

# Appendix A

## *Riley Hillcrest Park Master Plan*

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### **EXECUTIVE SUMMARY**

The Vancouver Park Board commissioned this Master Plan study for the Park Board lands generally bounded by Midlothian Avenue, East 33rd Avenue, East 30th Avenue, Ontario Street, Peveril Avenue and Dinmont Avenue, and known as Riley and Hillcrest Parks (incorporating Nat Bailey Stadium). The Park Board faces a number of inter-related planning issues with respect to the future development of the Riley Park Community Centre/Recreation Complex and nearby facilities located in Hillcrest Park:

- the 1999 Long Range Vision Plan for Queen Elizabeth Park which identified a number of community aspirations and concerns with the adjacent Riley/Hillcrest Parks;
- expansion needs for the Riley Park Community Centre;
- repair and maintenance needs of the Percy Norman Pool;
- assessing the need for a leisure destination pool somewhere in Vancouver;
- the future use of Nat Bailey Stadium;
- possible future expansion of the Vancouver Racquets Club and Vancouver Curling Club, both of which operate in Park Board owned facilities in the study area;
- a commitment (in a Memorandum of Understanding) by the Park Board to locate somewhere within the study area a new joint facility for the Phoenix Gymnastics Club and Pacific Indoor Lawn Bowls (Millennium Sports Facility);
- the approved siting of the new Little Mountain League baseball clubhouse;
- the future location of the Park Board's Queen Elizabeth District offices;
- future treatment of Ontario Street as both a Greenway and Bikeway.

A decision about the future of the Percy Norman Pool will be determined by the Board's pending Aquatic Needs Study.

Following widespread consultation with all identified stakeholders, a Community Centre Expansion design workshop was held in early March, with input from representatives of the Community Centre Association, Centre staff and QE District staff. This workshop resulted in five expansion options:

1. rebuild existing complex in a primarily two-storey expansion, as a revised version of the 1996 Riley Park Community Centre Feasibility Study proposal (by Roger Hughes Architects);
2. rebuild existing complex in a primarily one-storey expansion, with the Percy Norman Pool demolished, and the kids playfield retained in Riley Park;
3. a two-storey satellite expansion option, with the kids playfield retained in Riley Park;
4. a primarily one-storey expansion option, with the kids playfield relocated out of Riley Park;

5. a one-storey satellite expansion option, with the kids playfield relocated out of Riley Park.

All five expansion options recommended relocating the Community Centre' s principal entrance to Ontario Street, with secondary access from the parking lot off East 30th Avenue. The workshop identified two alternative sites for locating the Millennium Sports Facility, one on the west side of Ontario Street, on the lands between Nat Bailey Stadium and the Vancouver Racquets Club; and the other on the lands at the corner of Midlothian Avenue and Clancy Loranger Way.

## **PRELIMINARY REPORT (June 2000)**

Following the Community Centre Expansion design workshop, it became apparent that the five expansion options grouped into two basic Master Plan Scenarios, with the key issue differentiating the two Master Plans being whether the existing kids baseball/soccer playfield in Riley Park remains or is relocated elsewhere. Hence two Master Plan options were developed, with the first option assuming that the existing kids baseball/soccer field remains in Riley Park, and the second option assuming that the field is relocated to the west side of Ontario Street. The key consequences are as follows:

### **Master Plan Scenario 1 - the kids playfield remains in Riley Park:**

- the community centre expansion options are constrained by the lack of available contiguous land; and
- the proposed Millennium Sports Facility can be located on either Site A (the open space on the west side of Ontario Street between Nat Bailey Stadium and the Vancouver Racquets Club) or on Site B (at the corner of Midlothian Avenue and Clancy Loranger Way).

### **Master Plan Scenario 2 - the kids playfield is relocated out of Riley Park:**

- the playfield could be relocated to Site A (the open space on the west of Ontario Street between Nat Bailey Stadium and the Vancouver Racquets Club);
- the proposed Millennium Sports Facility could be located on Site B (at the corner of Midlothian Avenue and Clancy Loranger Way); and
- the community centre expansion options are broadened by the availability of contiguous land.

Both Master Plan Scenario options address the future needs of *all* the key Master Plan components, which include:

- Riley Park Community Centre Expansion
- Riley Park
- Millennium Sports Facility (Phoenix Gymnasium & Pacific Indoor Lawn Bowls)
- Vancouver Racquets Club
- Hillcrest Park
- Streets and Pedestrian Routes
- Riley Park Playfield
- Ontario Street Greenway
- Nat Bailey Stadium
- Vancouver Curling Club

Both Master Plan Scenario options support the same potential future expansion needs of

the Vancouver Racquets Club and the Vancouver Curling Club.

Comparative cost estimates of the Community Centre expansion options reveal little difference in construction costs between options, with the exception of the option which assumes pool demolition (which is approximately \$1 million cheaper). Construction cost estimates otherwise range from \$10.4 to \$10.8 million. Total anticipated pool repair/maintenance costs are estimated to be at least \$1.7 million, and could be higher depending on seismic upgrade requirements.

A decision on selecting the Millennium Sports Facility site now needs to be made. If Site B (at Midlothian Avenue/Clancy Loranger Way) is selected, the option of relocating the Riley Park playfield to Site A (west of Ontario Street) is still protected. If Site A (west of Ontario Street) is selected, then the Riley Park playfield cannot be relocated, and Master Plan Scenario 2 is no longer an option.