

Date: May 31, 1996

SUBJECT - BALACLAVA PARK FIELDHOUSE ADDITION

RECOMMENDATION

THAT the Board approve the construction of a 360 square foot addition to Balaclava Park fieldhouse with all arrangements to the satisfaction of the General Manager.

POLICY

While there is no specific policy for additions to fieldhouses, the Board has adopted policies and practices which can be applied to such buildings:

\* The 1991 Playing Field Management Plan outlined the following criteria for the funding of field sport improvement projects:

- the Park Board will provide a basic level of service in regards to playing fields and facilities;
- user groups will be responsible for the provision of services which are beyond the basic level.

\* The Board has developed the following guidelines for additional facilities in parks:

- 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.
- the Board's first preference for locating new facilities is within an existing building followed by an addition to an existing building.

\* A community consultation process be conducted for new structures in parks.

BACKGROUND

In consultation with the Board's Operation Division, the local cricket club has implemented an enhanced maintenance program for the cricket square at Balaclava Park. This enhanced maintenance program is beyond the level of service provided by the Board and requires some specialized equipment. The Cricket Club has asked the Board for permission to build a storage area for this specialized equipment in the park.

DISCUSSION

The community consultation process for the proposal consisted of:

## Information Pamphlets

Pamphlets were distributed to the neighbouring residents of Balaclava Park (see Appendix A). Staff received eight responses from residents - 3 responses were specifically against the proposal, one response was in favour and four responses had concerns related to the behaviour of the cricket players (correspondence on file). Reasons given by residents who were not in favour of the proposal were related to:

Neighbourhood Concern  
Use of the facility for activities other than field maintenance.

Evaluation  
The lease agreement between the Board and the Cricket Club will state that the room be used only for the storage of field maintenance equipment.

Other groups will request building additions.

The other sport users of the park (rugby, baseball and softball) have not indicated that they will require additional facilities in the park.

Increased parking.

The addition will have no impact on either park use, local traffic or parking.

Other problems identified (litter, foul language, unsafe batting practices, parking on resident's side of the street) have been forwarded to the BC Mainland Cricket Association.

## Other Community Groups

The Dunbar Community Association has been informed of the proposal and has agreed to abide with the community consultation and Board decision making process.

Since the provision of storage space for a specific group is beyond the Park Board's basic level of service, the sponsoring group will be responsible for the total cost of construction (including applicable permit and development fees) as well as all of the building's ongoing operational costs.

## CONCLUSION

The Cricket Club's request for a maintenance storage area will not eliminate existing active or passive park functions, dominate the park or compromise the park's aesthetic quality. Approving this request would be consistent with the Board's past practices with regards to ancillary park facilities (e.g., storage for little league field equipment).

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