



**CITY OF VANCOUVER**  
CITY MANAGER'S OFFICE  
Judy Rogers, City Manager  
Brent MacGregor, Deputy City Manager

**Supports Item No. 1**  
**Special Council Agenda**  
**June 1, 2004**  
**Reconvened June 7, 2004**

## MEMORANDUM

June 7, 2004

**TO:** Mayor and Council  
Park Board Commissioners

**COPY:** City Manager  
City Clerk  
General Manager, Park Board  
Project Manager, Hastings Park/PNE

**FROM:** Hastings Park/PNE Steering Committee

**SUBJECT:** Hastings Park/PNE - Four Approaches for the Future

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This memo provides answers in response to questions raised at recent meetings, and clarification of technical information as follows:

- Ornamental water use in parks
- Park standard in Hastings Sunrise
- Annual park revenues and expenses
- Area of Windermere Hill
- Commercial and community use at Hastings Park
- Condition and use of Administration and Livestock Buildings

### Ornamental water use in parks:

Ornamental water use represents 1.6% of the 26.8 billion gallons that are used in the City as a whole. Engineering staff estimate average annual water use in major ornamental water features as follows (noting that they are not metered and will vary based on pipe size and months in use):

	# months/year in use	Est. Annual Supply (million gals)
Lost Lagoon	9	70
Beaver Lake and pond	8	75
Miniature Railway ponds	12	45
Children's Zoo fountain	12	45
Trout Lake	3	22
Charleston Park waterfall (under review)	12	90
Vanier Ponds	12	45
Tatlow Park	6	<u>22</u>
Total		414

During last year's dry summer most of these systems were turned down or turned off.

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During the last five years initiatives in Stanley Park and Devonian Harbour Park have achieved reduction in the order of 170 million gallons.

There is no question about the public interest in, and affection for water features both in landscaped and naturalized settings and the aesthetic and wildlife values that are associated with these features. Balancing the public interest in water conservation and water features requires a strategy be articulated that could include:

- a. Converting storm water, drawn from park surface run off and/or surrounding drainage areas with separated storm and sanitary sewers;
- b. Converting to aquifer water, where available;
- c. Installing re-circulating systems and water meters;
- d. Reducing water flows.

The Park Board has asked staff to draw up a water conservation plan that will lay out options for further reduction which balance public interest in aesthetics, wildlife values and water conservation. Options (a) through (c) above will require capital investment. Option d will result in a different pond and/or stream landscapes for periods of the year and the water feature may have low or no flow.

**Park standard:**

The City of Vancouver has maintained a consistent supply of neighbourhood park in step with population growth. Since 1931, the ratio of neighbourhood park per 1,000 residents has ranged between 2.4 and 2.9 acres. This past level of service was formalized in the Park Board's 1982 Master Plan as a park standard of 2.75 acres per 1,000 residents.

Hastings Sunrise area has 19 parks with a total area of 115 acres of neighbourhood park and 25 acres of City-wide Park (those portions of Hastings Park Restoration Plan completed to date). Hastings Sunrise has 2.97 acres per 1,000 residents.

However, Hastings Park, like Stanley Park and Queen Elizabeth Park area also City-wide destination parks. Major City-wide parks are not generally used in the City's park standard as they have been acquired over the years through singular historic opportunities. If all of the large City-wide parks are included in the analysis then the park ratio would be much higher at 5.79 acres per thousand residents.

The greening of Hastings Park will, with the addition of a further 48-68 acres of park area, depending on which of the four Approaches is selected, exceed the City's standard for neighbourhood park, and go a long way to meeting the higher level of service including City-wide destination parks.

**Annual park revenues and expenditures:**

The park system is funded through a combination of earned and tax revenues. The following chart summarises the 2003 actual revenues and expenditures for the City-wide destination parks as well as all neighbourhood parks.

<i>(\$ millions)</i>	Revenue	Gross Expenditures	Net Expenditures	Statistics
Stanley Park	\$6.1	\$8	\$1.9	1000 acres, 76% covered by earned revenue (parking, pitch & putt, rentals, filming, pool, concessions)
Queen Elizabeth Park	\$1.2	\$2.3	\$1.1	130 acres, 52% covered by earned revenue (Bloedel Conservatory, parking, rentals, pitch & putt)
VanDusen Gardens	\$1.2	\$2.3	\$1.1	55 acres, 154,000 visits 52% covered by earned revenue (garden admissions, gift shop, special events & rentals)
Neighbourhood Parks	\$2.3	\$14	\$11.7	2100 acres, 197 parks 16% covered by earned revenue (parking, pools, beaches, pitch & putt, concessions)

While Park Board maintains a number of large parks not listed above, costs and revenues are not tracked per park (with the exception of the above three parks).

**Area of Windermere Hill:**

In the Restoration Plan, as well as Approaches 1 and 2, Windermere Hill is 17.5 acres. In Approach 3, it is 15.43 acres and in Approach 4, it is 12.83 acres.

**Community and commercial uses:**

All four approaches contain a mix of community and commercial uses as does the current operations at Hastings Park. For example, currently the PNE operations, including the annual fair and Playland, attract a large community of visitors who pay admission fees and goods are sold on site, as is the case at any of the large City festivals. There are commercial businesses which take part in the fair and Playland, as do community groups.

Like the Vancouver Aquarium, Art Gallery, Museum, and Maritime Museum, the PNE subleases City-owned space to commercial interests in order to generate revenues in support of its operations. All of the current commercial uses at Hastings Park are temporary or time-limited in nature with the exception of the use of dedicated office and support space used by the Vancouver Giants and the use of the Garden Auditorium by Cirkids, a non-profit children’s circus training school September through June.

Any surplus revenues generated by the PNE are used to first pay for the maintenance of buildings and site, and then to further the aims of objectives of the organization. Unlike a commercial operation, there are no shareholders and the generation of profit is not the main purpose of the organization.

Each of the four approaches for the future of Hastings Park and the PNE proposes a mix of commercial and community uses on site and within the buildings. The use of the buildings in the four approaches offers more variance among the approaches in the amount of community and commercial uses. The following table summarises those differences and similarities:

	Approach 1	Approach 2	Approach 3	Approach 4
Coliseum				
Rollerland				
Forum			Community Centre	
Garden Auditorium				
Agrodome				

-  Revenue Generating mix of commercial/community uses
-  Cost recovery community uses
-  Revenue Generating commercial uses

While neither the Fair nor Playland has been designed nor “themed”, it is anticipated that they would continue to sell tickets and goods.

**Administration and Livestock Buildings:**

*Administration Building* - Constructed in 1956, the administration building underwent major renovation in the early 1970s and in 1980. It is comprised of a two-storey concrete frame and block infill building with a total floor area of 18,250 sq. ft.

A review of the building by Facilities Design and Development staff in June 2002 found the building to be in “good” condition. However, the building requires life safety upgrading.

The 1997 Hastings Park Restoration Plan called for the demolition of the Administration Building with the site converted to an amphitheatre set in a green lawn.

*Livestock Building* - The earliest portion of the livestock building was erected in 1929. In 1939 it was expanded to its current size of 135,400 sq. ft. The building is currently used during the fair for agricultural stables and displays and occasionally is used by the Racetrack for additional horse barns. Only the eastern portion of the building has heat and it is used during the balance of the year for film rentals.

The June 2002 building review found the structure to be inadequate. Bracing is required for the roof, walls and columns and it recommend the demolition of the mezzanine. The electrical and heating system needs to be replaced. As well, the building requires life safety upgrading to comply with the current building code. No costs were estimated as it was determined that the Livestock building was in “poor” condition and scheduled for demolition.

Approach 4 of the four future options for Hastings Park and the PNE does seek to rebuild a 24,000 sq. ft. portion of the livestock building including the north facade. This option could be included in any one of the Approaches. Alternatively the north facade could be retained in any of the Approaches.

If you have any further questions, please contact Sue Harvey at (604) 871-6001.



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