



# Brewers Park and Clinton Park Concept Renewal Plans

Park Board Committee Meeting  
September 18, 2017



1962

The purpose of the presentation is to receive Board approval for the park renewal concept plans for Brewers Park and Clinton Park.



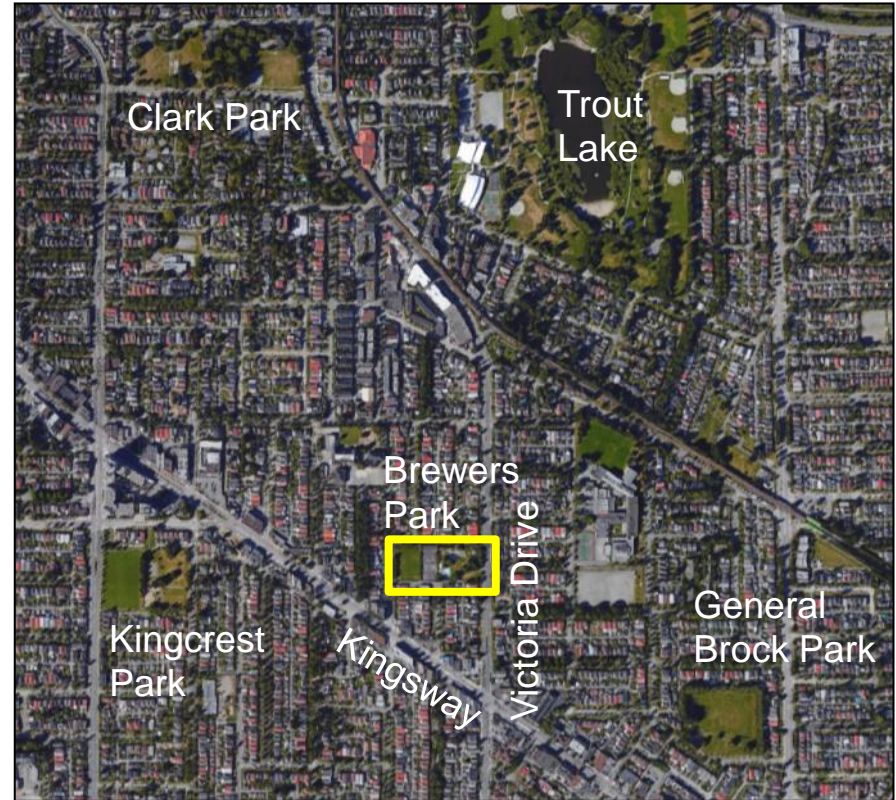
# Background



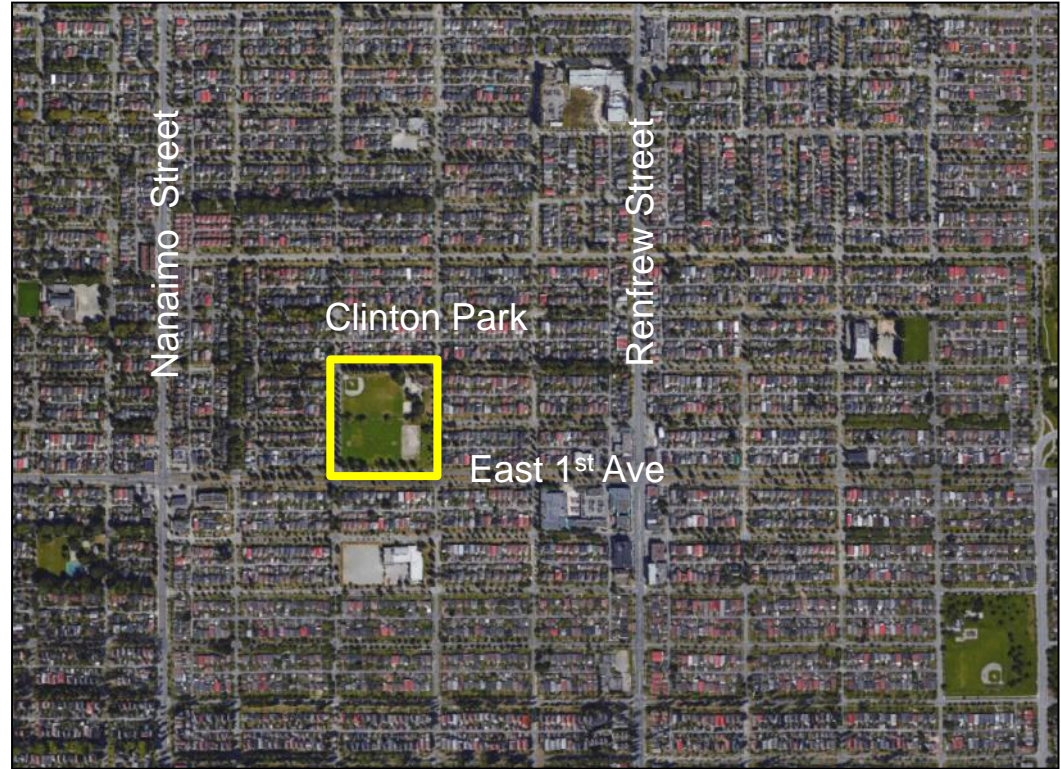
- Several parks were identified in the 2015-2018 Capital Plan Park Renewal Program.
- Two parks identified for renewal are Clinton Park and Brewers Park.



1.26 h (3 acre) park on  
Victoria Drive (Kensington  
Cedar Cottage  
Neighbourhood)



3.24 h (8 acre) park  
on East 1<sup>st</sup> Ave near  
Renfrew Street  
(Hastings Sunrise  
Neighbourhood)





# Brewers Park





# Brewers Park – Existing Features





# Brewers Park - Existing Features



Field House



East Berm and Picnic Area

# Brewers Park - Existing Features



Playground



Playground



# Brewers Park - Existing Features



Swings



Wading Pool

# Brewers Park - Existing Features



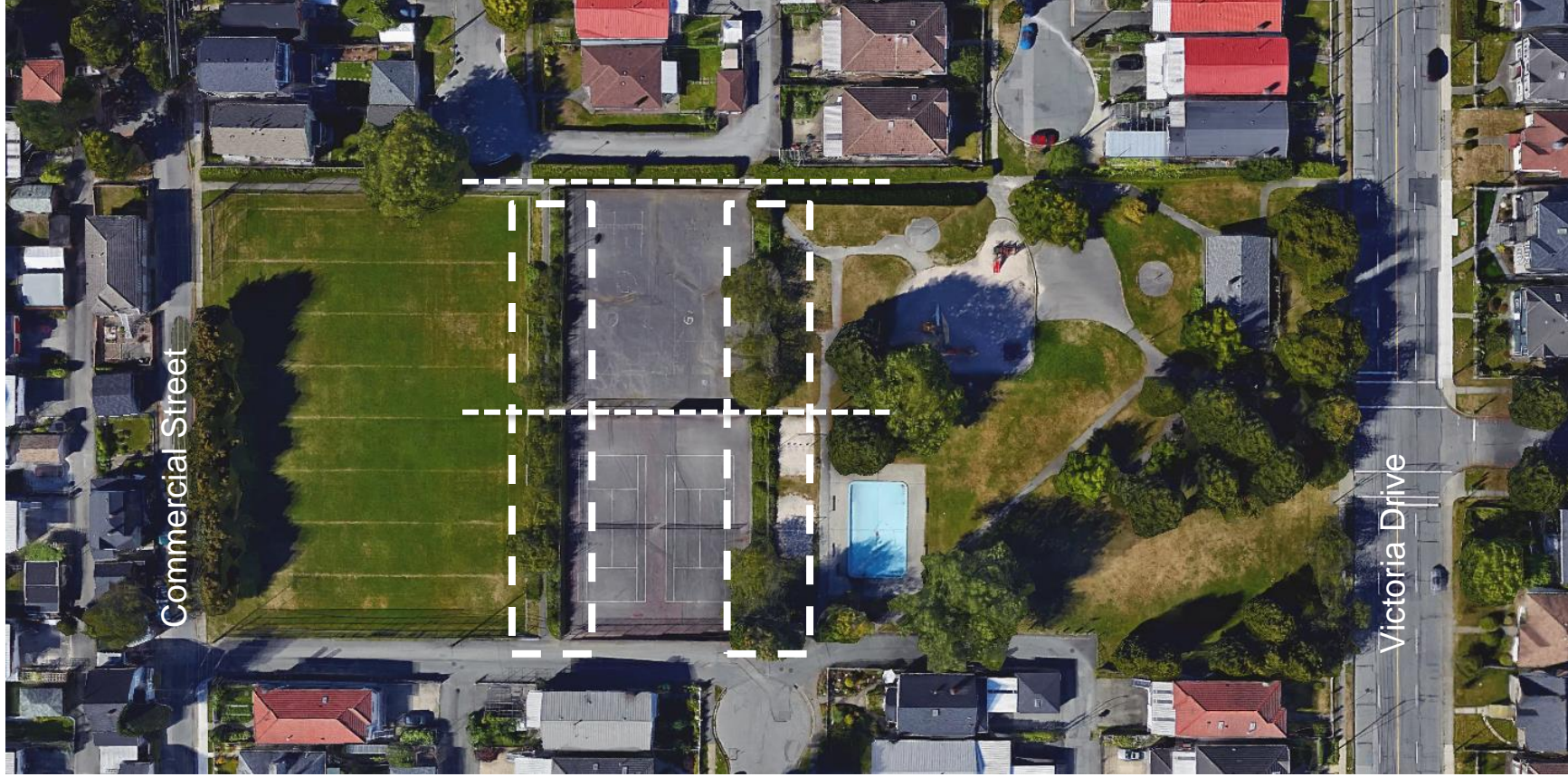
Basketball Court



Tennis courts



# Brewers Park – Existing Conditions





# Brewers Park – Existing Conditions



Narrow walkway



Narrow walkway



# Brewers Park – Existing Conditions



Challenging Stairs



Challenging Stairs

# Brewers Park – Existing Conditions



Park Accessibility



Park Accessibility



Park renewal focuses on the northeast corner of park which includes the playground, wading pool and field house.



# Clinton Park - Existing Features



Field House



Basketball court



# Clinton Park - Existing Features



Playground



Playground

# Clinton Park - Existing Features



Wading Pool



# Clinton Park – Existing Conditions



Park Accessibility



Park Accessibility

✓ need speed

No Community gardens  
Fun and playful!

Parking space or dedicated place for Food Trucks real sand

# Engagement Strategy

✓ on Lane between Beatrice & Alice  
space for group activities and outdoor classes

## SWINGS

Earnest Ice cream outlet ✓✓

no/lobo space i.e. artist residence ✓ storage

Community oven (Bread/Pizza) ✓

covered outdoor space ✓

✓ Covered Picnic Area (25 to 30) ✓

- Container with POP UP playground materials ✓

- mini track/field for local schools to use for PE

A place for fun and learning (nature/historical education stations)

- A PLACE WITH WATER &

MONKEY BARS & COMMUNITY GARDEN

ART Building

Needle free. + generally safe

- eg. better night lighting  
- less large hedgehogs  
- more open access from alley ends + streets

Large Playground

NEW Bathrooms (3) ✓

- Better lights at night

Activity/exercise area for seniors

- A more inviting space for play area

✓ need covered picnic area

✓ more benches for parents to sit + watch children play

(ie., play equipment)

★ T P O O S F L O W E R S A N D B E E S ✓✓



Engineering and Land Services





## **Brewers Park**

Stakeholder meeting with Cedar Cottage Neighbourhood House staff - Jun 27, 2016

Review of Recreation services with Trout Lake staff - Aug 2016

Open House #1 at Cedar Cottage - Sept 2016  
\* on-line survey

Open House #2 at Cedar Cottage - Feb 2017  
\*on-line survey

Stakeholder meeting to review draft concept plan at Cedar Cottage - Aug 2017

Presentation to Vancouver Persons with Disabilities Advisory Committee - Sept 2017

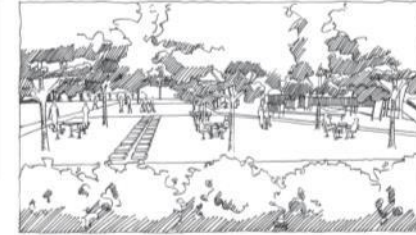
Review with Park Board Operations staff - Sept 2017 and ongoing

# Engagement Events – Brewers Park

## CONCEPT ONE: INSPIRED BY THE KINGSWAY CORRIDOR

### Description

The development of the Kingsway corridor had a strong impact on Vancouver's history. The "Interurban Line" was originally a rail-car service that crossed through Vancouver along Kingsway. One of the most famous stops on the line was "Cedar Cottage", located at the bend in the line. The InterUrban Line created a dynamic splice through the City that connected several neighbourhoods. This form inspired the first concept shown below.



**Perspective 'A'**  
View looking across tree grove

### Key Plan



- 01 Tai-Chi Plaza and Ground Spray Plaza
  - 02 Open barbecue area with flat grass for Volleyball and grass games
  - 03 Main playground with sage features and natureplay
  - 04 Tree grove with seating and games tables
  - 05 Buffer plantings at low height for safety
  - 06 Viewing berm looks at north shore mountains and city skyline
  - 07 Existing tree grove to remain protected
  - 08 Main gathering space with seating
  - 09 Optional community garden bed
- ★ Accessible entry
- Bike parking

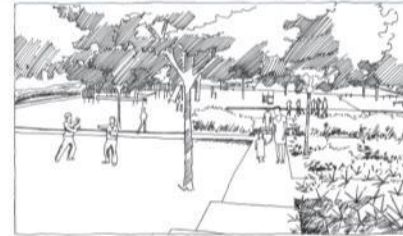




## CONCEPT TWO: INSPIRED BY COMMUNITY CONNECTION

### Description

Brewers Park was developed through the 1950's when the Kensington-Cedar Cottage Community experienced high growth. The park connects several core North-South residential streets. These streets connect residents, and families walking to the numerous schools and additional amenities within the area. This concept was developed using each North-South entry and exit as a primary focus for pathway layout.



**Perspective 'A'**  
View looking towards the main plaza

### Key Plan



- 01 Tia-Chi Plaza and Ground Spray Plaza
  - 02 Open barbecue area with flat grass for Volleyball and grass games
  - 03 Main playground with large features and natureplay
  - 04 Tree grove with seating and games tables
  - 05 Buffer plantings at low height for safety
  - 06 Half-court for basketball
  - 07 Viewing berm looks at north shore mountains and city skyline
  - 08 Existing tree grove to remain protected
  - 09 Main gathering space with seating
  - 10 Optional community garden bed
- ★ Accessible entry  
■ Bike parking



# Engagement Events – Clinton Park



## Clinton Park

Stakeholder meeting with Frog Hollow Neighbourhood House staff - Jun 2016

Review of Recreation services with Hastings Community Centre staff - Aug 2016

Open House #1 at Cedar Cottage and presentation at “Frog Hollow Harvest Festival – Sept 2016  
\*online survey

Open House #2 at Frog Hollow - Jan 2017  
\*on-line survey

Presentation of Draft Concept at “Frogs in the Park” - Aug 2017

Presentation to Vancouver Persons with Disabilities Advisory Committee - Sept 2017

Review with Park Board Operations staff - Sept 2017 and ongoing



## 5 - PROPOSED CONCEPT PLAN 1

### “URBAN ADVENTURE PLAY”

This concept plan focuses on community interaction and urban adventure play.

The plan features:

- “Urban adventure” themed playground
- Replacing the wading pool with an in-ground water play feature
- Multi-use community plaza
- Community garden
- Half sports court with kids’ play area
- New seating and picnic area
- New trees and lawn areas



**MULTI USE SPORTS COURT**  
Basketball half court with a kids’ play area and edge benches



**PLAY AREA PERIMETER SEATING**  
Benches in path alcoves



**NEW PATHS**  
To connect the new park features and the surrounding park and sidewalks



**COMMUNITY GARDEN**  
Raised garden beds in a fenced area



**COMMUNITY PLAZA**  
Multi-use paved area with picnic & activity tables



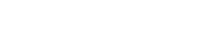
**ACCESSIBLE ENTRY WALKWAY**



**MULTI-USE PLAZA**  
In-ground water play feature  
Paved for larger community events



**NEW SHADE TREES**



**PICNIC TABLES**

**Which concept do you like better?**  
*Place a sticky dot below if you like this one.*



**URBAN ADVENTURE PLAYGROUND**  
All ages, interactive, and group focused play equipment & play elements  
Conventional swings, slides, climbers and springer toys  
Rubberized surfacing for all season play

\*water play feature subject to the finding of “Vansplash” report and Vancouver Park board approval (<http://vancouver.ca/parks-recreation-culture/vansplash-aquatics-strategy.aspx>)

# Engagement Events – Clinton Park

## 6 - PROPOSED CONCEPT PLAN 2

### “NATURE PLAY”

This concept plan focusses on access to and engagement with nature.

Features:

- “Nature play” themed playground
- Replacing the wading pool with an in-ground water play feature
- Multi-use community plaza
- Community garden
- Informal play sports court
- New seating and picnic area
- Trees and lawn areas



**SPORTS COURT**

Informal full court with new paving and benches



**WATER PLAY CHANNEL\***

In-ground water channel with water sprays, boulders and bridges

**NEW PATH**

To connect the new park features and surrounding park and sidewalks



**WASHROOM ACCESS PATH**



**COMMUNITY GARDEN**

Raised garden beds in a fenced area



**COMMUNITY PLAZA**

Multi-use covered area with picnic and activity tables

**LANDSCAPE BUFFER**

Trees, lawn and benches

**ACCESSIBLE ENTRY WALKWAY**

Benches in path alcoves

**PLAY AREA PERIMETER SEATING**

Benches in path alcoves

**NEW SHADE TREES**



**PICNIC TABLES**

Which concept do you like better?  
Place a sticky dot below if you like this one.



**NATURE PLAY PLAYGROUND**  
All ages, natural playground equipment and play elements  
Non-prescriptive, imaginative play

\*water play feature subject to the finding of “Vansplash” report and Vancouver Park board approval (<http://vancouver.ca/parks-recreation-culture/vansplash-aquatics-strategy.aspx>)



# DRAFT Park Renewal Concept Plans



# Brewers Park – Draft Concept Plan





# Clinton Park – Draft Concept Plan





# Cost Estimates and Schedules





# Brewers Park – Cost Estimate and Schedule

- Current estimate places the cost of the park at \$1.3m which includes a 30% contingency
- Based on Board approval, the park is scheduled to be constructed in 2019



# Clinton Park – Cost Estimate and Schedule

- Current estimate places the cost of the park at \$570,000 which includes a 30% contingency
- Will require some partnership funding before construction can proceed





THAT the Vancouver Park Board approve the final concept plans for the renewal of Brewers Park and a portion of Clinton Park as described in this report.

