



CITY OF VANCOUVER

P1

POLICY REPORT DEVELOPMENT AND BUILDING

Date: January 6, 2006
Author: Michael Naylor
Phone No.: 604.871.6269
RTS No.: 05623
CC File No.: 11-3600-03
Meeting Date: January 17, 2006

TO: Vancouver City Council

FROM: Director of Current Planning in consultation with General Manager of Parks and Recreation and General Manager of Engineering Services

SUBJECT: CD-1 Rezoning – Hillcrest and Nat Bailey Stadium Parks – Addendum

RECOMMENDATION

- A. THAT the draft CD-1 By-law provisions referred to Public Hearing by Council on October 20, 2005 for the rezoning of Hillcrest Park, 4501 Clancy Loranger Way (Block 805, District Lot 526, Plan 19344) and Nat Bailey Stadium Park, 4601 Ontario Street (Block 806, District Lot 526, Plan 19380) be amended by inclusion of provisions for density, building height and parking generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally in accordance with Appendix A for consideration at the Public Hearing;

AND FURTHER THAT the plan generally as shown in Appendix E be referred to Public Hearing and be approved subject to conditions contained in Appendix C.

- B. THAT, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law, the Sign By-law and the Noise Control By-law be amended as set out in Appendix B; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the consequential amendments to the Subdivision By-law and the Sign By-law at the time of enactment of the zoning by-law and to the Noise Control By-law thereafter.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

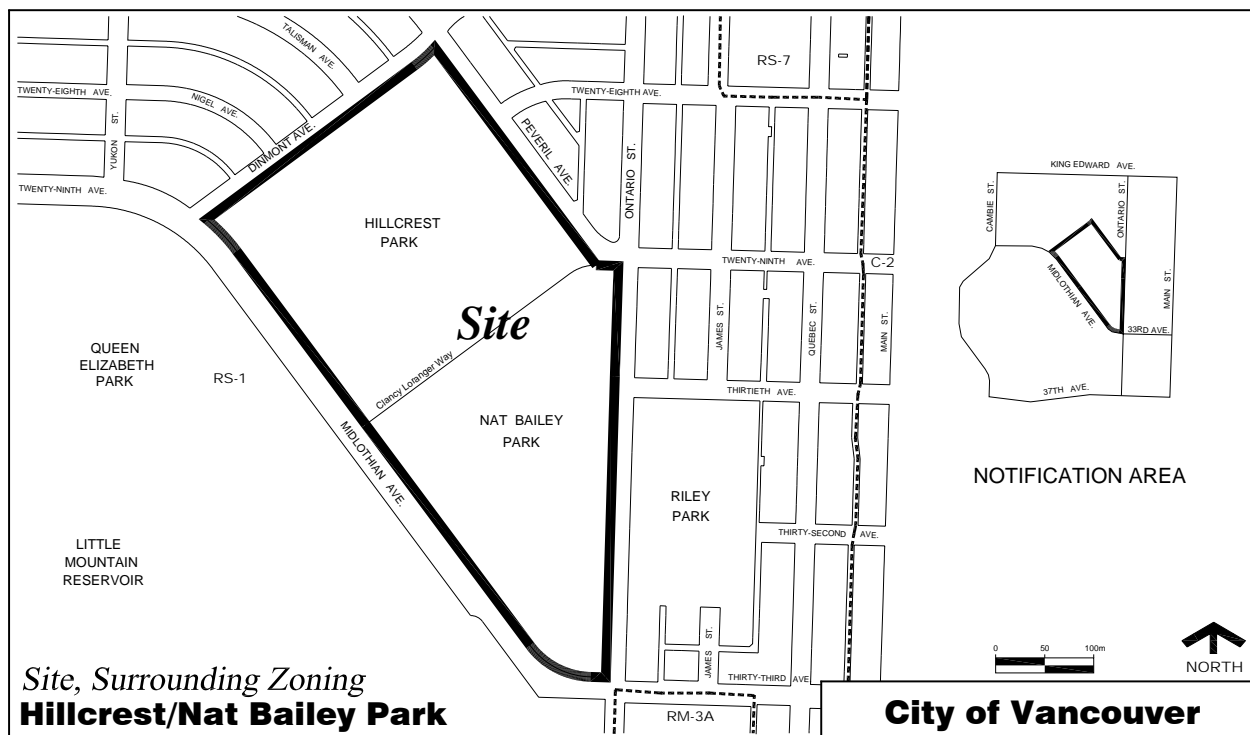
Relevant Council policies for this site include:

- On March 26, 2002, Council endorsed the 2010 Olympic venues proposed for the City of Vancouver and subsequently authorized the City to enter into the "Hillcrest Curling and Community Centre Venue Agreement" with the Vancouver 2010 Bid Corporation. This agreement set the process by which an Olympic-level curling venue would be constructed in Hillcrest Park for the 2010 Winter Games and then converted afterward for community recreational and cultural use.
- The Riley Park/South Cambie Community Vision (adopted November 1, 2005) supports and provides directions for the Riley-Hillcrest-Nat Bailey Stadium Park Master Plan.

PURPOSE AND SUMMARY

This report recommends that the draft CD-1 By-law provisions for Hillcrest-Nat Bailey Park, which were referred to Public Hearing, be amended to include additional provisions for density, building height and parking. In October 2005, when the rezoning proposal for this site was initially presented to Council for referral, there were insufficient details available regarding the proposed buildings for staff to recommend regulations for density, building height and parking. Since then, the design development for the new buildings has progressed such that staff are now recommending that the provisions outlined below be included in the

Figure 1 – Site proposed to be rezoned from RS-1 to CD-1



draft CD-1 By-law for consideration at the Public Hearing. Appendices A and B of this report would supersede those of the referral report dated October 4, 2005. Staff are also recommending that the revised Park Master Plan in Appendix E, approved by the Park Board on October 3, 2005 be approved by Council as the preliminary form of development.

DISCUSSION

Background – After the 2010 Winter Olympics were awarded to Vancouver in July 2003, the Park Board began a revision process for the 2000 Riley-Hillcrest-Nat Bailey Park Master Plan to include the Olympic Curling Facility. Council had endorsed Hillcrest-Nat Bailey Park as the location for this venue in March 2002. Also in 2002, the Park Board determined through its Aquatic Services Review that Percy Norman Pool would be replaced by a new City-wide facility.

The Park Board engaged the community in the revision process beginning in February 2004 and, on October 3, 2005, the Board approved the Riley-Hillcrest-Nat Bailey Park Master Plan. The Master Plan calls for demolition and replacement of the Riley Park community centre, rink and pool with new facilities in Hillcrest-Nat Bailey Park. The Curling Facility – or Legacy Building – would be converted to community centre, rink and other community uses after it has served its function for the Olympic Games and a new Aquatic Centre would be constructed. Once the new facilities are installed in Hillcrest-Nat Bailey Park, the plan calls for Riley Park to be redeveloped as a local neighbourhood park under RS-1 zoning. The Park Board's Master Plan process is described in Appendix F.

On October 20, 2005, Council instructed the Director of Current Planning to make application to rezone Hillcrest Park and Nat Bailey Park from RS-1 to CD-1 to enable the implementation of the Park Master Plan and to permit the construction of the Olympic Curling/Legacy Building and the new Aquatic Centre. Council also instructed that the application be referred to a Public Hearing together with draft CD-1 By-law provisions for land use. The intention in rezoning to CD-1 is primarily to permit "Rink" use and "Swimming Pool" use to enable approval of the proposed Curling Facility and the Aquatics Centre as principal uses, since these uses are not listed in the RS-1 District Schedule. The description of the proposed land uses from the October 4th staff report has been included in Appendix D. The rezoning application was made on October 28, 2005 and the item has now been tentatively scheduled for Public Hearing on January 31, 2006.

Proposed Regulations – At the time of referral, the design development for the proposed buildings was not sufficiently advanced for staff to be able to recommend any regulations beyond the land uses. It was proposed that aspects related to the building design would be addressed at the development permit stage. Since then, the Park Board and the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (VANOC) have engaged the consultants who are completing the detailed design work for the project. Enough about the proposal is now known that staff are recommending provisions for density, building height and parking as described below to be included in the CD-1 By-law.

Density – The floor space that is currently permitted, existing and proposed for the site is shown below.

Site Area - Hillcrest Park and Nat Bailey Park		137 450 m ²	34.0 acres
maximum above-grade floor space permitted under RS-1	Floor Space Ratio	Floor Space	
	0.30 FSR + 93 m ²	41 328 m ²	444,865 sq. ft.
existing floor space	0.10 FSR	13 865 m ²	149,242 sq. ft.
proposed floor space	0.22 FSR	30 206 m ²	325,149 sq. ft.

The existing floor space consists of six buildings, two of which are to be demolished as part of the Master Plan (the present curling club and a fieldhouse). Added to the four retained buildings will be the Olympic Curling/Legacy Building and the new Aquatic Centre. The proposed floor space includes the retained and new facilities, as set out in the Master Plan. For the CD-1 By-law, staff propose setting an overall floor space limit for the site at 30 206 m² (325,149 sq. ft.) which represents the floor space needed to implement the Master Plan. While the added buildings result in a 118% increase in floor space than currently on the rezoning site, the density remains below the maximum permitted under RS-1 for above-grade floor space. A full breakdown of the facilities and their floor space amounts is in Appendix D.

The Park Master Plan includes Riley Park where it is planned that the existing community centre, rink and pool will be demolished. This represents another 6 533 m² (70,322 sq. ft.) of floor space that will disappear from the Master Plan area which has not been factored into the above table because Riley Park is not in the rezoning site. Nonetheless, if density is calculated across all three parks comprising the Master Plan area, the existing FSR is 0.12 and the proposed would be 0.18 FSR, an increase of 50%.

Building Height – The conditional height limit under RS-1 zoning is 10.7 m (35.1 feet) measured above the base surface. The existing Nat Bailey Stadium and the Millennium Sports Centre are both legally non-conforming to height, with the stadium being 15.9 m (52.3 feet) and the sports centre 12.3 m (40.2 feet). For the CD-1 By-law, it is proposed that the maximum height be set at the current height of the stadium. As the base surface measurement is problematic given the long distances to the corners of the site, it is proposed that an above-sea-level height be used in the CD-1 By-law to reflect the height of the stadium, that is, 90.06 m (295.5 feet) above sea level. An exemption provision has been included to allow for architectural and mechanical appurtenances to protrude above the height limit by conditional approval of the Development Permit Board.

During the Park Master Plan process, Park Board staff indicated that the intended height of the Legacy Building would be similar to that of Nat Bailey Stadium. Planning staff support the proposed height limit because it is consistent with Park Board staff's intention and because it ensures that the existing buildings would conform to height under the new zoning. Actual heights of buildings will be controlled through the Council-approved form of development and nothing (except appurtenances) could be higher than the stadium.

Parking – Parking was subject to much analysis and discussion during the Park Master Plan process, including two detailed studies by consultants to determine parking demands throughout the seasons of the year. This was necessary due to the fluctuating demands, particularly affected by baseball games at Nat Bailey Stadium. With the new facilities operating post-Olympics for community use, demands are expected to increase from 205 to 405 spaces in spring/summer, and from 270 to 520 spaces in fall/winter, both of these projections exclude the stadium event activity. While demands are expected to generally be

greater in the fall/winter with the increased activities resulting once the Olympic curling facility is converted to community use, when a game takes place at Nat Bailey Stadium total demand for parking typically would increase to 1,100 or 1,200 spaces. The strategy recommended to deal with this dynamic is to provide a total of 920 parking spaces in a mixture of permanent (paved) spaces and overflow (grass) spaces in the parks, and also to manage the parking demand by facilitating the use of alternate modes of transportation.

Under the Park Master Plan, a total of 920 off-street parking spaces would be provided (480 permanent spaces and 440 overflow spaces), with a minimum 820 spaces in Hillcrest-Nat Bailey Park and up to 100 spaces in Riley Park. The minimum off-street requirement proposed for the By-law is 920 spaces. The parking requirement applies to the post-Olympics use of the site and would not come into effect until the Legacy Building is converted into a community centre. With this level of parking provision, it is expected that demands for on-street parking near the site will remain about the same as at present. Under the Master Plan, 40 new on-street spaces would be created on Midlothian Avenue bringing to the total parking provided by the Master Plan to 960 spaces.

This level of parking provision is less than what would be required per the Parking By-law and, without a reduced requirement, a relaxation would be required. A reduced parking requirement is recommended, however, because: (1) the various uses on the site will experience their peak demands at different times, allowing for a sharing of the supply; (2) studies have determined that a reduced provision is appropriate, including one for Kitsilano Park whereby it was found that the by-law standard becomes excessive when applied to very large swimming pools; (3) on-street parking is available on the streets surrounding the parks which has been relied upon routinely for activities such as little league; (4) the site will be better served by transit with a new bus route planned for Midlothian Avenue connecting to the Canada Line's station at King Edward and Cambie, and to the Expo Line at the 29th Avenue Station; (5) the site is served by bikeway/greenways on Ontario Street and on 37th Avenue, as well as by bike lanes planned for Midlothian; and (6) retaining green space for playgrounds, rather than for parking, is included in the by-law for schools – this principle should be extended to this application.

Form of Development – The Park Master Plan, as approved by the Park Board on October 3, 2005 and as shown in Appendix E, is presented as a preliminary form of development for approval in principle by Council at the Public Hearing. The final form of development will also be subject to approval by Council as a condition of the development application.

The October 3rd Master Plan proposes that the new facilities be located in Hillcrest-Nat Bailey Park to the north of Nat Bailey Stadium, roughly in the centre of the park as illustrated in Appendix E. It also includes a revised parking and access configuration. This plan was the conclusion of an 18-month site-planning and public consultation process that addressed many concerns from numerous stakeholder groups while meeting Olympic and Park Board program objectives. The plan is preliminary and public concerns will continue to be addressed as the detailed site design is undertaken, as per the Park Board's directives to staff that accompanied the approval of the plan on October 3rd (see Appendix F). The architectural program for the site is complex so the form of development will evolve as details are resolved. Staff will provide an update at the Public Hearing of how the design work is progressing.

Public Consultation – The Park Board’s Master Plan process included extensive consultation with the public and stakeholder groups, as documented in the staff report of October 4, 2005 and included in Appendix F.

FINANCIAL IMPLICATIONS

There are no financial implications to this report’s recommendations with respect to City budget, fees or staffing.

CONCLUSION

Staff conclude that the regulatory provisions outlined in this report should be included in the CD-1 By-law proposed for Hillcrest-Nat Bailey Park. The amended Appendices A and B, included in this report, would replace those previously referred to Public Hearing. Staff also recommend approval of the October 3rd Park Master Plan as a preliminary form of development. The proposed CD-1 By-law, together with the added provisions and the form of development, provide a suitable regulatory framework in which to proceed with a development application for this important civic project.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

2. Uses

- 2.2 (a) Cultural and Recreational Uses limited to Community Centre, Library, Park or Playground, Stadium or Arena, Rink, Swimming Pool, Club, and Fitness Centre;
- (b) Institutional Uses limited to Child Day Care Facility;
- (c) Service Uses limited to Restaurant;
- (d) Utility and Communication Uses limited to Public Utility and Radiocommunication Station; and
- (e) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.

3. Density [new]

- 3.1 The total floor area for all uses must not exceed 30 206 m².
- 3.2 Computation of floor area must include all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 3.3 Computation of floor area must exclude:
- (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the forgoing;
 - (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning are similar to the forgoing, those floors or portions thereof so used which are at or below the ground floor level, except that the maximum exclusion for parking must not exceed 7.3 m in length; and
 - (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

4. Building Height [new]

- 4.1 The height of a building must not exceed the geodetic elevation of 90.06 m, except that the Development Permit Board may permit architectural or mechanical appurtenances to exceed that elevation if:
- (a) the Development Permit Board first considers:
 - (i) all applicable policies and guidelines adopted by Council,
 - (ii) the relationship of the development with nearby residential areas,
 - (iii) the bulk, location, and design of the building and its effect on the site, surrounding buildings and streets, and existing views, and
 - (iv) the submission of any advisory group, property owner, or tenant;
 - (b) the Development Permit Board is satisfied that the appurtenance enhances the appearance of the building; and
 - (c) the appurtenance does not add to the floor area otherwise permitted.

5. Parking, Loading and Bicycle Storage [new]

- 5.1 Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle spaces, except that if the Director of Planning or Development Permit Board issues a development permit allowing a change of use from an Olympic curling facility to a community centre:
- (a) at least 480 permanent parking spaces must be available on the site; and
 - (b) for so long as Nat Bailey Stadium exists, at least 440 additional parking spaces must be available on the site from May 1 to October 31 each year.
- 5.2 Despite section 5.1, no more than 50 permanent parking spaces and 50 additional parking spaces may be situate in Riley Park at 50 East 30th Avenue.

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

Amend Schedule A by removing 4501 Clancy Loranger Way (Hillcrest Park) and 4601 Ontario Street (Nat Bailey Stadium Park) from the RS-1 Subdivision Sectional Maps attached to the Schedule.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“Hillcrest Park and Nat Bailey Stadium Park [CD-1 #] [By-law #] B (C-1)”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] Hillcrest Park and Nat Bailey Stadium Park”

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as shown in Appendix E, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Development Permit Board.

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development – Hillcrest Park and Nat Bailey Stadium Park are two adjoining parks separated by Clancy Loranger Way, an undedicated street which runs perpendicular to Midlothian Avenue. The parks are bounded by Ontario Street, Midlothian Avenue, Dinmont Avenue and Peveril Avenue. Hillcrest Park is 7.54 hectares (18.6 acres) and Nat Bailey Stadium Park is 6.21 hectares (15.4 acres) for a combined total of 13.75 hectares (34.0 acres).

Across Ontario Street to the east is Riley Park at 2.70 hectares (6.7 acres) and across Midlothian Avenue to the west is Queen Elizabeth Park at 52 hectares (130 acres). The rest of the surroundings are one-family dwellings under RS-1 zoning, except for a large townhouse development south of West 33rd Avenue which is zoned RM-3A. General Wolfe Elementary School is located a half-block to the north.

Hillcrest Park is located midway between Main Street and Cambie Street. From the new community centre and pool, it would be about 400 metres or 10 minutes walk to the closest existing bus stop at Main Street and 30th Avenue. The closest Canada Line Skytrain station would be at King Edward Avenue and Cambie Street. Translink advises that a new bus route is planned for along Midlothian Avenue which would provide a connection to the station.

The nearest north-south bikeway (and greenway) is on Ontario Street, immediately adjacent to the site. The nearest east-west bikeway (and greenway) is on 37th Avenue, 0.8 km to the south. In addition, bike lanes are planned for Midlothian Avenue.

History – Riley Park, Hillcrest Park and Little Mountain Park were all acquired as dedicated park land by the Vancouver Park Board in 1929 when South Vancouver and Point Grey were annexed to the City of Vancouver. These lands were formerly owned by the Canadian Pacific Railway and had been used for recreational purposes by surrounding populations, as well as for quarries and water reservoirs. Little Mountain was renamed Queen Elizabeth Park in 1939 in honour of Queen Elizabeth and King George's visit to the city.

The stadium was built by the City in 1951 and was initially called Capilano Stadium. It replaced a stadium that burned down at Hemlock and 5th Avenue. The land it sits on was not dedicated as park until 1971. Both Nat Bailey and Hillcrest were used for baseball and other sports since before 1951. The Vancouver Curling Club was added to Hillcrest Park in 1949 on the corner of Dinmont and Midlothian. The Vancouver Racquets Club was added south of Nat Bailey Stadium in 1969, at the corner of Ontario and Midlothian. Two fieldhouses were also added for sports leagues, including the Little Mountain Little League Clubhouse. This league has been using Hillcrest Park since 1951. The Millennium Sports Centre was recently completed at Midlothian and Clancy Loranger Way. It houses the Pacific Indoor Lawn Bowling Club and the Phoenix Gymnastics Club.

Percy Norman Pool was built in Riley Park in 1960 and the community centre followed in 1964 along with the ice rink. The Riley-Hillcrest-Nat Bailey Stadium Master Plan calls for the replacement of these facilities in Hillcrest-Nat Bailey Park, along with a new community library. Riley Park's existing buildings are to be removed and the site redeveloped as a neighbourhood park.

Land Uses [from October 4, 2005 referral report] – The draft CD-1 By-law (Appendix A) retains six uses listed in the RS-1 Schedule and adds a number of other uses which are included in the Park Master Plan.

Retained RS-1 Uses

- Community Centre
- Library
- Park or Playground
- Stadium or Arena
- Child Day Care Facility
- Public Utility

Added Uses

- Rink
- Swimming Pool
- Club
- Fitness Centre
- Restaurant
- Radiocommunication Station

The retained uses cover existing facilities like Nat Bailey Stadium. They also cover proposed facilities including the community centre and library that are part of the Legacy Building. “Rink” use has been added to permit the curling and skating rinks in the Olympic and Legacy phases of the plan, and “Swimming Pool” use is added to cover the proposed Aquatics Facility. “Club” and “Fitness Centre” uses are for the sports clubs that use the park, like the Vancouver Racquets Club which is non-conforming under RS-1. “Restaurant” has been added to cover the food services provided in the various venues. The utility and communication uses are proposed to enable public utility and telecommunication facilities to locate on the site. Also retained is an “Accessory Use” provision which would allow uses that are customarily ancillary to the principal uses. This covers fieldhouses, concessions, offices, storage, etc.

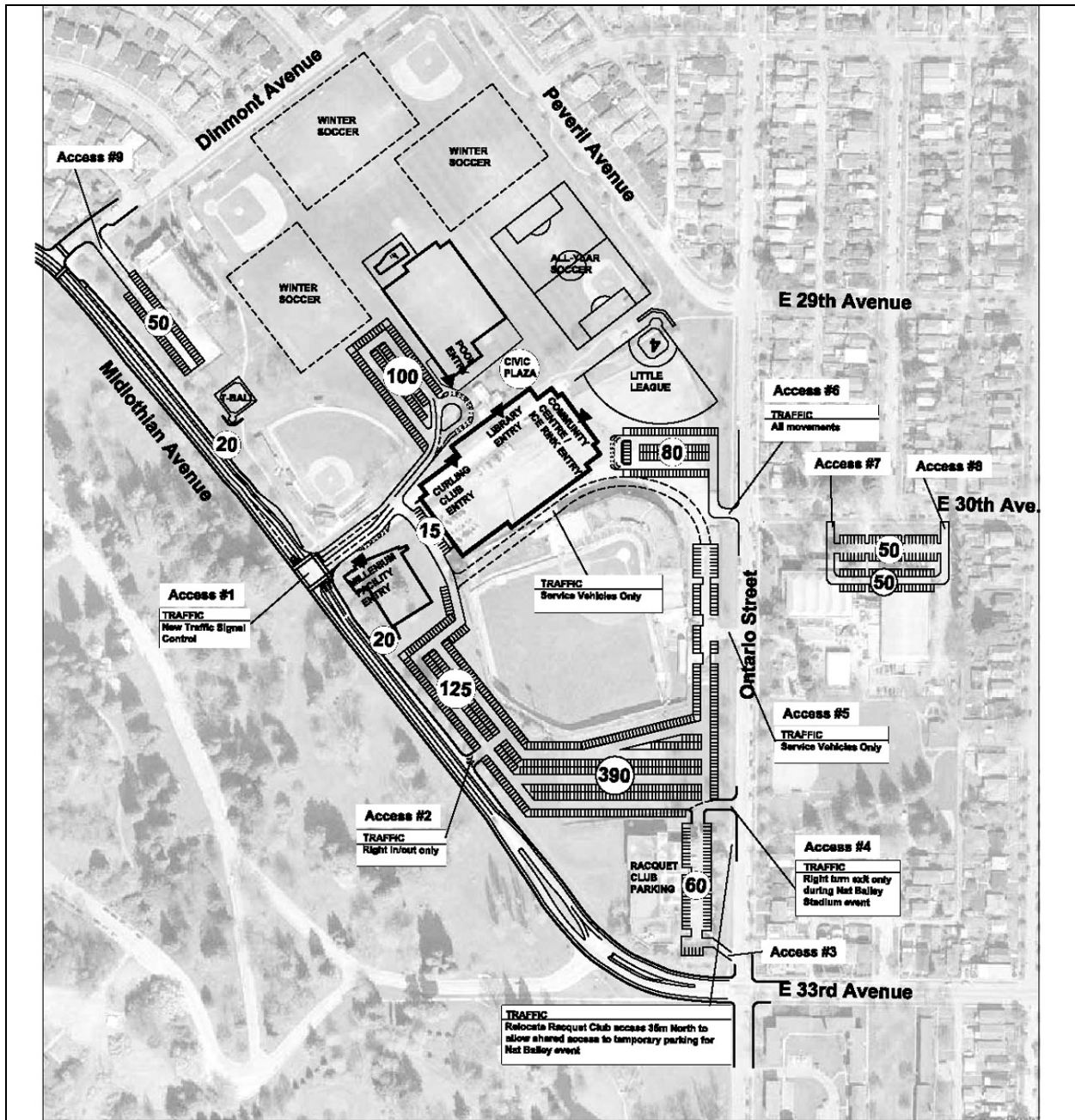
Allocation of Floor Space – Below are the floor space amounts for facilities which are either proposed to be demolished, retained or added by the Riley-Hillcrest-Nat Bailey Park Master Plan.

	floor space	
Existing facilities to be demolished (after being replaced)		
Riley Park* - community centre, rink, pool, fieldhouse	6 533 m ²	(70,322 sq. ft.)
Hillcrest Park - curling club, fieldhouse	1 881 m ²	(20,243 sq. ft.)
A. Total floor space <i>demolished</i>	8 414 m²	(90,565 sq. ft.)
Existing facilities to be retained (all within rezoning site)		
Nat Bailey Stadium	5 110 m ²	(55,000 sq. ft.)
Millennium Sports Centre	3 955 m ²	(42,575 sq. ft.)
Vancouver Racquets Club	2 749 m ²	(29,594 sq. ft.)
Little Mountain Little League Clubhouse	170 m ²	(1,830 sq. ft.)
B. Total floor space <i>retained</i>	11 984 m²	(128,999 sq. ft.)
New Floor Space (all within rezoning site)		
Olympic Curling/Legacy Building	10 790 m ²	(116,150 sq. ft.)
Aquatic Centre	5 574 m ²	(60,000 sq. ft.)
Future expansion (and Curling Club interim)**	1 858 m ²	(20,000 sq. ft.)
C. Total floor space <i>added</i>	18 222 m²	(196,150 sq. ft.)
Floor space limit proposed for CD-1 site (B + C)	30 206 m²	(325,149 sq. ft.)

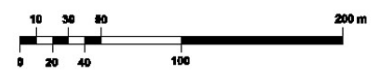
* Riley Park is not included in the CD-1 site and will remain zoned RS-1.

** This allocation allows for the existing curling club building to remain in use until the club relocates to its new facility in the Legacy Building in about 2011. Once the old curling club is demolished this floor space becomes available for expansion of other facilities in the park, such as that proposed for the Vancouver Racquets Club in the Park Master Plan.

RILEY-HILLCREST-NAT BAILEY STADIUM PARK MASTER PLAN
Revised Plan approved by Park Board October 3, 2005



PARKING SUPPLY	
Permanent Parking:	520 Stalls
Temporary Parking:	440 Stalls
TOTAL:	960 Stalls



September 28, 2005



Riley Hillcrest Park Masterplan

CHRONOLOGY OF MASTER PLAN REVIEW PROCESS FOR HILLCREST, RILEY AND NAT BAILEY STADIUM PARKS

February 2004 – Project launch at CityPlan’s Ideas Fair for the Riley Park/South Cambie Community Visioning program, an event attended by approximately 1000 local area residents. Park Board planning staff hosted a “Master Plan Update” display in order to build neighbourhood awareness of the Master Plan process, and to record participants’ initial comments.

May 2004 – Initial consultations with representatives of the facilities and user groups connected with Riley, Hillcrest and Nat Bailey Stadium parks to identify operational concerns and potential synergies relevant to the site.

June 2004 – Public open house #1 presented six options for site development, two of which involved changes to the orientation and scale of Nat Bailey Stadium. Input recorded from the Open House helped to shape the following guiding principles for the plan.

- *Riley Park should be greened up and returned to a neighbourhood-park character.*
- *New buildings should be arranged with existing buildings to create a campus of facilities centered on Nat Bailey Park.*
- *Public gathering spaces should be created, both indoors and outdoors.*
- *Greenway connections from the community through the parks to Queen Elizabeth Park should be maintained and enhanced.*
- *Ontario Street should be respected and enhanced as a greenway and bikeway.*
- *Increased traffic and parking should not be off-loaded into surrounding residential streets.*
- *There should be adequate parking in the right locations to meet the demand generated by the new facilities. Parking surfaces should be diverse – hard surface to handle daily requirements; softer and possibly multi-purpose to handle exceptional event loads.*
- *The park and facility design should meet sustainability standards.*
- *The number and quality of playing fields in Hillcrest Park should not be reduced.*

Subsequent to Open House #1, it was determined that the best location for the Olympic venue and subsequent legacy uses was north of the stadium between the grandstand and Clancy Loranger Way, rather than south of the stadium between the outfield fence and the Racquets Club as was shown in the 2010 Bidbook. This new location is more flexible for Olympic venue purposes, allows for a less intrusive security perimeter during the Games, and opens up more design possibilities for post-Games legacy configuration.

July 2004 to January 2005 – Technical reviews and assessments including discussions with other City staff to highlight issues of overlapping concern and to identify conditions to be met by proposed site facility developments at the formal approval stage. In-depth examination of requirements for the Olympic venue and the curling legacy components with VANOC and the sport governing bodies.

March 2005 – Public open house #2 displayed the draft Master Plan. It was attended by 212 people and 173 questionnaires were filled out. Broad support was registered on the following points:

- *Co-locating of an expanded branch library with the public recreation facilities;*

- *Including leisure elements in the aquatics facility program;*
- *Emphasizing that the principal access point to the site would be from Midlothian Avenue at Clancy Loranger Way;*
- *Distributing the parking in various lots, rather than having it all in one area; and*
- *Retaining the existing number of playfields in both summer and winter configurations.*

April 12, 2005 – Park Board’s Planning and Environment Committee. Delegations expressed concern with the scale and locations of proposed facilities and possible impacts on green space, residential neighbourhoods and the Ontario Greenway/Bikeway. Following the meeting, park planning staff met with representatives of stakeholder organizations and local area residents to clarify outstanding concerns, which resulted in further revisions to the Master Plan.

May 9, 2005 – Park Board reviewed the revised Master Plan and approved the placement of facilities. Staff were directed to further revise parking and traffic circulation plans in order to locate most of parking (and vehicle access) along the Midlothian Avenue side of the Olympic legacy and Aquatic facilities.

September 12, 2005 – Open House #3 (traffic and parking). Review of options for parking and traffic circulation, developed in consultation with local residents and other stakeholders.

October 3, 2005 – Park Board unanimously approved the Master Plan with the following resolution.

“THAT the Board approve the revised Hillcrest, Riley, Nat Bailey Parks Master Plan incorporating a modified parking and access arrangement as illustrated in Appendix [E] for the purpose of initiating the rezoning process and direct staff to:

Ensure that a maximum of 100 parking stalls be located adjacent to the Aquatic Centre and reallocation of some spaces throughout the site be pursued; and

- *Maximize the amount of permeable materials in parking areas;*
- *Reorient the temporary parking lot on the current community centre site to parallel Ontario Street;*
- *Ensure that land allocated for temporary parking is available for active park purposes;*
- *Relook at the number of exits and entrances on Ontario Street and consider right hand turn only for the parking lot adjacent to the new community centre;*
- *Ensure that the number of playing field spaces are maintained;*
- *Ensure that the building design of the aquatic centre should protrude into the park as little as possible provided that it can still accommodate a drop-off circle and civic square and preserve as many trees as possible on Clancy Loranger; and*
- *Review measures to reduce parking requirements once all the facilities are operational.”*

Internet – The planning process was supported throughout the Master Plan review by a dedicated page on the Park Board public website. It was used to display materials at various stages in the process and to collect public input.