

Date: January 4, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: CD-1 Rezoning - Hillcrest/Nat Bailey Stadium

RECOMMENDATION

THAT the Board receive the attached Council report entitled CD-1 Rezoning – Hillcrest/Nat Bailey Stadium dated January, 2006 for information.

POLICY

On October 3, 2005 the Board approved the following:

“That the Board approve the revised Hillcrest, Riley, Nat Bailey Parks Master Plan incorporating a modified parking and access arrangement as illustrated in Appendix A for the purpose of initiating the rezoning process and direct staff to:

Ensure that a maximum of 100 parking stalls be located adjacent to the Aquatic Centre and reallocation of some spaces throughout the site be pursued; and

- Maximize the amount of permeable materials in parking areas;
- Reorient the temporary parking lot on the current community centre site to parallel Ontario Street;
- Ensure that land allocated for temporary parking is available for active park purposes;
- Relook at the number of exits and entrances on Ontario Street and consider right hand turn only for the parking lot adjacent to the new community centre;
- Ensure that the number of playing field spaces are maintained;
- Ensure that the building design of the aquatic centre should protrude into the park as little as possible provided that it can still accommodate a drop-off circle and civic square and preserve as many trees as possible on Clancy Loring; and
- Review measures to reduce parking requirements once all the facilities are operational.”

BACKGROUND

As part of the development of the Olympic Curling Venue and its post games conversion to Community Centre, Rink, Curling Club and Library, and the adjacent development of the new Percy Norman Aquatic Centre, the Hillcrest/Nat Bailey Stadium parks are being rezoned.

DISCUSSION

The attached report is a companion report to an earlier report on this subject (see Appendix I) submitted by City's Director of Current Planning to City Council. These reports are fairly self explanatory but the essence of the CD-1 rezoning on this site is to regulate: land use, density, height and the number of parking stalls. The actual layout and massing of buildings, parking and access of the site, generally referred to as the "form of development" is based on the Board's approved October 3, 2005 Master Plan. The Council Report seeks approval of a preliminary form of development, which is based on the Board's approved Master Plan. This form of development will be refined through the Board and VANOC's planning process and the development permit process. During the latter, the project is reviewed by the Urban Design Panel, staff from various departments, the Development Permit Board Advisory Committee and the Development Permit Board itself. Council also approves the final form of development.

The Board, as applicant of the development permit and custodian of the land, will approve the development permit application. This Board approval is expected in the spring of 2006.

CONCLUSION

The attached Council reports are the proposed CD-1 rezoning of Hillcrest and Nat Bailey Stadium parks and will be dealt with by Council on January 17, 2006, and subsequently at a public hearing tentatively scheduled for January 31, 2006.

Prepared by:

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