

November 28, 1996

SUBJECT: STANLEY PARK WORKS YARD

RECOMMENDATION:

A. THAT the Board approve the conceptual design for the redeveloped Stanley Park Service Yard as illustrated on Appendix A.

B. THAT the Board retain Tusar Architecture Inc. to further the redevelopment design for the Stanley Park Works Yard site, at a cost not exceeding \$64,145.00 plus GST.

BACKGROUND

With the relocation of the majority of trade functions to the Evans Yard site, the old works yard will be redeveloped in a reduced scale to accommodate horticulture, sanitation, forestry and income operations. In addition, new facilities will be developed for the Mounted Squad.

As part of the Evans Yard development, \$250,000 of that budget was directed toward the redevelopment of the old site. In addition, \$300,000 was included in the Park Board 1997-99 Capital Plan. Also the Police have included \$450,000 in their capital program for new mounted squad facilities.

DISCUSSION

The volume of work related to Stanley Park and other downtown peninsula parks creates the need for a facility beyond Evans Yard to accommodate forestry, sanitation and horticulture functions. Hence, the program in conjunction with the new Evans Service Yard has been to redevelop, on a reduced scale, the Stanley Park service yard site to accommodate these needs. In addition, Income Operations warehousing function was to remain. As part of a parallel development program, nature interpretive initiatives are to be focused in the Pavilion, with the Income Operations offices being relocated from there to the Rose Garden Cottage. The Mounted Squad facilities also will be redeveloped as part of the new plan.

Tusar Architecture Inc. was retained earlier in 1996 to work with maintenance and planning staff to develop a program and design for the service yard site. The resulting plan, provided as Appendix A, is the result of those efforts and is

supported by all participants. This entire plan is estimated to cost approximately \$1.8 million. This will therefore require a phased implementation, with horticulture and sanitation administrative facilities being the first phase. In addition, it is anticipated that the Police Board will allocate \$450,000 in conjunction with the phase one work to permit the redevelopment of the mounted squad facility. Staff will provide a short presentation of the plans.

To move forward with the project, additional design and budgeting work is required to obtain the required permits. Staff propose to retain Tusar Architecture Inc. to advance this work, specifically to obtain a development permit for the complete project. The fee for this work, based upon AIBC recommend schedule will be \$64,145.00 for fees and dispersement (5%) plus GST.

CONCLUSION

With the receipt of the development permit, a detailed phase one scope of work will be drawn up for tendering, based on the available budget. Construction of the buildings is anticipated to begin autumn 1997.

Prepared by:
Planning & Development Division
Board of Parks and Recreation
City of Vancouver
JDL:ss
Attachment

FOR A COPY OF THE ATTACHMENT CALL 257-8480
