



VANCOUVER  
BOARD OF  
PARKS AND  
RECREATION

February 5, 2018

MEMO TO : Park Board Commissioners  
FROM : Tiina Mack, Manager of Park Development  
SUBJECT : **Progress Update - New Park at Smithe and Richards Street**

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The Smithe and Richards Park concept was approved in May 2016. Since that time, Park Board staff and their consultant (DIALOG) have furthered the design through cross-departmental input. At the request of City of Vancouver (CoV) Planning and Engineering, Park Board staff submitted a Development Permit (DP) application on May 26, 2017. Additionally, the project was presented to the Urban Design Panel (UDP) on July 26 and August 23, 2017 as a component of the DP process.

Park Board staff received DP prior-to conditions on November 6, 2017 including additional requirements for minor urban design modifications to address the interface of the park with the streetscape and improve accessibility aspects of pedestrian bridge. The minor revisions and prior-to response letter were submitted to CoV Planning and Engineering on December 11, 2017. Although the DP process typically takes up to 8 months, CoV Planning staff indicate that a DP will be issued by the end of February.

In the meantime, the project team have been developing detailed designs of the park and will submit a Building Permit (BP) application on February 15, 2018 for the café building and pedestrian bridge as well as the overhead architectural “skyframes” that will support lighting and ephemeral installations. The BP should be granted by April, and assuming the timing of permit approvals is as anticipated, Park Board staff are targeting a tender to pre-approved contractors in May 2018. On this timeline, the construction contract will be awarded by late summer 2018 and construction should begin in October.

Park construction will take at least a year, during which time Park Board staff will issue a second RFP to potential vendors who will operate the café and conduct tenant improvements to the space. Although an RFP was issued for vendors in 2017, only 1-bid was submitted and the decision was made to fold the RFP in the belief that Park Board would receive enhanced bids once construction begins and there is a “buzz” around the new park being built. Upon selection, the preferred vendor will be presented to the Park Board for approval.

The site will continue being leased to Easy Park and operated as a parking lot with revenues benefitting the Park Board, until construction begins in mid-2018. There is an opportunity for a ground breaking ceremony once the permits are received and the construction schedule is confirmed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tiina Mack'.

Tiina Mack,  
Manager of Park Development

JM/TM/ll

Copy to: PB Senior Management Team  
PB Communications