



To: Planning Committee

Date: January 7, 2005

From: Kate Sparrow
Director, Recreation & Cultural Services

File:

Re: City Centre & West Cambie Community Facility Needs

Staff Recommendation

1. That for the West Cambie Planning Area, land not be acquired for a community recreation facility and the community recreation facility needs of the West Cambie area be incorporated into City Centre planning.
2. That Staff be directed to identify the specific North City Centre and South City Centre community facility needs, funding alternatives and report back to Council for further direction.

K. Sparrow

Kate Sparrow
Director, Recreation & Cultural Services
(4129)

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ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Parks.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<i>[Signature]</i>		
Policy Planning.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

At the Planning Committee meeting of November 16, 2004, during the presentation of the West Cambie Plan - Proposed Preferred Land Use Option discussion, the following parks and recreation considerations were identified by the committee. They were:

- The need to consider a community centre and recreation facilities in the area, possibly near the school facility;
- The question of whether the greenways were linked to each other; and the provision of trails and a greenway plan;
- The need to consider additional green space within specific areas of the concept plan; and,
- The feasibility of providing indoor amenity areas for children, as well as outdoor play areas.

This report responds to that referral in the context of the need for community park and recreation facilities in the whole of the West Cambie/City Centre area.

The results of Council's decision on the Parks, Recreation and Cultural Services Master Plan will impact what is incorporated into the final West Cambie Area Plan update.

Findings of Fact

West Cambie Area (see Map 1):

- The Preferred Land Use Option for the West Cambie area presented to the public during open houses on December 9 and 11, 2004, suggests a balanced community with approximately 6000 residents and a complete change of land use.
- Because there are multiple land owners and few City services (e.g., roads, sewers), it is expected to be five to ten years before the area is fully redeveloped.
- The nearest full service community recreation facility to West Cambie is the Cambie Community Centre that is approximately 3.0 km away or Thompson Community Centre that is 6.0 km away. There is no full service community centre in the City Centre area. Lang Centre is a two-room operation.
- The City's adopted Trail Plan identified some greenways, trail networks and trail standards within the area with the objective of linking the various existing open spaces and connecting the area to the waterfront.
- For the purposes of planning for community recreation facilities, the West Cambie Area is considered to be the most closely connected with the North City Centre area.

City Centre Area (see Map 1):

For some time, there has been recognition of the need to provide space within the City Centre for recreational and social needs.

- The 1992 Recreation Facilities Report identified the need for a full service community centre in the Town Centre.
- In 1995 the City Centre Area Plan identified the need for two 30,000 ft² community service centres in the downtown.

- The Parks, Recreation and Cultural Services Community Needs Assessment adopted by Council in May 2002 identified gaps in service and noted that City Centre needed “an adequately sized facility as an important venue to host recreational and cultural activities.”
- Current research has also identified City Centre as a high priority for community recreation facility development.
- The City Centre area including West Cambie is projected to grow in population from approximately 40,000 people today to approximately 70,000 in 2021.
- The area is and will continue to be very ethnically diverse.
- There are higher than average levels of low-income and single-parent families and the majority of residences are multi-family.
- Recent decisions regarding aircraft noise and the RAV line have created renewed interest in residential development in the City Centre.
- Richmond’s City Centre is developing as two district residential areas, North and South, and planning for recreation and social amenities need to reflect that.

Analysis

- **Population Nucleus Concept**

Community recreation facilities for West Cambie/City Centre need to be strategically located to meet local requirements. Ideally, they will be near the population “nucleus” of the area and part of an attractive network of walkways linking with the Richmond wide trail system.

For the North City Centre Area, which will address West Cambie needs, the population nucleus will be north and west of the intersection of Garden City and Cambie. City staff recommends looking at the West Cambie and City Centre North areas together for the development of Community Recreation facilities. These areas are expected to undergo significant high-density residential development in the next few years.

For the City Centre South Area, the population nucleus is the quadrant bounded by Westminster Highway, Granville, No. 3 Road and Garden City and is already built up.

Community service facilities designed for urban settings are required for both North and South City Centre areas with a priority for addressing the South City Centre first and addressing the North/West Cambie needs through this planning exercise and development.

- **Trends**

Across the country, and particularly in urban settings, there is a trend towards the development of facilities to include “recreation” with a variety of other community services.

This creates many benefits such as creating synergies amongst various community service providers that are working towards common outcomes and maximizing the use of spaces.

These facilities typically include the following features:

- Small footprint with several floors; could be part of an office or residential tower
- Possibly in partnership with a developer or on City-owned land as part of a larger development
- In close proximity or part of a common facility with other related service providers i.e. police, health, social service agencies. or schools

- Flexible, multi-purpose space is required with some dedicated spaces and some shared spaces
- Incorporating “gathering spaces” both within and outside of the building. Gathering places are designed to encourage social interaction and meeting of neighbours which is a key factor in creating healthy and safe communities
- Examples of these types of facilities are the recently opened John Braithwaite Centre in North Vancouver and the Mount Pleasant Community Centre in Vancouver.

- **Opportunities**

For West Cambie Area

The residents in the West Cambie area require access to Parks Recreation facilities and amenities. Community centre facilities should be developed in the North City Centre area (near the West Cambie border) with easy accessible links to the Cambie area.

Staff recommends that the facility development be deferred to future City Centre planning and development. Staff recommends that planning begin for the provision of community facilities, parks and trails to serve the north City Centre/West Cambie area. Staff will review the locations as part of City Centre area plans.

Networked open spaces, parks and trails are required and need to be incorporated into the area plan update.

For North City Centre:

Land for a community centre, parks and trails are required and these need to be linked to the West Cambie amenities. The residents’ (West Cambie and North City Centre) community recreational needs will emerge as development continues.

The speed and eventual density of development in the North City Centre area will determine when the services are required. Staff will review the locations as part of City Centre area plans.

Staff recommends that planning begin for the provision of community facilities, parks and trails to serve the North City Centre area.

For South City Centre

The need for South City Centre community centre space is not part of the West Cambie area plan referral. However, the North and South City Centre needs are connected and should be considered together in order to deal with emerging priorities.

The need for community centre space in the South City Centre is immediate. Staff recommends that a strategy be developed to address the immediate needs within the South City Centre area.

This will involve working with the community to identify:

- What type of facility will best meet the needs of this urban area,
- Who are potential partners for a future facility,
- What are the location possibilities, and
- What are the funding options.

In both City Centre areas, the creation of, or response to, opportunities associated with development need to be explored as a means of providing or funding community facilities.

Financial Impact

No financial impact at this time; however, there will be staff time required to develop a strategy for the South City Centre area.

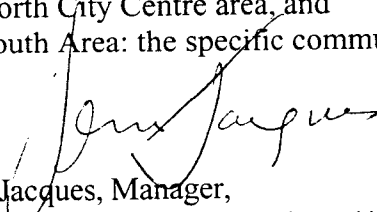
Conclusion

For the West Cambie Planning Area:

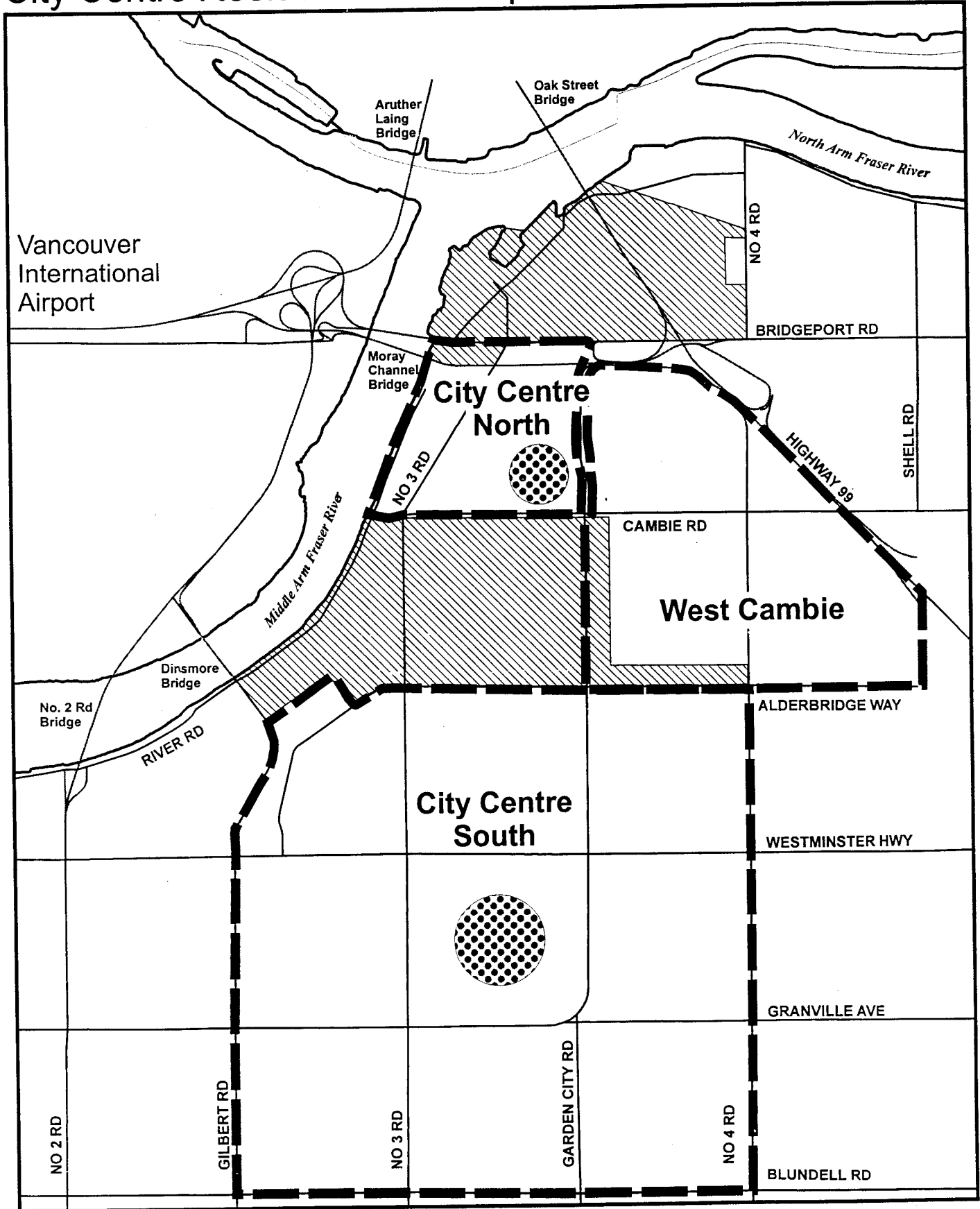
- No land is required for a community centre in West Cambie,
- The West Cambie community facilities be incorporated into City Centre planning, and
- Parks, greenways and networked trails are required.

For the City Centre Area:

- North Area: a community centre is required to serve the residents of West Cambie and the North City Centre area, and
- South Area: the specific community facility needs and funding alternatives are required.


Vern Jacques, Manager,
Community Recreation Services, (4158)

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Legend

12/17/04



Restricted Land Use Non-Residential



Projected Population Nucleus - North and South City Centre

