



February 20, 2024

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

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## RECOMMENDATION

THAT the Vancouver Park Board approve the concept plan for the General Brock Park renewal as described in this report and as shown in Appendix D.

## REPORT SUMMARY

The proposed concept described in this report is for General Brock Park, a 2.11 hectare neighborhood park located in Norquay Village. The concept is informed by public engagement, City and Park Board policies, and a neighbourhood needs analysis. Staff completed public engagement on the proposed concept in September 2023 and received favourable feedback.

The purpose of this report is to share details of the proposed design and results of the public engagement process and to seek a Board decision on the proposed park concept plan to advance the project to detailed design and park construction.

## BOARD AUTHORITY/ PREVIOUS DECISIONS/ POLICY

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. General Brock Park is designated as permanent park as of March 1982.

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

[VanPlay](#) (2019/2020): The General Brock Park renewal aligns with the Vanplay Direction to “deliver services equitably”, by using the equity initiative zones to prioritize resources and service delay. The neighbourhood surrounding the park falls within three equity indicators in that it has a low amount of park space per person, a high demand for low barrier recreation and less than 10% tree canopy cover. (see VanPlay Initiative Zone map in Appendix A). This park renewal also meets the 2040 Asset Targets identified in VanPlay, such as providing enhanced natural area and habitats for bird and pollinator, universally accessible play features in renewed playground, continuous and accessible paths for all users.

[Biodiversity Strategy](#) (2016): Supports the increase in amount and quality of Vancouver’s natural areas to support biodiversity and access to nature. Proposed additional trees and meadow plantings in the park will improve biodiversity and will provide valuable habitat for our region’s smaller beneficial species, such as birds and pollinators.

[People, Parks & Dogs](#) (2017): As per the People, Parks & Dogs strategy, General Brock Park is located in an undeserved area for dog off-leash areas (OLA), and will benefit from the proposed fenced dog off-leash areas.

[Urban Forest Strategy](#) (2014): Policy and operational guidelines to enhance the urban forest on private lands, streets, and parks.

[Vancouver Bird Strategy](#) (2015): The retained and new tree canopy, plus new meadow areas will create habitat and forage, to help sustain the regions native and migratory bird species.

[Vancouver CitySkate](#) (2022): General Brock Park falls in priority area 1 for “spots and dots”. The proposed skateboard amenities in the concept plan meets Vancouver Skateboard Strategy goals to create new Spots (150 – 600m2) to help fill skate park gaps in the city.

[Norquay Village Neighbourhood Centre Plan](#) (2010): This plan provides a framework to guide change and growth over the next 30 years in Norquay village. General Brock Park is listed as top priority for better access and street connections.

## **BACKGROUND**

General Brock Park is located in the northwest corner of Norquay Village, one block north of Kingsway. The park is bound by Wenonah and Brock Streets to the south, three lanes on the east, north and west sides of the park, as well as two nearby city owned lots to the west of the park; these lots are located at 4502 Gladstone Street and 2227 Wenonah Street. The two empty lots are currently maintained as lawn for flexible uses and will be ultimately used for future park expansion. The park renewal is focusing on the current developed park area with considerations for future park expansion. See Context Map Appendix B.

General Brock Park Renewal was identified as a priority project in the 2019-2022 Capital Plan as part of the Park Board’s Park Renewal Program. Projects are prioritized in this program based on a number of factors including population growth, amenity condition, area specific DCL funding availability, and policy alignments. The key criteria identifying General Brock Park as a priority include amenity condition, population growth along the Kingsway corridor, density of housing development, 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, and upcoming are Collingwood Park and John Hendry Park as outlined in [John Hendry \(Trout Lake\) Park Renewal Plan \(2022\)](#).

In the next 18 years, the new residential developments along Kingsway are projected to bring over 5,500 new residents within the five minutes walking distance from General Brock Park. This park renewal will support the neighbourhood’s growing population and demand for access to park amenities and natural spaces.

## **DISCUSSION**

Staff have developed a concept plan that is informed by the community’s vision as heard during the public engagement process, through dialogue with the People with Disabilities Advisory Committee, policy alignments and operational requirements.

**Public Engagement**

Three rounds of public engagement were undertaken to understand the community’s vision for the park and to share the proposed concept plan. The details of the project engagement process are listed in the below table:

Date	Engagement approach	Engagement result
<b>Round 1 Visioning for General Brock Park</b>		
February to April 2022	<p>The public were invited to share their visions for General Brock Park via an online survey on <a href="#">Shape Your City (SYC) project webpage</a>.</p> <p>The public was notified through:</p> <ul style="list-style-type: none"> <li>– Postcards were sent to 4,318 households within the neighbourhood</li> <li>– Three signs were placed at General Brock Park to notify users of the online survey</li> <li>– Posts were shared via Vancouver Park Board social media.</li> </ul> <p>An on-site pop-up event was held at the park on April 2nd</p>	<p>499 people visited the Shape Your City webpage and 129 respondents completed the online survey.</p> <p>Additionally, over 25 people attended the on-site park pop-up event</p> <p>People with Disabilities Advisory Committee was engaged for inputs for the park renewal</p> <p>Survey respondents were asked to prioritize project principles, and what spaces and amenities they would like to see in the park. A key theme that emerged was a desire for the park to act as the “neighbourhood backyard.” The priorities and key takeaways from the feedback (provided in Appendix C) informed the design of the concept plan.</p>
<b>Round 2 Preliminary Concept Plan</b>		
November 2022	<p>An information session was held in Trout Lake Community Centre to share the preliminary concept plan, which was developed based on input received during Round 1 engagement.</p> <p>The public was notified through:</p> <ul style="list-style-type: none"> <li>– Project newsletters sent to residents who had signed up for project updates</li> <li>– Preliminary concept plan was posted on <a href="#">Shape Your City (SYC) project webpage</a>.</li> <li>– Three signs were placed at General Brock Park to notify users of preliminary concept plan</li> </ul>	<p>We received general support for the concept from the residents attended the info session and feedback via emails</p> <p>Feedback included:</p> <ul style="list-style-type: none"> <li>– Addressing noise generated from the multi-sport court</li> <li>– Improving accessibility in the playground</li> <li>– Adding natural features in the park.</li> </ul>

<b>Round 3 Final Concept Plan</b>		
<p>June 2023</p>	<p>The revised concept plan was shared with the public.</p> <p>The public was notified through:</p> <ul style="list-style-type: none"> <li>- Project newsletters sent to residents who had signed up for project updates</li> <li>- Final concept plan was posted on <a href="#">Shape Your City (SYC) project webpage</a>.</li> <li>- Three signs were placed in General Brock Park to notify users of final concept plan</li> <li>- Posts were shared via Vancouver Park Board social media.</li> </ul>	<p>Requests for a dog off-leash area were received.</p> <p>After reviewing <a href="#">People, Parks &amp; Dogs Strategy</a> with previous engagement information, fenced off-leashed areas were added in the concept plan to address the growing demands in this neighbourhood and address city-wide gaps in off-leash areas.</p>
<p>September 2023</p>	<p>A park pop-up event was hosted in the park to share the final concept plan with the public.</p> <p>The public was notified through:</p> <ul style="list-style-type: none"> <li>- Project newsletters were sent to residents who have signed up for project updates</li> <li>- Final concept plan with added fenced off-leashed area was posted on <a href="#">Shape Your City (SYC) project webpage</a>.</li> <li>- Three signs were placed in General Brock Park to notify users of the final concept plan</li> <li>- Mail drop with information about the additional of the off-leashed area to 100 adjacent households.</li> </ul>	<p>There were 30 residents who attended the event.</p> <p>We received general support for the revised concept.</p>

**Additional Considerations**

Throughout the public engagement process, the request for washrooms has been consistently identified by the public. When selecting locations for new washrooms, considerations include overall need, equity of service delivery and alignment with Park Board and City of Vancouver initiatives. Staff have reviewed the parks needing washrooms (including General Brock Park), and are determining the list of future washrooms to be funded through this Capital Plan (2023-2026).

## **Concept Plan**

The design theme for the General Brock Park Renewal is 'the park is the neighbourhood backyard', as identified during the public engagement process. The goals are to provide more opportunities for the whole family to: sit and gather throughout the year, play, be active, and enjoy nature.

To achieve these goals, the concept plan reconfigures the existing park features with an upgraded playground, a new multi-sport court (replacing the old ball hockey court), a new picnic area with shade structure, and new naturalized areas, with inclusiveness and accessibility considerations. These park components are connected through the upgraded pathways and new park entry for improved accessibility.

The new playground is designed for children of different ages, abilities and backgrounds to play together. A variety of playground equipment is selected to accommodate a range of play experiences. The play equipment, including climber, zip line, spinner, a mixture of swings, and birdhouse slide, are provided for physical play, while the freestanding acoustic element and embankment roller slide are provided for sensory play. Natural elements, such as planting, boulders, logs, and engineered wood fiber also introduce a variety of different sight, smell and textures for an enhanced sensory experience. Rubber play surfacing will provide consistent universal access to all equipment, with graphic elements in contrast colours for visual simulation. Additional seating opportunities with drinking fountain and cooling station are provided for children and adults to encourage social interactions and to provide a space for children to rest and observe. A new continuous pathway connecting from the sidewalk is provided for walking, rolling and running. The existing and proposed trees will provide relief from the summer heat. The playground design will go through further refinement in the detail design stage with inclusive and sensory play considerations including a follow-up review meeting with the People with Disabilities Advisory Committee.

The new multi-sport court will replace the existing ball hockey court and will be located further away from the neighbours' backyards to mitigate noise concerns. The multi-sport court provides a paved area to support multiple uses such as basketball, ball hockey, custom games, tai chi, and other activities. The seating walls are provided to help contain balls while also supporting skateboarders.

A new picnic and gathering area with a shade structure will be provided. This area is located along the main walking path and has views of the entire park and the city. A misting pole will be installed adjacent to the picnic area to cool down the space during hot weather. Additionally, new seating areas are provided around the park to support various sizes of group gatherings and to provide areas for quiet respite and viewing the park activities.

An upgraded two metre wide accessible path connects all amenities around the park for walking, jogging and rolling around the park. A series of secondary 1.2 metre wide pathways will provide alternative circulation options and experiences. A new park entry is proposed to align with pedestrian traffic flows and two curb letdowns will be provided along Brock Street for improved access.

All of the healthy existing trees in the park will be retained. The concept plan also proposes additional coniferous and deciduous trees and meadow plantings, to enhance the urban forest canopy and provide habitat for birds and pollinators. New logs and boulders in the planting area along the lane will discourage unsanctioned parking along the park edges which has created long

term maintenance issues. The new naturalized area will provide seating and natural play opportunities.

The existing sport field is a Grade B facility, primarily booked for ultimate league play and informal neighbourhood play. The field is currently permitted 10 hours per week May – December. Requests for improvements have not emerged during the public engagement process. It was also not identified as priority for upgrade from the ongoing Sports Field Strategy studies. This existing sport field will be retained and protected. Staff will work with the contractor to allow public access to the sport field during park construction.

The proposed OLA is located at the southeast corner of the park, offset from the proposed playground and existing sports field to avoid potential conflicts. There are two fenced areas provided in the concept plan, a large main dog off-leashed area and a small off-leashed area for shy dogs. These combined 0.09 ha OLA meets the recommended size and design guidelines of a Neighborhood Dog Run off-leash area as identified in the People, Parks and Dogs Strategy. The layout of these dog off-leash areas maximizes open running space for dogs, and incorporates natural agility features. Benches are located within the spaces for added comfort and will be accessible to all park users. All design elements including fencing, gates and surfacing will meet the design standards of the People, Parks and Dogs Implementation Guide. To support year-round use and to minimize maintenance requirements, improved drainage will be considered in the design.

### **Archaeology**

An internal archaeological review was undertaken at the beginning of the renewal process. No known or previously identified archaeological site has been identified within the park or adjacent to the park. While no further archaeological work is recommended, Park Board staff and contractor who undertake ground disturbances are to be provided with Archaeological Chance Find Management training.

### **Finances and Funding**

The estimated capital cost is \$2.7M with 75% of the construction eligible for DCL and 25% non-DCL funding. This funding is available through the 2019-2022 and 2023-2026 Capital Plans (\$1.07M of funding from the 2019-2022 Capital Plan, and the remainder from the 2023-2026 Capital Plan).

The initial estimate for the operating impact to capital budget is 5% of the estimated construction cost of the project or \$135K per year, starting in 2026. Cost estimates for both the capital cost and operating costs will be refined through detailed design and as the construction drawings are developed. Operating funds will be requested as a part of the 2026 operating budget.

### **NEXT STEPS**

Subject to the Board's decision on the recommendation outlined in this report, detail design for the General Brock Park Renewal will commence. Construction is currently targeted to begin in Q1 2025 and to be completed by Q1 2026.

## **CONCLUSION**

The concept design for General Brock Park Renewal as a reimagined space and neighbourhood backyard reflects community's vision and has overall public support. The concept plan responds to population growth, aligns with the Park Board's policies to deliver services equitably, increases access to nature, and creates inclusive play and new habitat areas. Staff recommend the Vancouver Park Board approve the proposed concept plan for the General Brock Park Renewal so that the project can proceed to detail design and construction.

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Initiative Zones with Growth Areas Overlay

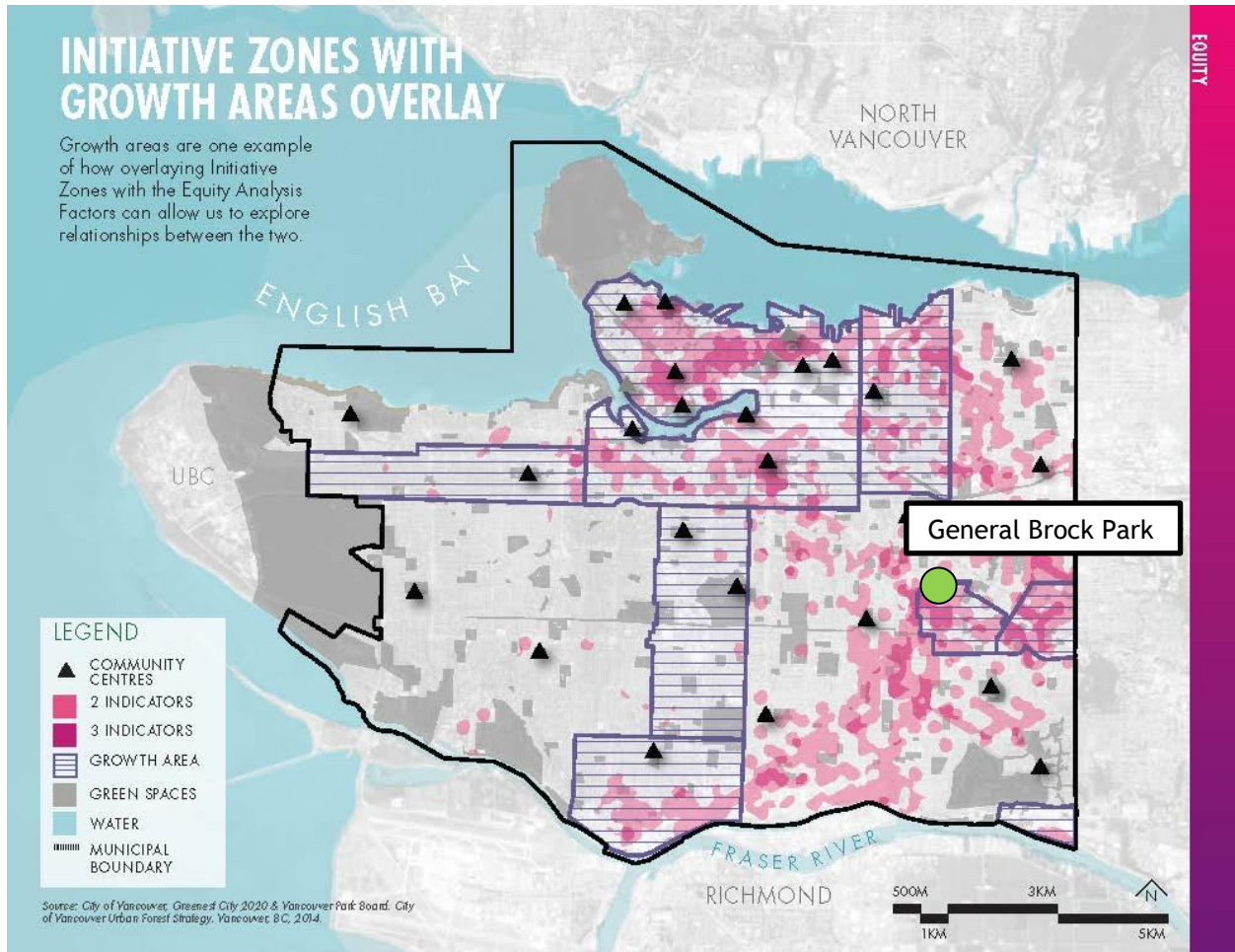


Fig 1 VanPlay Initiative Zones with Growth Areas Overlay Map



General Brock Park Context

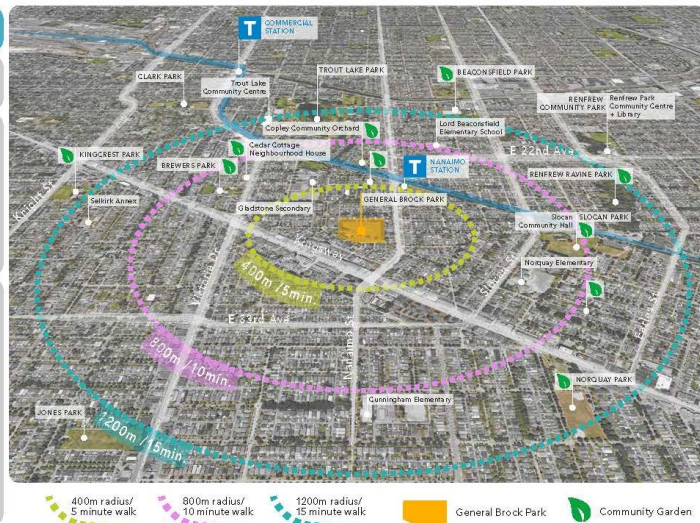


Fig 2 Location Map

NEARBY AMENITIES

The following table and diagram summarizes the park spaces and amenities that are near General Brock Park and may also be utilized by park users. The purpose is to identify where amenities are already being provided, which will help prioritize the amenities planned for General Brock Park. For additional details, see the Needs Assessment Analysis.

	PARKS + OPEN SPACES	AMENITIES
400m / 5 min walk	<ul style="list-style-type: none"> <li>Gladstone Secondary School</li> </ul>	<ul style="list-style-type: none"> <li>Tennis courts</li> <li>Soccer fields</li> <li>Basketball courts</li> </ul>
800m / 10 min walk	<ul style="list-style-type: none"> <li>Brewers Park</li> <li>Slocan Park</li> <li>Norquay Elementary</li> <li>Copley Community Orchard</li> </ul>	<ul style="list-style-type: none"> <li>Tennis courts</li> <li>Basketball courts</li> <li>Soccer fields</li> <li>Play spaces</li> <li>Grass fields</li> <li>Field houses</li> <li>Wading pools</li> <li>Community Gardens</li> <li>Picnic Sites</li> <li>Washrooms</li> </ul>
1200m / 15 min walk	<ul style="list-style-type: none"> <li>Trout Lake Park</li> <li>Renfrew Ravine Park</li> <li>Beaconfield Park</li> <li>Norquay Park</li> <li>Lord Beaconfield Elementary</li> <li>Cunningham Elementary</li> <li>Selkirk Annex</li> </ul>	<ul style="list-style-type: none"> <li>Tennis courts</li> <li>Basketball courts</li> <li>Play spaces</li> <li>Grass fields</li> <li>Field houses</li> <li>Baseball diamond</li> <li>Dogs Off-Leash Area</li> <li>Jogging trails</li> <li>Lighted fields</li> <li>Picnic Sites</li> <li>Spray park</li> <li>Washrooms</li> <li>Soccer fields</li> <li>Rain garden</li> <li>Community Gardens</li> </ul>



GENERAL BROCK PARK RENEWAL | NEEDS ASSESSMENT

Fig 3 Amenities adjacent to General Brock Park

General Brock Park Engagement Summary



GENERAL BROCK PARK RENEWAL: Engagement Summary Round 1



Fig 4 Key themes identified during the 1st round of public engagement



**General Brock Park Engagement Summary**

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*Fig 5 Park Pop-up in April 2022*



*Fig 6 Stakeholder meeting in November 2022*



*Fig 7 Park Pop-up in September 2023*

General Brock Park Concept Design

# FINAL CONCEPT DESIGN



## GENERAL BROCK PARK RENEWAL



Fig 8 General Brock Park Renewal Concept Plan



General Brock Park Concept Design

PLAYGROUND



GENERAL BROCK PARK RENEWAL



Fig 9 Playground Rendering

MULTI-SPORT COURT



GENERAL BROCK PARK RENEWAL



Fig 10 Multi-Sport Court Rendering