



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 4, 2008
Contact: Piet Rutgers
Phone No.: 604.257.8463
RTS No.: 07506
VanRIMS No.: 12-1000-30
Meeting Date: City Clerks Use Only

TO: Vancouver City Council

FROM: General Manager, Park Board and the General Manager of Business
Planning and Services

SUBJECT: Emery Barnes Park/Phase 2 Funding

RECOMMENDATIONS

- A. That Council authorize the expenditure of \$5.50 million for the completion of Phase 2 of the park for asbestos survey and removal, building demolition, environmental assessment, lane closure and under-grounding of utilities, park design and construction. Sources of funds to be:
- (a) \$3.50 Million from the Downtown South Development Cost Levy Reserve.
 - (b) \$2.0 Million from 898 Seymour Street, CD-1 Community Amenity Contribution

CITY MANAGER'S COMMENTS

The City Manager recommends approval of A.

COUNCIL POLICY

Downtown South Rezoning was approved July 30, 1991 to encourage high-density residential and mixed-use redevelopment.

The Downtown South Development Cost Levy (DCL) By-law was enacted January 7, 1992, and a Park Strategy was adopted in 1991. Acquisition and development of Emery Barnes Park are consistent with the adopted strategy.

PURPOSE

The purpose of this report is to seek approval of funding of \$5.50 million to complete Phase 2 of Emery Barnes Park.

BACKGROUND

The development of a park in the 1100 Block Seymour Street and the 1100 Block Richards Street between Davie Street and Helmcken Street was initiated in response to the Downtown South Community Plan which Council approved in 1991. The Plan proposed the transformation of the area into a residential neighbourhood. In 1992 the area-specific DCL bylaw was passed to fund community amenities including parks. In 1997 Stevenson + Associates were retained to develop a concept plan for the park. The concept design for the park was developed in two well attended workshops during 1997/98.

On July 30 and 31, 2001 the Board and Council respectively approved in principle the overall concept design and Council authorized the Park Board to expend \$1.45 million from the Downtown South Development cost Levy Reserve for construction of Phase 1 of the southern park. Construction costs include consultant design fees, City and VPB staff time, demolition of existing buildings and new landscape construction. Phase 1 of the park was completed in 2003 and the park has been intensely used since that time.

In January, 2008, the City secured the last remaining property of the assembly, subject to some leaseholds. Negotiations are presently ongoing with current leaseholders to achieve vacant possession.

On May 26, 2008 the Board appointed Jonathan Losee Ltd Landscape Architecture to design and supervise construction of Phase 2 of the park.

DISCUSSION

The City/Park Board has assembled land for the purpose of developing Phase 2 of Emery Barnes Park in Downtown South, bordered by Seymour, Davie and Helmcken Streets. Phase 2 of the park will encompass the entire block with the exception of the existing housing development at the corner of Seymour and Helmcken Street. Phase 2 of the park, including the closed lane will be 5334.63 m². The total park area will be 8971.67 m².

A lane currently divides the block and it will be closed and the land added to the park. Lane access to the existing two residential developments along Helmcken Street is accommodated by a new lane that connects to Richards Street. Consolidation of the park requires closure of a portion of the lane between 1100 Block Seymour Street and 1100 Block Richards Street. An Administrative report recommending the closure will be sent to Council in fall of 2008. The lane has some significant overhead hydro and telephone lines and these need to be undergrounded.

Phase 2 of the park, (See Appendix 1) will feature a large central lawn, trees lining the perimeter, a path around the lawn, entrance features, benches and play equipment which is in keeping with the intent of the originally approved concept plan which has been refined by the consultant based on input from the open house held on June 19, 2008. The recommended plan includes a playground and a fenced area for dogs.

The process involved to develop the park includes; closure, consolidation and demolition of the lane and relocating the utilities underground, asbestos survey and removal in existing buildings, demolition of the buildings and parking lots, environmental assessment, park design and construction. The existing buildings are currently lessee occupied and will not be vacated until September 2008.

The estimated costs for the above:

Under-grounding of hydro lines and telephone lines	\$ 750,000
Asbestos and lead paint removal	1,500,000
Building demolition	300,000
Environmental assessment and remediation	1,000,000
Park design	150,000
Park construction	1,800,000
TOTAL ESTIMATED COST	\$5,500,000

Environmental costs can only be determined upon the clearance of the buildings and a conservative estimate is included, based on the environmental clean up encountered in Phase 1. The costs for asbestos and lead paint removal and demolition of the buildings are estimates only since the buildings are occupied and no internal inspections could take place. Only necessary funds will be used.

FINANCIAL IMPLICATIONS

Projects funded from Downtown South DCL Reserve include park land acquisition and development, provision of childcare centres, and provision of replacement housing. As of June 27, 2008, the reserve had a balance of approximately \$11 million, which is sufficient to fund the development of the second phase of Emery Barnes Park.

The sources of funding for this expenditure are twofold:

- i. \$3.50 million from the Downtown South Development Cost Levy Reserve
- ii. \$2.0 million from a Community Amenity Contribution flowing from the rezoning of 898 Seymour Street and 887-897 Richards Street approved by Council on July 14, 2005 for the purposes of acquiring and developing Emery Barnes Park.

The General Manager of Business Planning and Services supports this approach.

IMPLEMENTATION PLAN

With the approval of the funding, the Park Board will precede with the implementation with a projected fall 2009 completion

CONCLUSION

Approval of funding will realize the long awaited completion of Phase 2 of Emery Barnes Park and will provide a green refuge largely for passive recreation for the residents of Downtown South.

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DEPARTMENTAL APPROVAL AND REPORT CONCURRENCES

General Mgr./Dept. Head:

Report Date: July 4, 2008

Author: Curtis Link/Piet Rutgers

Date:

Phone No.: 604.257.8476

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments:

Business Planning & Services-Ken Bayne

Signature

Legal - Francie Connell

Signature