

Date: September 24, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Trillium Parksite – Temporary Location – Vancouver Police Department Dog Squad

RECOMMENDATIONS

THAT the Board approve the temporary use of an approximately two acres portion of the Trillium Parksite by the Vancouver Police Department for its Dog Squad for two years at no cost to the Board and subject to all details being to the satisfaction of the General Manager.

POLICY

The Board approves the use of land under its care and custody.

BACKGROUND

The Trillium Parksite (7.3 acres) was secured by way of subdivision and purchase in 1993. In April 2007 the Board resolved to use these lands for the development of two artificial playing fields. Council supported the Board's decision and allocated an additional \$4.5 million in Development Cost Levies to realize this project. The playing fields will take up just over 5 acres of the site. In order to construct the playfield, the site needs to be preloaded for a period of one year. The preloading contract has been awarded and the placement of the fill is expected to be complete by December 2007.

DISCUSSION

The Vancouver Police Department Dog Squad is presently located just east of the Cambie Bridge on lands that are part of the South East False Creek development project. The Dog Squad's permanent new home is on Evans Avenue, immediately west of the Park Board's Evan's Yard. The design and development of that facility is expected to take up to two years. In the meantime the current dog squad site needs to be vacated within two months in order to facilitate the reconstruction of First Avenue which includes the installation of water, sanitary, storm, district heating, lighting, electrical, telecommunications and roadwork infrastructure from Quebec to Wylie Street.

The approximately two acre portion of the Trillium parksite not affected by the playfield pre-load is large enough to accommodate the Vancouver Police Department Dog Squad. The long term use of this piece of the parksite has yet to be determined and development would have to be funded in the 2009-11 Capital Plan. The land can therefore be made available for a two year period without negatively affecting the long term park development of the site.

The proposed temporary dog squad facilities would be comprised of three trailers, an exercise yard and a sixteen stall parking lot. The three trailers would be used for office, storage, and kennel purposes. Four outside kennels are also included. The proposed site and layout are illustrated on diagram 1 and 2. The perimeter would be fenced, including screening to provide visual privacy and some sound absorption. The placement of the trailers is intended to offer further acoustic screening.

The typical daily use routine for the facility would involve the exercising of the dogs while not involved on street patrolling, allow for training courses and a demonstration area for public events. The three buildings have individual functions: storage of dog food, kennels for the dogs while officers are away on courses, in court or out of town on holidays. The office will be utilized to write reports, day to day office functions of supervisors and a change facility for the men and women in the dog squad.

The site is zoned industrial and the City Works Yard and warehouses are adjacent uses. There are about a dozen residences on Atlantic Avenue which wholly or partially overlook the site. Impacts would involve a visual change and occasional barking from the dogs. On the positive side the presence of the Dog Squad may affect the extent of undesirable park use.

The temporary buildings would require power, water and sewer connections. These utility connections could become a legacy for the Park Board in the event that a fieldhouse/changeroom is included in the ultimate development of the park.

Due to the labour situation staff has not been able to conduct an open house, but meetings have been held with representatives of the local and the sports community. There was general support for the proposal, and the operational procedures and design measures described to minimize the impacts of dog barking.

The design of the permanent facility for the dog squad on the new site is at the working drawing stage and construction is anticipated to be completed within the proposed 24 month time frame. The earliest completion of the artificial field would be the fall of 2009 and it is possible that there might be a short period, when the field is in use while the dog squad still on the Trillium site.

The nature of the future park development of the 2.3 acre site will be determined as part of a community planning process that staff will conduct in 2008.

SUMMARY

The temporary use of this portion of the Trillium Parksite does not negatively affect the future long term use of this site, nor does it affect the approved preloading and the subsequent construction of the two artificial fields. The temporary use for a 24 month period serves a civic objective and the potential impacts on nearby residents will be mitigated through the placement of the trailers, the construction of a semi solid fence and careful management of the dogs on site.

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