



Date: May 18, 2014

TO: Board Members - Vancouver Park Board  
FROM: General Manager - Parks and Recreation  
SUBJECT: Hillcrest and Riley Parks - Master Plan

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## RECOMMENDATION

*THAT the Board approves the proposed Master Plan for Hillcrest and Riley Parks as shown in Appendix 2.*

## POLICY

The Board approves major changes in Vancouver parks including the design and development of parks.

## BACKGROUND

The combined Hillcrest and Riley Parks is 10.23 hectares (25.6 acres), located in the centre of the City immediately to the east of Queen Elizabeth Park (Appendix 1). The construction of the new Hillcrest Centre for the Olympic and Paralympic Games in 2010 resulted in the subsequent demolition of the Vancouver Curling Club (VCC) at Hillcrest Park and Percy Norman Pool and Riley Community Centre/ Ice Rink at Riley Park in 2012. These changes provide the impetus to develop a master plan to address the restoration of the demolition sites and current site issues, as well as to guide future development in these two important parks in alignment with the current City and Park Board strategic objectives.

## DISCUSSION

The Master Plan was developed through an extensive public engagement process that occurred over a yearlong period, involving open houses and stakeholder meetings completing in March 2014. The Master Plan sought to balance the needs of many diverse interests including the environment, pedestrians and cyclists, traffic and parking, field sports, and food assets.

## Public Engagement

The planning process was initiated in the fall of 2011, with the formation of a staff Steering Committee consisting of representatives from Park Board, City of Vancouver and consultants to identify stakeholders and to provide overall direction to the development of the Master Plan.

Stakeholder meetings occurred from October 2012 until March 2014, and included 14 meetings with various stakeholder groups, including:

- Vancouver Canadians
- Riley Park South Cambie Visions
- Vancouver Field Sports Federation
- Vancouver Farmers Market
- Village Vancouver
- Hillcrest Users Groups (HUGS)
- Westside Seniors Soccer
- Vancouver Racquets Club
- Seed to Sky Garden Club
- HUB

There were 3 Open Houses, which were held in December 2012, June and November 2013. The notification process for each Open House involved advertisements in the Vancouver Courier, Park Board web site, social media, pamphlet drop off to residents located within a minimum 2 block radius of Hillcrest and Riley Parks and on-site display boards. Each Open House created opportunities for public input through a hard copy survey form as well as a follow up on-line survey. In total, there were 423 individuals on the Hillcrest and Riley Parks' mailing list that were notified of the Open Houses. Through the public engagement process staff and consultants had made personal contact with approximately 300 individuals.

The main issues raised at the Open Houses were:

- Greening of the Hillcrest and Riley Park sites including construction of a soccer field at the former VCC site for sport user groups to replace a field displaced by the new Hillcrest Centre;
- Improving pedestrian and cyclist circulation;
- Improving traffic circulation and parking; and
- Incorporating farmers markets and community gardens.

Input from stakeholder groups and the first Open House allowed staff and consultants to develop a draft Master Plan that was presented at the second Open House. Based on the feedback, a preferred Master Plan was presented at the third Open House which was well received (Appendix 7). Of the 116 respondents, 78% had indicated support for the overall Master Plan. Survey results also provided staff and consultants guidance on priority improvements for the first phase of construction of the Hillcrest and Riley Parks Master Plan (Appendix 8).

## Concept

The concept for the Master Plan is a park that meets the needs of the community as well the strategic initiatives of the Park Board, which includes being a leader in greening, parks and recreation for all, engaging people, and excellence in resource management. After gaining feedback from the open houses, surveys and individual stakeholder groups, the following design principles evolved, including:

- Maximize site greening with lawns, tree planting and natural areas, especially at demolition sites and improving field sport amenities
- Improve pedestrian and cyclist connections and safety
- Improve vehicular circulation and parking

- Provide opportunity for urban agriculture and events, including the farmer's market
- Accessibility and inclusiveness
- Park elements that are flexible and adaptable for the future

The above design principles allowed staff and the consultants to develop a Master Plan for the two parks as described below:

#### Hillcrest Park (Appendix 2 and 2A, 5)

The Hillcrest Park Master Plan addresses stakeholder input, including Westside Seniors Soccer and the Vancouver Field Sports Federation, Hub (cycling), the Canadians baseball, and the HUGS group. The proposed plans for Hillcrest address this input and the issues as follows:

##### *Greening:*

- Installation of a youth soccer field at the former VCC site
- Passive grass recreation area adjacent to the youth field
- Improvements to drainage on existing sports fields
- Additional trees and retention of existing trees
- Rotated baseball diamond for better sun orientation and to include the Challenger baseball program
- Retention of an existing dog off leash area on the outfield parking lot (to augment the QE Park dog off leash area)

##### *Pedestrian and Cyclist Improvements:*

- Improvements to shared cycling and pedestrian paths and connections
- Improvements to safety - separation between vehicular/cyclist/pedestrian traffic, clear signage and lighting
- Amphitheatre outside library and additional bike parking
- Deck area outside the back entrance to Hillcrest Centre with additional bicycle racks and covered bike parking
- Improved connections to Queen Elizabeth Park
- The Vancouver Canadian's initiative to launch a shuttle to bring public transit users to site from the Cambie Canada Line

##### *Traffic and Parking (Appendix 4):*

Traffic and parking consultants (Bunt + Associates) concluded that there is sufficient parking for day to day operations, but it is not utilized effectively. Therefore, instead of creating more parking spaces, the approach should be to make more efficient use of the existing parking and to build new parking where it is needed the most. As part of the direction of greening of the site, the parking lots at the former Vancouver Curling Club and behind the former Riley Park Community Centre have been removed, and new parking spots are added in the outfield lot west of the Vancouver Racquets Club.

Some of the key recommendations are:

- Hillcrest lot to have one way circulation, angled parking, drop off zone, parking restrictions
- One way traffic between Hillcrest and Midlothian lot and improved pedestrian connection

- Establishing paved drive aisle through outfield lot
- Pedestrian access from Racquets Club to outfield parking lot
- Improvements to gravel outfield lot to allow year round use while continuing to allow for dog off leash use in non-peak parking times
- Signage and lighting
- Widening of plaza in front of Nat Bailey box office
- Additional 50 parking stalls west of the Racquets Club

City of Vancouver Development Services staff indicates that the Development Permit governing parking requirements for the site can be revised based on this analysis.

*Farmer's Market:*

- The winter farmer's market will continue to have a home at Hillcrest Park

**Riley Park (Appendix 3, 6)**

Staff worked closely with local community groups including Riley Park South Cambie Visions, Vancouver Farmers Market, Seed to Sky Gardening and Village Vancouver in developing plans for Riley Park. Key aspects of the plans address the issues as follows:

*Greening:*

- Lawn areas, native habitat areas and tree plantings
- Sports field drainage upgrades
- Covered community area adjacent to caretakers suite
- Renovation of caretakers suite for community use
- Upgraded playgrounds, and retention of the donated climbing boulder

*Pedestrian and Cyclist Improvements:*

- New pedestrian paths that do not exist today

*Traffic and Parking:*

- Reduction of parking from 89 to 50 stalls to create green space

*Farmer's Markets and Community Gardens:*

- Covered structure and utility upgrades adjacent to Ontario Street for community use including special events (farmers markets, festivals) making use of Ontario Street
- Community gardens, orchard trees, and demonstration gardens

**FUNDING AND SCHEDULE**

The funding from the current capital plan (2012- 2014) is approximately \$1.4 M, which will be prioritized to green the sites of the demolished buildings and adjacent areas. The anticipated schedule is to prepare the drawings and specifications for tendering in the summer of 2014

with the beginning of construction in the winter of 2014-15. Park re-opening is scheduled for the fall of 2015.

The scope and timing of other improvements identified in the Master Plan is to be determined during the Park Board and City's project prioritization process of future Capital Plans.

## **SUMMARY**

The construction of the new Hillcrest Centre for the 2010 Olympic and Paralympic Games and the subsequent demolition of the former VCC, Riley CC and Percy Norman Pool has created an exciting opportunity to green and improve current issues in these two important parks. After an extensive yearlong public engagement period, including feedback from the public, numerous stakeholder meetings and 3 Open Houses, a Master Plan was developed and presented to the public at a final Open House on November 7, 2013. The Master Plan prioritizes the top issues raised during the engagement process: greening of the parklands including enhanced field sport areas, pedestrian and cyclist improvements, traffic and parking improvements, and food assets, in keeping with Park Board strategic objectives. There is widespread support for the presented Hillcrest and Riley Park Master Plan, which will guide future development in these two important parks.

Prepared by:

Planning and Operations  
Vancouver Board of Parks and Recreation  
Vancouver, BC

SW/TM/pb

## **Appendices:**

1. Existing Site
2. Hillcrest and Riley Parks Master Plan and 2A. Pedestrian and Cycling Improvements
3. Riley Park Plan
4. Parking and Traffic
5. Hillcrest Park Images
6. Riley Park Images
7. Survey Results
8. Survey Results- Priorities

APPENDIX 1: EXISTING SITE



## APPENDIX 2: HILLCREST AND RILEY PARKS MASTERPLAN



### LEGEND

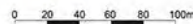
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>① Youth Soccer Field</li> <li>② Passive Recreation Area</li> <li>③ Pedestrian Pathway and Tree Planting</li> <li>④ Improved Drainage at Soccer Field</li> <li>⑤ Covered Outdoor Amphitheatre at Library</li> <li>⑥ Improved Traffic Circle</li> <li>⑦ Lit Stainway Connection to QE Park</li> <li>⑧ Wayfinding Signage</li> <li>⑨ Lit + Paved Outfield Parking Lot (with stall lines)</li> <li>⑩ Baseball Supergraphic on Stadium Wall</li> <li>⑪ One-Way Traffic through Hillcrest Parking Lot</li> <li>⑫ Enlarged Pedestrian Plaza</li> <li>⑬ One-Way Traffic to Outfield Parking Lot</li> </ul> | <ul style="list-style-type: none"> <li>⑭ Walkway Along Stadium Wall</li> <li>⑮ Potential Upgrades to Ontario Street</li> <li>⑯ Entry/Exit on Ontario St. to Outfield Parking Lot</li> <li>⑰ Riley Park (Refer to Board 7)</li> <li>⑱ Reinstated Perimeter Walking Trail</li> <li>⑲ Deck Entry Plaza with Existing Trees</li> <li>⑳ Rotated Baseball Diamond</li> <li>㉑ Cyclist Connection from Ontario St to Hillcrest</li> <li>㉒ Walkway from Outfield Lot to Racquets Club</li> <li>㉓ Walkway from Peveril to Hillcrest Centre</li> <li>㉔ Off Leash Dog Area</li> <li>㉕ Additional 50 Parking Stalls</li> </ul> |
|---|---|

### TREE LEGEND

TREE LEGEND	COUNT
Existing Deciduous	241
Existing Coniferous	53
Proposed Deciduous	119

### CIRCULATION

- Pedestrian Circulation
- Cyclist Circulation
- Perimeter Walking Trail
- One-Way Vehicular Traffic



# APPENDIX 2A: HILLCREST AND RILEY PARKS MASTERPLAN PEDESTRIAN AND CYCLING IMPROVEMENTS





### APPENDIX 3: RILEY PARK PLAN



**LEGEND**

- ① Ex. Community Mosaic in Community Garden
- ② Community Gardens
- ③ Rainwater Collection for Irrigation
- ④ Community Garden Storage/ Potting Shed
- ⑤ Multi-Use Structure w/ Integrated Play
- ⑥ Children's Play Area
- ⑦ Lower Lawn
- ⑧ Amphitheatre Seating
- ⑨ East-West Walkway
- ⑩ Existing Parking Area with 50 Stalls
- ⑪ James Street Extension (N/S Walkway)
- ⑫ Upper Lawn with Shade Trees
- ⑬ Native Habitat Planting at Property Line
- ⑭ Existing Community Garden with fence removed
- ⑮ Community Use/ Public Washrooms
- ⑯ Gateway to Riley Park
- ⑰ Orchard Trees
- ⑱ Covered Area off Community Use Building
- ⑲ Demonstration Gardens/ Picnic Area
- ⑳ Improve Field Drainage

**TREE LEGEND**

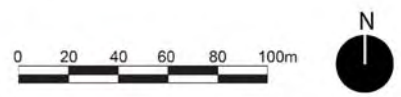
- Existing Deciduous
- Existing Coniferous
- Proposed Deciduous
- Proposed Orchard Trees
- Proposed Conifer Trees

**COUNT**

Existing Deciduous	101
Existing Coniferous	52
Proposed Deciduous	17
Proposed Orchard Trees	17
Proposed Conifer Trees	3

**CIRCULATION**

- ➡➡➡➡➡ Pedestrian Circulation (Primary)
- ➡➡➡➡ Pedestrian Circulation (Secondary)
- ➡➡➡➡ Cyclist Circulation
- ➡➡ One-Way Vehicular Traffic



## APPENDIX 4: PARKING AND TRAFFIC

### A. ONTARIO STREET

1- In line with the City of Vancouver's Transportation 2040 Plan, Ontario Street is a priority for all ages and abilities, walking and cycling. Upgrades could include closure to motor vehicles or other permanent traffic diversion measures between E. 29th and E. 33rd Avenues. This would reduce vehicular traffic along this City Greenway and allow for easier walking connections between Hillcrest and Riley Parks.

- The City's Active Transportation Branch will be leading a separate public process in the next Capital Plan to discuss the nature of these potential greenway changes and the future of the temporary diverter at Ontario and E 29th Avenue.

2- Add south Ontario Street access

### B. EAST LOT

1- Redesign pedestrian crossing/ parking lot connection. Consider alternative surface materials and colors.

2- Retain two-way connection between Hillcrest and East parking lot.

### C. HILLCREST LOT

1- Hillcrest Lot to be converted to one-way, counter clockwise circulation.

- Possible angled parking
- Restricting Parking (e.g. drop off zone, time limit or metered parking)

2- Add pavement marking arrows to indicate one-way circulation.

- Allows for more comfortable and efficient circulation within parking lot and at the lot's west entry.
- One-way loop results in easier control of Hillcrest lot during Nat Bailey events.

3- Introduce "No Entry" sign.

### D. MIDLOTHIAN LOT

1- Convert to one-way southbound traffic flow. Add pavement-marking arrows to indicate one-way circulation.

- More space for pedestrian linkage between parking lots.
- Minimizes vehicle movements near Hillcrest lot entry.

2- Introduce "Entry" sign to Midlothian lot.

### E. OUTFIELD LOT

1- Open Outfield lot gates to allow two-way circulation through Outfield lot.

2- Open at least one drive aisle in Outfield lot for circulation.

3- Paving in high traffic areas.

### F. ADDITIONAL STALLS

1- Expand Outfield lot to accommodate 50 additional parking stalls.



APPENDIX 5: HILLCREST PARK IMAGES



VCC Site- Existing



VCC Site with Proposed Youth Sports Field

## APPENDIX 6: RILEY PARK IMAGES

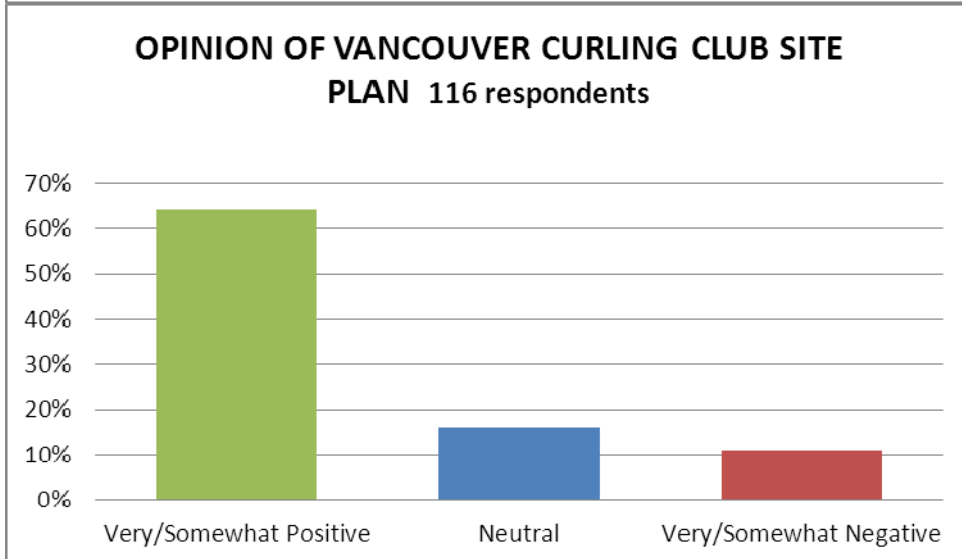
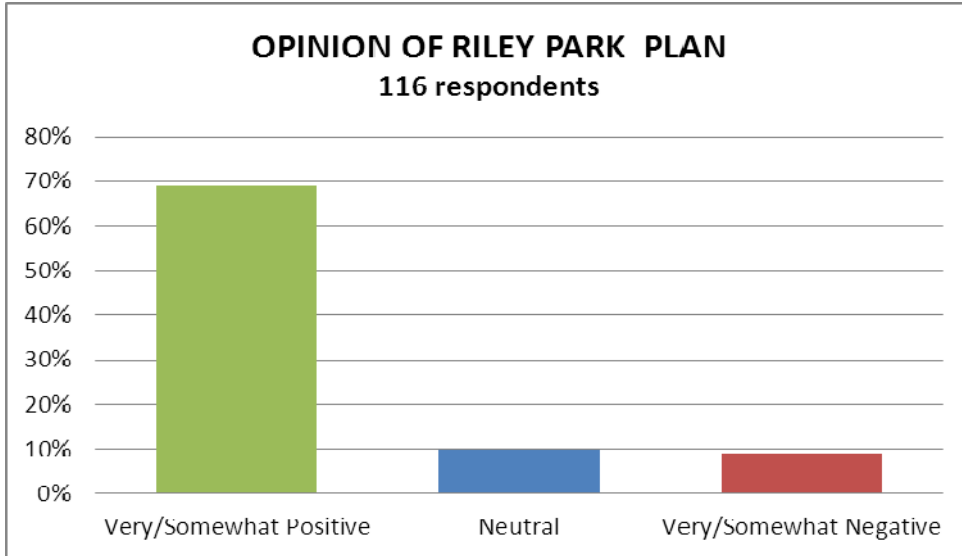
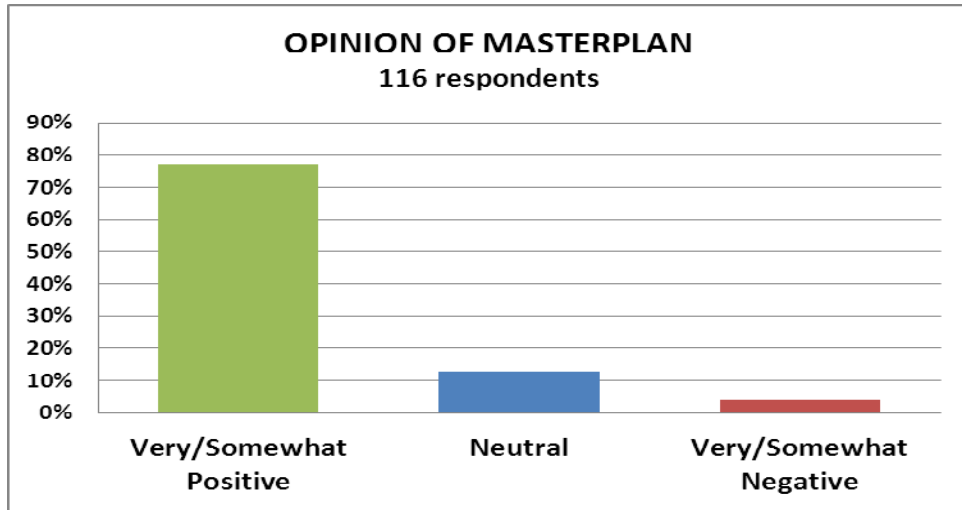


Riley Park - Existing



Proposed Riley Park Lawn and Picnic Area

### APPENDIX 7: SURVEY RESULTS



### APPENDIX 8: SURVEY RESULTS- PRIORITIES

