



March 15, 2023

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: Collingwood Park Renewal - Concept Plan

RECOMMENDATION

THAT the Vancouver Park Board approve the concept plan for the Collingwood Park renewal as described in this report and as shown in Appendix A.

REPORT SUMMARY

The proposed concept plan for Collingwood Park, as described in this report, was developed with input from stakeholders, City staff and residents in the surrounding Renfrew-Collingwood neighbourhood. Staff completed public engagement on the proposed park concept in December 2022 and received favourable feedback.

Many of the features in Collingwood Park are near the end of their useful lifespan and require replacement at this time. This neighbourhood is also experiencing a rapid pace of population growth making improvements even more vital to the community. The concept plan adds new features, increases the capacity of existing ones and significantly improves accessibility in the park. The purpose of this report is to share details of the proposed concept and results of the public engagement process, and to seek a Board decision on the proposed park concept plan (see Collingwood Park Concept Design Appendix A) so the project can proceed to detailed design and construction.

POLICY, REPORTS & STRATEGIES

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over all areas designated as permanent and temporary parks in the City of Vancouver, including any structures, programs and activities, fees, and improvements or major changes that occur within those parks. The Vancouver Park Board approves major changes in Vancouver parks including the design and development of parks.

The proposed concept for Collingwood Park is supported by principles outlined in the following plans and strategies:

- [VanPlay](#) (2019/2020): The Board's Parks and Recreation Services Master Plan sets priorities and provides tools and policies to support the pursuit of equity, connectivity, and access to parks and recreation for all. The Collingwood Park renewal aligns with the VanPlay direction to 'Deliver Services Equitably, by using the equity initiative zones to prioritize resources and service delivery'. The community surrounding the park falls within three equity indicators in that it has a low amount of park space per person, a high demand for recreation with reduced barriers and less than 10% tree canopy cover. Additionally, the park is in a high growth area (see VanPlay Initiative Zone with Growth Overlay Map Appendix B).

- [Urban Forest Strategy](#) (2014): Policy and operational guidelines to enhance the urban forest on private lands, streets, and parks.
- [Assessment of Playspaces Report](#) (2015) is based on the inventory and assessment of the 159 VPB - maintained play spaces.
- [Biodiversity Strategy](#) (2016): Supports the increase in amount and quality of Vancouver's natural areas to support biodiversity and access to nature.
- [People, Park & Dogs \(PPDS\)](#) (2017): Provides an evidence-based and data-driven policy to deliver well-planned and designed parks that accommodate park users with and without dogs for the next 10 years. The strategy includes policy for access, design, stewardship, and enforcement.
- [Rain City Strategy](#) (2019): Reimagines and transforms how the City manages rainwater with the goals of improving water quality, resilience, and livability by creating healthy, urban ecosystems across the City of Vancouver.
- [Skateboard Amenities Strategy](#) (2022): Responds to a growing need for skateboard and small-wheeled sport amenities in Vancouver.

PARK RENEWAL PROGRAM

Collingwood Park was identified as a priority project in the 2019-2022 Capital Plan as part of the Park Board's Park Renewal Program. This program identifies priorities based on a number of factors including growth, amenity condition, area specific DCL availability, and policy alignments. The key criteria identifying Collingwood Park as a priority include amenity condition, growth, density, and VanPlay alignment. Other parks identified for renewal in the 2019-2022 Capital Plan included Brewers Park and Jones Park, which were completed in 2021.

The 2023-2026 Capital Plan Park Renewal Program includes \$6.3M of capital funds to be used for additional park renewals. A portion of this funding will be utilized for Collingwood Park and a prioritization process and future discussions with the Board will determine other priority renewal locations where these funds can be allocated.

BACKGROUND

Neighbourhood Context

The Renfrew-Collingwood neighbourhood is one of Vancouver's largest local areas in both population and land area. It has a diverse population with various communities and housing types, from high-density apartments near the Skytrain to a large collection of detached and semi-detached houses with suites. It has a large population of people born outside of Canada; people who do not speak English; and people in racialized groups. Renfrew-Collingwood's population has grown steadily over time and is 17% denser than the City of Vancouver's average density overall. (Source: [Renfrew-Collingwood Neighbourhood Social Indicators Profile, 2020](#))

Site Description

Collingwood Park is a 1.27 hectare neighbourhood park bounded by McKinnon Street, Euclid Avenue and Taunton Street (see Site Air Photo Appendix C). The site is located on the unceded and traditional territories of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

Current features in the park include mature trees to be retained, a fieldhouse with washrooms, an old playground, and a wading pool. The playground was ranked as a level 1 replacement, the highest need ranking, in the Park Board's Assessment of Playspaces report completed in 2015. The 1950's wading pool is still used by the Renfrew Community Centre for summer programs. Additional existing features in the park include a basketball court, open lawn areas and a softball diamond and field. The fieldhouse washrooms are in poor condition and will be renovated for improved accessibility by the City's Real Estate & Facilities Management group in 2023 (See site photos Appendix D).

Archaeology

An archaeological review was undertaken at the beginning of the renewal process. The initial review concluded that Collingwood Park has low potential for archaeological sites. The presence of the buried Still Creek tributary through the site indicates some potential for archaeological sites such as hunting locations, isolated camps, and resource extraction sites. While no further archaeological work is recommended, Park Board staff and contractors who undertake ground disturbances are to be provided Archaeological Chance Find Management training.

DISCUSSION

Staff have developed a concept plan that is informed by the community's vision as heard during the public engagement process, VanPlay, other policy alignments and operational requirements.

Public Engagement

Two rounds of public engagement were undertaken to understand the community's vision for Collingwood Park. The first occurred in May through June 2022 and included an on-line survey hosted on the City's [Shape Your City](#) website and two on-site events. Various stakeholders have been engaged including staff from the Renfrew Community Centre, Collingwood Neighbourhood House, Collingwood Community Policing Centre, Sir Wilfred Grenfell Elementary School and Park Board and City Operations. (See Appendix E for a full list of stakeholders).

The community was asked what they appreciate about the park and improvements they would like to see and **563** surveys were completed. We heard that most people visit the park with their immediate family, friends, children, and dogs and most use the park for casual walks, to play in the open field, picnics, and to bring children to the playground. Additional seating, shade, newer amenities, additional plants and accessible paths were the most common requests.

In the second round of engagement in November through December of 2022, the community was asked to comment on the concept plan that was developed based on feedback from Round 1 engagement. **125** respondents completed the survey on-line. Additional comments were collected during events at the Renfrew Community Centre and Collingwood Neighbourhood House. Feedback was overwhelmingly positive with a **majority** saying they strongly or somewhat agree with proposed improvements.

Additional Survey Results

- **89%** said they strongly or somewhat agree with playground design;
- **86%** said they strongly or somewhat agree with the proposed water play feature;
- **85%** strongly or somewhat agree with including the proposed plaza;
- **90%** strongly or somewhat agreed with proposed improvements to the multi-use sports court; and

- **85%** Would like to see some type of skate feature or had no opinion.

A summary of the public engagement is provided in Appendix F- Engagement Summary. For the full engagement summary reports, see the [Collingwood Park Renewal Shape Your City](#) project page.

Other Considerations

A number of survey respondents expressed interest in a dog off-leash area at this park. As per the approved [People, Parks and Dogs Strategy](#), a “Neighbourhood Dog Run Off-leash Area” recommends a size of 0.04 to 0.4 hectares, which cannot be accommodated while maintaining existing amenities in the park. The nearest off-leash dog area is nearby at Killarney Park (1km from Collingwood Park).



Open house -Renfrew Community Centre

Proposed Concept

The proposed concept features a renovated playground with accessible surfacing, diverse seating opportunities including picnic tables and benches, a small plaza, and an expanded multi-sports court with an integrated skateboard feature. The wading pool will be replaced with a small splash pad that has a recirculating system in keeping with water conservation best practices and policies. The splash pad will expand access to water play at Collingwood Park and comply with the City’s Water Works By-Law (#4848).

The new features are concentrated along the southeast edge of the park in close proximity to the existing washrooms and field house. This concentration of amenities establishes a strong social heart for the park while maintaining the softball diamond and field and open green spaces for informal recreating, socializing, and picnicking. New paths will improve circulation throughout the park and to the various amenities.

Playground

In response to public feedback, staff selected new playground equipment including a climber, swings, trampoline, accessible carousel and playhouse. In general, the play features and playground surfacing have been selected to accommodate a wide range of ages, mobility and sensory needs. Runoff from the playground will be directed to a raingarden providing additional

time for water to infiltrate in to the ground. This feature is consistent with Vancouver's [Rain City Strategy](#) goals of improving and protecting water quality, increasing resilience through sustainable water management, and enhancing Vancouver's livability by improving natural and urban ecosystems.

Multi-Sports Court

The multi-sports court will be expanded with new seating walls and fencing added behind the basketball hoops to retain balls in the court. The western edge of the multi-use sports court will have a small skateboard feature. The design meets Vancouver Skateboard Strategy goals to create new Spots (150 – 600m²) and Dots (<150m²) to help fill skate park gaps in the city. Collingwood Park falls in priority area 1 for “spots and dots”.

Ball Diamond & Field

The existing ball diamond and field is a Grade B facility, primarily booked for softball recreation league play and informal neighborhood play. The diamond is booked a maximum of 12-14 hours per week, weather dependent, and has the highest usage rate in spring (115%) followed by summer (88%) and declining in fall (48%). Park Board Recreation staff spoke with field users and shared plans for improvements. Field users did not request additional improvements beyond what is being proposed. As part of the park renewal, the diamond's granular surface will be improved along with field drainage to address standing water in winter months. Additional features will include new backstop baseboards and a connecting path from the sidewalk to improve access.

Tree Canopy

The existing mature trees in Collingwood Park currently provide approximately 27% canopy cover. At maturity, the 25 new trees proposed will increase the total canopy cover in the park to 41%. This improvement is particularly important in an area of the city that currently has less than 10% canopy cover. Protecting the existing trees and adding news one will benefit those who frequent the park in summer months and is a step towards the City's goal of providing 22% urban forest canopy by 2050.

FINANCIAL / OTHER CONSIDERATIONS

The estimated construction cost for the Collingwood Park renewal project is \$2.4M. Cost estimates for both the capital cost and operating costs will be refined through detailed design and as the construction drawings are developed. The current project budget is \$2M, funded from the 2019-2022 Capital Plan, and the additional funding of \$400,000 is proposed to be funded from the Park Renewal program in the 2023-2026 Capital Plan. The initial estimate for the operating impact to capital budget is 5% of the construction cost of the project or \$110,000.00.

CONCLUSION

Collingwood Park's infrastructure is in high need of renewal at this time. The public engagement process, including three in-person events, an on-line project campaign and stakeholder meetings have helped develop a very well-received concept plan for the renewal of Collingwood Park. The concept helps bring to fruition the community's vision as well as the goals outlined in VanPlay.

If the Board approves the concept plan, staff will prepare detailed designs and a construction tender package. Construction of the improvements is targeted to begin in winter 2023 with completion targeted for the fall of 2024.

Staff recommend Vancouver Park Board approve the concept plan for Collingwood Park renewal as described in this report in order to bring these much needed improvements to the community.

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Vancouver Board of Parks and Recreation
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Collingwood Park Concept Design

 **COLLINGWOOD PARK RENEWAL
CONCEPT PLAN**

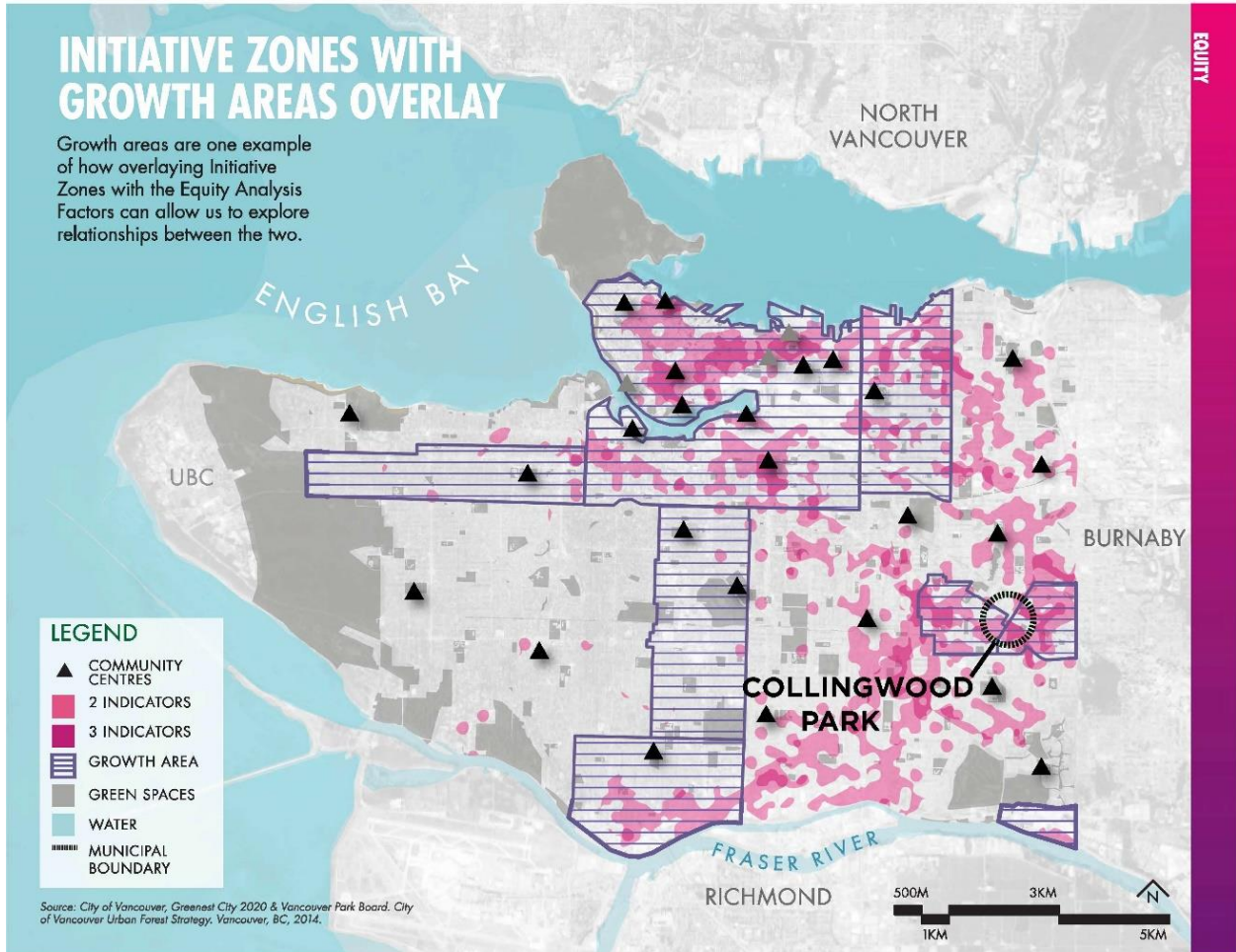


Perspective of new entrance to playground

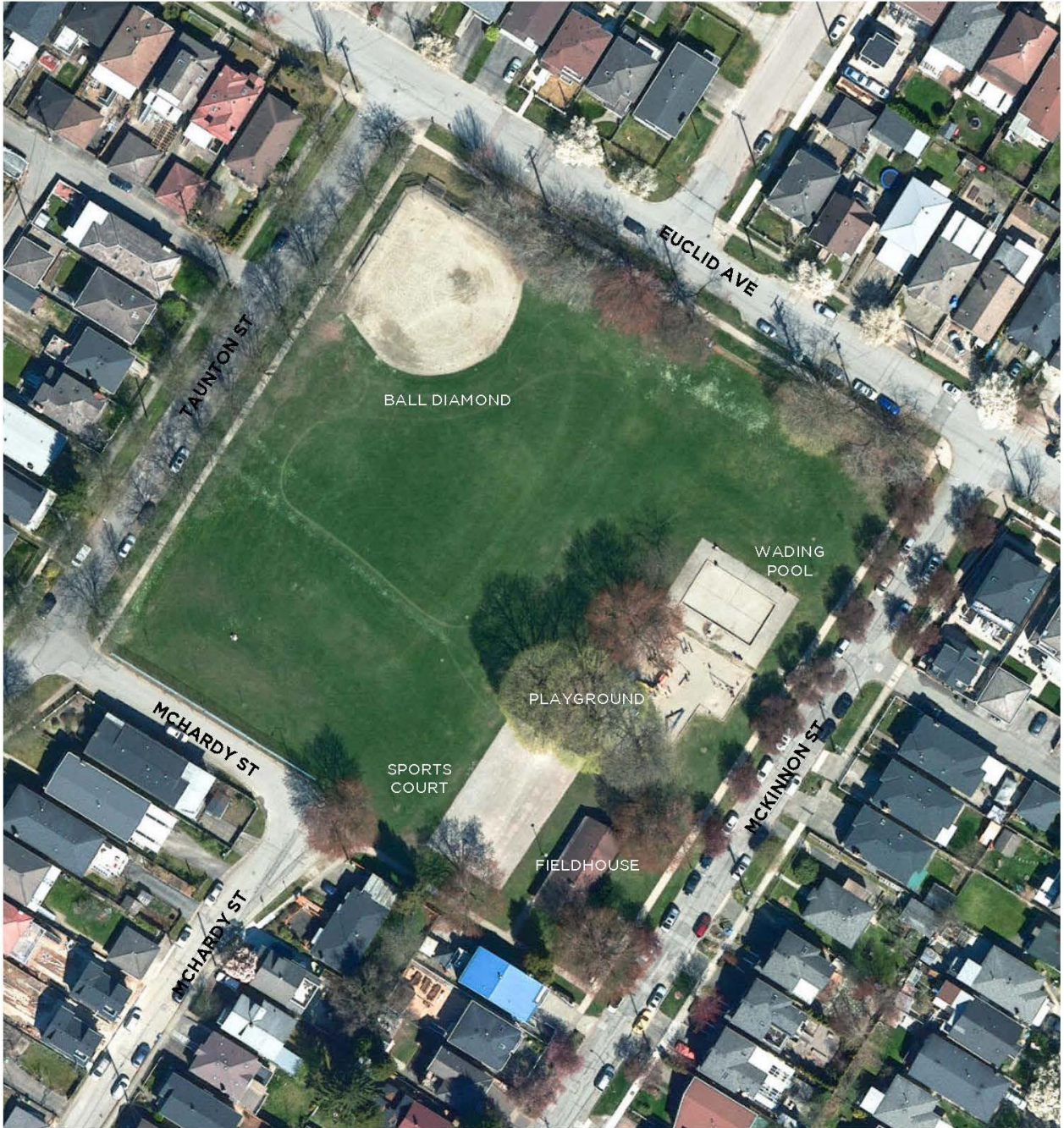
Collingwood Park Concept Design



VanPlay Initiative Zones with Growth Areas Overlay Map



Site Air Photo showing existing conditions



Scale: 1:1,600



Site Photos



EXISTING WADING POOL



EXISTING BALL DIAMOND LOOKING NORTHEAST



EXISTING FIELDHOUSE AND WASHROOMS



EXISTING PLAYGROUND LOOKING WEST



EXISTING SPORTS COURT LOOKING SOUTHWEST



OPEN FIELD LOOKING SOUTHEAST

Stakeholders

Collingwood Park Renewal Stakeholders

Local Agencies

- Collingwood Neighbourhood House –Youth Services - Summer programs utilize the park
- Collingwood Community Policing Centre- Movie nights hosted in the park
- Vancouver Public Library Collingwood branch- Outreach for engagement process
- Sir Wilfred Grenfell Elementary School -Teachers use Collinwood for outdoor recreation classes- Student graphic submission
- Vancouver Coastal Health- Approval required in detail design phase

Park Board Staff

Community Centre

- Renfrew Community Centre- Summer programs utilize wading pool and playground

Park Board Recreation Services

- Connected with field user groups to solicit input on potential amenities to softball diamond
- Aquatics- wading pool to splash pad conversion
- Access and Inclusion review

Park Planning

- Connected with Vancouver Skate Coalition as part of engagement

Park Development

- PB Archaeologist - Archaeologist review / recommendations

Park Operations

- Departments: Horticulture, Urban Forestry, Structures, Asphalt & Drainage

City Staff

Real Estate and Facilities Management

- Departments: Plumbing, Electrical
- Facility Development -Coordination of washroom renovation

Engagement Summary



COLLINGWOOD PARK RENEWAL

ENGAGEMENT SUMMARY

ROUND 1 - SPRING 2022

HIGHLIGHTS

From May 20th to June 9th 2022 a digital survey was available on the projects "Shape Your City" page. The public was asked about their vision for a renewed Collingwood Park. We notified the community about the survey through mail-outs, site signs, emails and social media. An event was held in Collingwood Park and at the Renfrew Community Centre.

We received **563** responses

Here's what we heard!

What residents appreciate about Collingwood Park

- How close park is to their home
- The open use-use flexible space
- The large shade trees
- The playground
- The washrooms facilities



The top 5 amenities requested:



1. Picnic tables and seating for gatherings



2. Children's playground upgrade



3. Water play feature/ splash pad



4. A plaza for small groups to gather



5. Raingardens & improved drainage

Engagement Summary

VANCOUVER BOARD OF PARKS AND RECREATION

COLLINGWOOD PARK RENEWAL

ENGAGEMENT SUMMARY

ROUND 2 - FALL 2022

HIGHLIGHTS

From November 21st to December 19th a digital survey was available on Collingwood's "Shape Your City" page. 1600 people visited the projects website. Events, where the concept was displayed, were held at the Renfrew Community Centre and Collingwood Neighbourhood House.

We received **125** responses.

When asked if you are happy with improvements proposed for Collingwood Park

92% strongly or somewhat agree with proposed improvements.



Features included in the concept design:

- ① PLAYGROUND
- ② SPLASH PAD
- ③ PLAZA AND STAGE
- ④ MULTI- USE SPORTS COURT
- ⑤ IMPROVED BASEBALL DIAMOND
- ⑥ RAIN GARDEN
- ⑦ NEW SHADE TREES
- ⑧ PEDESTRIAN TRAILS AND STEPS
- ⑨ OPEN LAWN AND LAWN MOUNDS
- ⑩ IMPROVED WASHROOM FACILITIES AND LITTER RECEPTACLES
- ⑪ PICNIC TABLES AND SEATING
- ⑫ PARK ENTRY PLAZA
- ⑬ NEW DRINKING FOUNTAIN WITH BOTTLE FILLER

Here's how the community ranked the improvement priorities:

Most Important

- Playground improvements
- Seating and picnic tables
- New trees and plantings
- Water play feature
- Multi-use sports court improvements
- New paths
- Plaza stage
- Baseball diamond improvements



Perspective of playground

