink will be located
May 2006

