



CITY OF VANCOUVER

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### ADMINISTRATIVE REPORT

Report Date: October 15, 2008  
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Meeting Date: October 28, 2008

TO: Vancouver City Council

FROM: Managing Director, Cultural Services in consultation with Manager, Supply Management

SUBJECT: Consulting Contract for Development of Hastings Park Master Plan

#### RECOMMENDATION

- A. THAT, subject to the conditions set out in C, D, and E, Council authorize a consultancy contract with Phillips, Farevaag Smallemberg for the development of a Master Plan for Hastings Park, up to a maximum total cost of \$480,982 inclusive of GST & disbursements, with the source of funds to be the Hastings Park Reserve;
- B. THAT, subject to the conditions set out in C, D, and E, Council authorize a consultancy contract with FORREC for the Creative Concept and Program Development associated with the development of a Master Plan for Hastings Park, up to a maximum total cost of \$260,400 inclusive of GST & disbursements, with the source of funds to be the Hastings Park Reserve;
- C. THAT, the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendations A and B.
- D. THAT, all such legal documents be on terms and conditions satisfactory to the Managing Director, Cultural Services, the Director of Legal Services, and the Manager, Supply Management.
- E. THAT, no legal rights or obligations will be created by Council's adoption of Recommendations A, B, C and D above unless and until such legal documents are executed and delivered by the Director of Legal Services.

## GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, C, D and E.

## COUNCIL POLICY

Council approval is required for consultancy contracts over \$30,000. Contracts are to be awarded on the basis of best overall value for the City.

In July 2007, Council approved the updated planning process and work program for the Hastings Park Implementation Plan (as described in the Administrative Report dated June 29, 2007, entitled "Hastings Park Updated Implementation Plan"), and directed staff to report back to the Park Board & City Council on key milestones.

Council also approved the updated Hastings Park/PNE Implementation Plan project budget of \$1.578 million (as detailed in Appendix 4 of the Administrative Report dated June 29, 2007); source of funding to be the Hastings Park Reserve.

## PURPOSE

The purpose of this report is to seek Council authorization to enter into agreements with Phillips Farevaag Smallegren and FORREC to provide the City with a fully integrated Master Plan for the development of Hastings Park and the PNE.

## BACKGROUND

Hastings Park is the City of Vancouver's second largest park at 162 acres (66 ha), and although unique from Stanley Park and Queen Elizabeth Park, is a community and city-wide asset. Over the years, the Park has evolved to accommodate many needs and uses, both green and active.

The PNE was founded in 1907 and has, since 1910, operated an annual fair in Hastings Park. Today the PNE is a non-profit organization with the Board of Directors and a Community Advisory Committee appointed by City Council.

In June 2004, following a City-wide public consultation process, City Council reviewed a series of options for the future of Hastings Park and the PNE and directed staff to explore and further develop a new approach as described in a staff report dated May 6, 2004 "Hastings Park/PNE - Four Approaches for the Future" and including the following elements:

That approach, approved by City Council assumed:

- 45-47 acres of additional green space;
- A 17 day annual summer fair;
- Seasonal amusement activities; and
- A mix of community and commercial activities within the buildings in the Park.

In 2005 Council approved an Implementation Plan to realize this new approach. In July 2007 Council approved an updated planning process and budget and directed staff to seek the necessary expertise to develop a comprehensive master plan for the site.

The objective of the Master Plan is to build on Council's approved new approach and create a comprehensive plan that will guide the long-term future development of Hastings Park in a way that creates a popular, well-designed park that accommodates the functions of PNE and the Hastings Racecourse. The Master Plan will serve as the blueprint to revitalize Hastings Park and integrate all uses within the park.

The Master Plan will be developed in three phases:

***Thematic Design and Programming Phase:***

This phase will focus on synthesising and unifying types of uses into comprehensive and overarching themes for the activities envisioned on site. This phase will answer important questions that will shape the future of Hastings Park. What is a fair for the 21<sup>st</sup> century? What is the nature of an active urban park? Should the fair continue with an agricultural focus? What could an urban fair look like? Many more questions must be reviewed and resolved to establish an overarching vision for Hastings Park which will inform future uses, programs and site development and how the site and facilities will function as an urban green park integrated with active uses.

This phase will set out programming aspirations for the greenspace and linkages, thematic direction for the future of the Fair and Playland, including site configuration options. Operational and financial implications will be evaluated to set criteria for detailed site design. The overarching goal of the thematic design and programming phase is a comprehensive and coordinated vision.

***Facilities and Open Space Review:***

Based on that comprehensive vision, the Facilities and Open Space Review will examine financial viability, use and sustainability of buildings and land uses in Hastings Park to ensure a mix of community and commercial uses on site. Park programming and design work will identify how the site will function as an active urban park with linkages throughout the site and connectivity to the neighbourhood and adjacent parks. Programming will inform the use of the buildings. Adaptive reuse analysis will confirm viability of uses in the existing buildings on site, including a heritage review of the Livestock building.

National and international examples of active urban parks will be examined to develop ideas for integrating active and passive uses to create a vibrant safe park. Open space and landscaping objectives will be determined as part of this phase of work, and a maintenance and operating plan will be developed.

***Master Development Plan:***

The Master Development Plan will knit together all site activities in a comprehensive physical development plan. This phase of work will also develop a viable construction phasing plan.

## DISCUSSION

In July 2008, the Project Manager, Hastings Park/PNE Planning and the Manager, Supply Management sought proposals for consultant services related to the creation of a Master Development Plan for Hastings Park through Request for Proposals PS08076 (the "RFP"). The RFP was posted on the City's website, BC Bid, and circulated to a wide list of professional associations.

Five proposals were received and reviewed by a subcommittee of the interdepartmental Hastings Park PNE Planning Steering Committee with Supply Management staff support using a comparative and consistent matrix format. The matrix compared the proponents' teams' knowledge and experience in master planning, landscape architecture, adaptive reuse assessment, knowledge of fair and amusement parks, thematic programming, stakeholder consultation, project management and managing subcontractors, proposal content, workplans, and cost.

Through the evaluation process it was determined by the interdepartmental review committee that elements of two proponent teams could provide the best fit for the City's scope of work. On that basis the committee recommends award of contract to two separate but complementary firms:

- a team lead by FORREC providing creative program definition and operational master planning for site uses; and
- a team lead by Phillips Farevaag Smallemberg, providing urban design, landscape architecture, adaptive reuse of buildings, quantity surveying, operational cost estimating, community consultation and project management; and

The two teams provide complementary services and will work in an integrated manner throughout the consultancy. A profile of each team is attached to this report as Appendix A.

The maximum total cost of the two consultancies will be \$741,382 inclusive of GST and disbursements.

The Master Plan for Hastings Park will be developed by the consultants, in consultation with City staff, the PNE, the Hastings Racecourse and key stakeholders. The Hastings Park Project Manager will manage the consultant under the direction of the Hastings Park Steering Committee. The final Plan will be reported to the PNE Board of Directors and the Park Board for information and to City Council for approval.

## FINANCIAL IMPLICATIONS

In 2007 Council approved an updated Hastings Park/PNE Implementation Plan project budget of \$1.578 million (as detailed in Appendix 4 of the Administrative Report dated June 29, 2007). Expenditures to the end of 2008 are projected to be \$508,724 leaving a balance of \$1,069,322. Subject to Council approval of the recommendations contained in this report, totalling \$741,382 inclusive of GST and disbursements, the unallocated funds remaining will be \$327,940 which will cover project management, facilitation and administrative costs to the completion of the Master Planning Phase. A revised project budget is attached to this

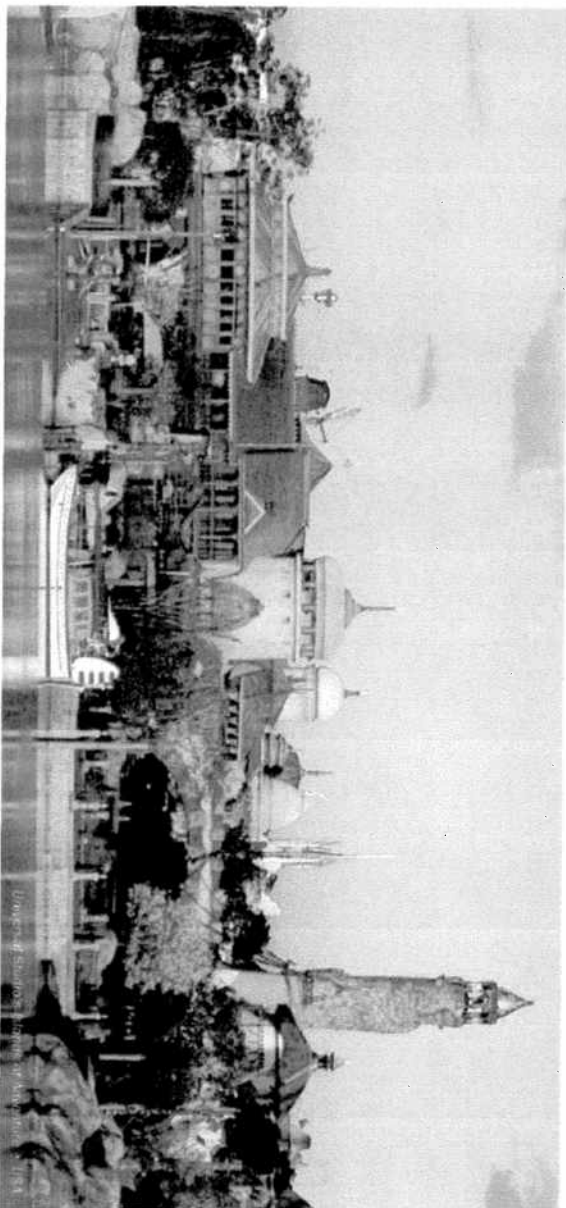
report as Appendix B. The source of funds is the Hastings Park Reserve. There is currently \$5.2 million available in the Hastings Reserve.

## CONCLUSION

A comprehensive Master Plan will begin the process to realize Council's vision for a new approach to Hastings Park and the PNE as an active public space that balances maximizing green space, enhancing local neighbourhoods, catalyzing economic development, retaining historic memories and realising a new form of urban park where a range of diverse activities and experiences can flourish for generations to come.

\* \* \* \* \*

## corporate background



Forty years of international experience in theme, urban, architectural and interior design has given Forrec a unique ability to develop innovative concepts that reflect our clients' economic, geographic and demographic realities.

With built projects in over 20 countries worldwide, our firm stands alone in its ability to plan, develop and manage every aspect of a project's design, from initial concept to actual construction.

This singular ability to merge design creativity with fiscal practicality has earned us the trust of some of the world's most successful leisure and entertainment companies, including:

- Universal Studios,
- The Tussauds Group,
- Paramount Studio City,
- LEGOLAND Development Corporation,
- Hyundai Group,
- Samsung Everland,
- The Government of Abu Dhabi,
- Hard Rock Café International,
- Marvel Comics and
- World Wrestling Entertainment.

# experience

Our projects include:

- |   |  |
|---|--|
| <b>Hard Rock Café</b><br>Toronto, Canada                      | <b>West Bay Lagoon Resort</b><br>Doha, Qatar                           |
| <b>Nickelodeon Family Suites</b><br>Florida, USA              | <b>Wong Amat Resort</b><br>Pattaya, Thailand                           |
| <b>Universal Studios Florida</b><br>Orlando, USA              | <b>Sports City Dubai</b><br>Dubai, UAE                                 |
| <b>Universal Studios Dubai</b><br>Dubai, UAE                  | <b>Spanish Springs,<br/>The Villages, USA</b>                          |
| <b>LEGOLAND Deutschland</b><br>Günzburg, Germany              | <b>Downtown @ Uniworld City</b><br>Kolkata, India                      |
| <b>Samsung Everland</b><br>Seoul, South Korea                 | <b>Alam Sutera</b><br>Jakarta, Indonesia                               |
| <b>Canada's Wonderland</b><br>Toronto, Canada                 | <b>Calgary Olympic Park</b><br>Edmonton, Canada                        |
| <b>Universal Studios</b><br>Port Aventura<br>Tarragona, Spain | <b>Shanghai Science &amp;<br/>Technology Museum</b><br>Shanghai, China |
| <b>West Edmonton Mall</b><br>Edmonton, Canada                 |  |
| <b>Al Hokair Centre</b><br>Dammam, Saudi Arabia               |  |



Forming a global business, experiences, and understanding of the strategies required to attract and entertain large numbers of people, combined with our thorough knowledge of master planning and detail design enables us to approach projects from an unconventional perspective, giving us the vision to identify and exploit new opportunities.

Our extensive body of work is both global and local, and includes projects in the USA, Canada, India, China, South Korea, South East Asia, the Middle East, and throughout Europe.

*We know what your audiences want to experience.  
And we know how to create those experiences.*

## Phillips Farevaag Smallerberg

Phillips Farevaag Smallerberg (PFS) is a highly regarded community planning, urban design and landscape architectural firm with offices in Vancouver. PFS is a corporate partnership with three partners: Christopher Phillips and Greg Smallerberg, Landscape Architects, and Marta Farevaag, an Urban Planner. The corporate partnership was established in 1996. The firm is viewed as a leader and an innovator in all facets of site planning and design. The firm undertakes a wide range of projects in both the private and public sector throughout Canada and internationally as well as many sites of national significance in our nation's capital.

PFS has received major recognition through urban design, heritage and landscape architectural awards over the years. The firm has received more awards from the Canadian Society of Landscape Architects than any other in the country. These awards confirm the company's commitment to innovation, technical advancement and cost effective design solutions. The firm has received extensive professional recognition for its promotion of sustainability in its design. For example, the Glenlyon Business Park in Burnaby, a business and research centre, received the Inaugural Environmental Award for Planning and Development from the City of Burnaby. The firm's design work on the Sanctuary within Hastings Park in Vancouver has been showcased by the City of Portland's Office of Sustainability's "Ten Plus Northwest – Ten Shades of Green" award. The firm has a number of LEED certified professionals on staff and is often involved in sustainable best practice projects and education.

Park planning and design are core areas of the work of Phillips Farevaag Smallerberg. PFS has prepared master plans and management plans for many parks around the Vancouver region including: Central Park, Burnaby Mountain Conservation Area, and Barnet Marine Park in Burnaby, Ambleside Park in West Vancouver, and Britannia Heritage Shipyard Park and the Middle Arm Conceptual Plan in Richmond. The Cates Park Whey-ah-Wichen Master Plan and Cultural Interpretation Plan was recognized with awards for its integration of historical and recreational objectives under the joint direction of the District of North Vancouver and the Tseil-Waututh First Nation.

PFS has undertaken a number of projects for the Vancouver Parks Board including the 1992 Hastings Park Plan, the Master Plan for New Brighton Park, the Needs Assessment and Landscape Architecture for the Sunset Community Centre, and landscape design for many facilities including the Trout Lake Ice Rink and Killarney Rink and Pool.

Civic spaces designed for both daily use and special events are another focus of PFS' portfolio including the Richmond City Hall, the Millennium project at Burnaby City Hall, Surrey City Centre, the Richmond Speed Skating Oval, the Olympic Celebration Space for Whistler, the Olympic Plaza in Southeast False Creek, and Spirit Squares in North Vancouver, Richmond, Campbell River, and Coquitlam.



## Economic Research Associates (ERA)

Economics Research Associates (ERA) was founded in Los Angeles in 1958. The firm is a California corporation, a wholly owned subsidiary of AECOM Technology Corporation. Headquarters are in Los Angeles, California, with offices in Chicago, San Francisco, San Diego, New York, London, and Washington, D.C. There are roughly 135 members of the staff and professional consultant tenure with the firm averages 11 years. In domestic and international projects, ERA has completed more than 17,000 research and consulting assignments for both public and private clients. Fusing talents of a multidiscipline staff, the firm's experience has concentrated in five interrelated fields: economic development and planning, real estate and land use, recreation, tourism, and leisure time, transportation systems, and management and marketing.

In urban and regional economics, ERA has conducted major studies for public and private clients in most major metropolitan areas. These have included economic base studies, urban redevelopment feasibility assessments, long-range master plans, and analysis of interactions of urban transport with metropolitan development. The firm is frequently called upon to assess fiscal impacts of development policies and projects and to recommend revenue diversification programs. ERA often performs negotiating services and analyses for public clients seeking private ventures. The firm has been involved in all five rounds of contemporary military base reuse planning, defense industry conversion, and community economic diversification since 1988.

Real estate and land use economics constitute a primary area of ERA project experience. ERA has studied the marketability, feasibility, and appropriate project densities for all types of real estate uses. A specialization of the firm involves adaptive use and commercial property revitalization. ERA also conducts project valuation analyses, portfolio reviews, and prepares independent review valuations during sales transactions. Specialties of the firm, in addition to the full range of urban real estate product types, include destination resorts and hotels, high-technology parks, and university-related land uses.

ERA's work in the field of recreation, tourism, and leisure time incorporates experience in formulating tourist development plans for major geographic regions and subregions, evaluation of specific public and commercial recreational facilities, and analysis of special mass attraction events and sports facilities. Long known for its work with major theme parks in the United States, and now internationally as well, ERA has also led in the definition of responsible revenue generation and cost coverage programs for public park systems. The firm is presently a leading authority on the development and programming of urban entertainment centers.

ERA has established one of the finest research libraries in the country during its 49-year history. This library contains 200 active periodical subscriptions, more than 2,000 books, data series, and focused geographic files.

## Clive Grout Architect Inc.

The firm of Clive Grout Architect was established in 2005 with a vision to provide, within a boutique practice format, excellence in planning, design and design consulting to a select group of clients, particularly those with whom there has been a longstanding partnership on projects.

The Principal, Clive Grout, was a founding partner and Chairman of the major Vancouver firm of Architectura, until its incorporation into Stantec in 2003. The focus of his current practice includes consultation on design and thematic, large-scale urban master planning and “placemaking” and the design of specialty projects with emphasis on entertainment attractions, institutional and mixed-use facilities.

The firm is committed to providing design excellence within a context of listening, collaboration and teamwork respecting the complexity of projects, the necessity of working within budget parameters and establishing the basis of sound operational and economic success for projects.

Clive Grout is supported by a small team of experienced and creative design architects and has also established formal collaborations with other Architectural firms to assist in the delivery of larger scale projects. The diversity and quality of our client base reflects Clive Grout’s 35 years of practice and the recognized value that is brought to clients through the combination of experience and industry networks.

Clive Grout was involved over a number of years (1993-200) during which major conceptual master plans were developed for the revitalization and redevelopment of the PNE and Playland facilities for increased attendance and efficiency as well as integration with other site use priorities. Master plans were also developed for new greenfield development of a major entertainment precinct to include the PNE, expanded Playland and other integrated uses including casinos, retail, performance venues and hotels.

The firm has extensive experience with special event venue planning and design including the master planning for the Swiss National Exposition that was uniquely planned with sites in four Swiss cities all connected by water. Other relevant projects include: an overall master plan for the expansion of facilities at the famed Nurburgring Race Track in Germany, home to Formula 1 races and other motorsports events, outdoor rock concerts and automobile testing, scheduled to open in 2009, Space Park in Bremen, Germany, on the Weser River as a waterfront entertainment destination on the site of an abandoned submarine and Ocean Park, Bremerhafen, as a major tourist attraction that will revitalize the historic waterfront and the local economy of this northern German city.

## Read Jones Christoffersen

Established in 1948 as John H. Read, Consulting Engineer, the firm later became a partnership and was eventually incorporated in 1962 as Read Jones Christoffersen Ltd. (RJC). RJC has offices in Vancouver, Victoria, Nanaimo, Calgary, Edmonton, and Toronto. RJC is owned by its principals and senior employees. RJC is a large but specialized firm with a national staff of over 325 people including 95 professional engineers and 23 LEED® Accredited Professionals.

RJC provides structural consulting, building science, and parking planning services for building projects across Canada and America. The firm has engineers registered in all of the Canadian provinces and many of the American States. RJC's network of offices provides clients with the depth and resources of a large national organization, while allowing it to offer the service and accessibility of a local firm.

RJC has extensive experience with a wide variety of building envelope assemblies and cladding materials and has provided consulting services for restoration projects incorporating a wide variety of building types, including a significant number of Vancouver's heritage buildings. Since 1987, RJC has been involved with building envelope design and inspection of numerous new and existing structures. RJC's experience with building science, structural design and building construction enables our staff to review the building envelope with respect to the total performance of the assembly, structural integrity, construction materials, and overall ease of construction.

RJC's experience in the practice of Building Science and Restoration includes many buildings throughout the Lower Mainland. Over time RJC has not only developed its technical expertise, but also its understanding of working with a variety of building occupancies. RJC has successfully provided services working with municipal, commercial, light industrial, educational, and healthcare related facilities.

Key service areas include: structural engineering of buildings and other structures, for new construction and/or upgrades to existing buildings; building envelope consulting for new construction and building envelope evaluation and rehabilitation of existing buildings; structural restoration and re-waterproofing of parking garages, heritage structures and other buildings subject to moisture induced deterioration; and functional planning of new and existing parking facilities.

Read Jones Christoffersen Ltd. has provided engineering services to a large client base for sixty years. The combination of a dedicated group of professionals along with a management team focused on performance and satisfied clients have resulted in an extended period of strong financial growth for the firm. Its financial strength has permitted RJC to expand the breadth and depth of the services provided to our expanding client base.

## Robert Lemon Architects Inc.

The firm of Robert Lemon Architect Inc., established in 1984, is devoted to restoration, rehabilitation and heritage consulting as well as custom residential commissions. Robert Lemon was the associated architect with Busby + Associates on the award-winning rehabilitation of The Architecture Centre in Vancouver. His own residence, an Art Moderne house and modern infill, received a City of Vancouver heritage award.

Other projects include the rehabilitation of Christ Church Cathedral (with Iredale) and Coastal Church / First Church of Christ Scientist (with Busby Perkins and Will) in Vancouver, as well as being the heritage consultant for the renewal of the downtown YMCA (for YMCA / Concert Properties with Endall Elliot Architects / Stantec). The firm has worked on the rehabilitation of the Hotel Georgia, both the 1998 rehabilitation (for Allied Holdings / Bing Thom Architects) and the current proposal (for Delta Land / Endall Elliott Architects). For Jameson Developments, the firm is providing heritage consulting services to the Jameson House project (with Foster and Partners and Walter Francl Architect) and the Wing Sang building rehabilitation (with Francl).

Robert Lemon wrote the provincial Rehabilitation Standards and Guidelines and was co-author of the heritage provisions of the BC Building Code. He was a member of the working party for the federal Standards and Guidelines for the Conservation of Historic Places in Canada. At the PNE, the firm provided heritage colour consultations for the Livestock Building, Rollerland, Forum, Garden Auditorium and Agridome in 2005.

Robert G. Lemon has had almost three decades of experience with heritage conservation in British Columbia. His undergraduate degree (1979) is from Carleton University where he received the Lieutenant-Governor's medal in architecture and the Heritage Canada student design award. His graduate studies in architectural conservation started at ICCROM Rome (1984) and were completed at the University of York, UK (1998).

In Vancouver, Robert Lemon was the founding chair of DOCOMOMO.BC, the modernist heritage organization, Lemon contributed award winning CD-ROM project "BC.MOMO". He has served on the boards of the Association for Preservation Technology International, the Erickson House and Garden Foundation and the Contemporary Art Gallery (Vancouver). Lemon has been a board member of the Vancouver Heritage Foundation since 1998 and is the immediate past chair.

From 1991 to 1996 Robert Lemon was the Senior Heritage Planner for the City of Vancouver where he was involved in landmark building rehabilitation projects, the introduction of the current heritage legislation, and where he developed the city's transfer of density policy, Recent Landmarks program and Heritage Interiors initiatives.

## Birmingham and Wood

The work of Birmingham & Wood, Architects and Planners (BWA) includes both new construction and renovation of existing structures. Birmingham & Wood was originally founded in 1939. With the retirement of William Birmingham & Woodruff Wood, two new partners Sandra Moore, MAIBC, and James Burton, MAIBC, have continued the corporate structure and design outlook of the original partners. The work of Birmingham & Wood is known for its delicate resolution of client needs, budget, context and structure. Sandra Moore, MAIBC, Principal has participated in numerous architecture/landscape architecture collaborations.

The firm has designed buildings and architectural elements in the landscape in Vancouver's Mountain View Cemetery and Hastings Park; Confederation Square in Ottawa; the Chemistry Building Courtyard, University of Toronto; and the Courtyard at Burnaby City Hall, all with Phillips Farevaag Smallerberg.

Much of the firm's work is for municipal and institutional clients. They include the City of Vancouver, Vancouver Board of Parks and Recreation, University of British Columbia, the Capital Regional District, the Greater Vancouver Regional District, B.C. Housing and the City of Burnaby, the National Capital Commission and the Parliamentary Precinct Directorate (Ottawa).

BWA is a firm of two principals and a staff of intern architects. The firm's size and organization enables BWA to offer clients the major commitment of a principal to each project. BWA's project administration procedures are thorough, organized and well documented with full use of computer aided design and drafting.

Environmentally sustainable design strategies are an integral part of BWA's approach to building form and detailing. These strategies include natural ventilation, control of natural light, on-site reuse of collected storm water, and use of locally available building materials. An engagement of architecture with landscape context is a crucial component of our designs.

The Principals of Birmingham & Wood have, as a matter of long standing architectural philosophy, sought to minimize the impact on the environment of buildings they have designed - both in terms of the immediate site and context and in the larger global sense. Environmental design strategies have included the use of local materials, materials of low embodied energy, and recycled materials; containment and reuse of storm water on site; passive and active solar energy use; preservation and enhancement of native planting; design of buildings that will outlast style trends and financing amortization.

The Principals of Birmingham & Wood have chosen to focus their practice on unique, small scale community based projects. Knitting the buildings with site characteristics is considered the highest priority.

HASTINGS PARK/PNE BUDGET (incl GST)	2007	2008	2009	2010	Total*	Total Revised
Cost Centre Project Code: 73020	Actual	Projected	Revised Budget	Revised Budget	Budget Project Period	Budget Project Period
<b>Admin Subtotal</b>	\$ 13,630	\$ 6,500	\$ 11,000	\$ 4,750	\$ 38,000	\$ 22,250
<b>Staffing Subtotal</b>	\$ 115,117	\$ 187,888	\$ 193,110	\$ 96,555	\$ 645,046	\$ 477,553
<b>Consultants &amp; Contract Services</b>						
Traffic, Parking & Access (City share)						
Site Survey & Utility Research and Work						
Quantity Survey						
Master Signage Plan 25%						
Programming: Park						
Programming/Operating Plan: Fair						
Programming/Operating Plan: Playland						
Facilities Review:						
Buildings Assessment incl Livestock Bldg						
Community Centre/ Hastings South Feasibility Study 50%						
Barns & New Brighton Connection Evaluation						
Sustainability Assessment						
Travel						
Governance						
Master Development Plan						
<b>Consultants and Contract Services Subtotal</b>	\$ 48,602	\$ 138,147	\$ 811,382	\$ -	\$ 790,000	\$ 998,131
<b>Public Consultation Subtotal</b>	\$ -	\$ 10,000	\$ 25,000	\$ -	\$ 75,000	\$ 35,000
<b>Communciations Materials Subtotal</b>	\$ 4,150	\$ 14,150	\$ 15,000	\$ 12,000	\$ 30,000	\$ 45,300
<b>Total</b>	\$ 181,499	\$ 327,225	\$ 1,055,492	\$ 113,305	\$ 1,578,046	\$ 1,578,234

\*Adopted by Vancouver City Council July 12, 2007