

Committee of Council Agenda

Tuesday, October 8, 2019, 2:00 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, October 8, 2019, Regular Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. REPORTS

4.1 Rezoning Application - 2156 Salisbury Avenue

1

Recommendation:

That Committee of Council recommend to Council that:

1. *The zoning of 2156 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3); and that,*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Completion of design and submission of fees and securities for off-site works and services, including reconstruction of the lane to connect with the north/south lane to the west;*
 - b. *Registration of an access easement allowing for future vehicle access to 2162 Salisbury Avenue;*
 - c. *Registration of a legal agreement to require the project to achieve a minimum Built Green® Gold construction standard.*

4.2 Rezoning Application - 985 Nicola Avenue 6

Recommendation:

That Committee of Council direct staff to schedule a new Public Hearing for Zoning Amendment Bylaw 4141.

4.3 Pitt River Road Maintenance 15

Recommendation:

That the Committee of Council direct staff to proceed with 120 metres of pavement rehabilitation of the westbound lanes on Pitt River Road, west of Reeve Street in 2019 at a total cost of \$66,500 to be funded from the general capital reserve, and that the financial plan be amended as required.

4.4 Thompson Park Relocation Opportunities 18

Recommendation:

That Council direct staff to commence the field needs assessment portion of the Parks and Recreation Master plan in Q4 2019 in consultation with the PoCo Sports Alliance and its members at a total cost of \$25,000 to be funded from accumulated surplus, and that the financial plan be amended as required.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

Recommendation:

That the Regular Committee of Council Meeting of Tuesday, October 8, 2019, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 4.1

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Item 4.2

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Item 4.3

a. personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Item 4.4

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 (annual municipal report); and

Item 4.5

a. personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, October 8, 2019, Regular Committee of Council Meeting be adjourned.

Rezoning Application – 2156 Salisbury Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

1. The zoning of 2156 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3); and that,
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Completion of design and submission of fees and securities for off-site works and services, including reconstruction of the lane to connect with the north/south lane to the west;
 - b. Registration of an access easement allowing for future vehicle access to 2162 Salisbury Avenue;
 - c. Registration of a legal agreement to require the project to achieve a minimum Built Green® Gold construction standard.

REPORT SUMMARY

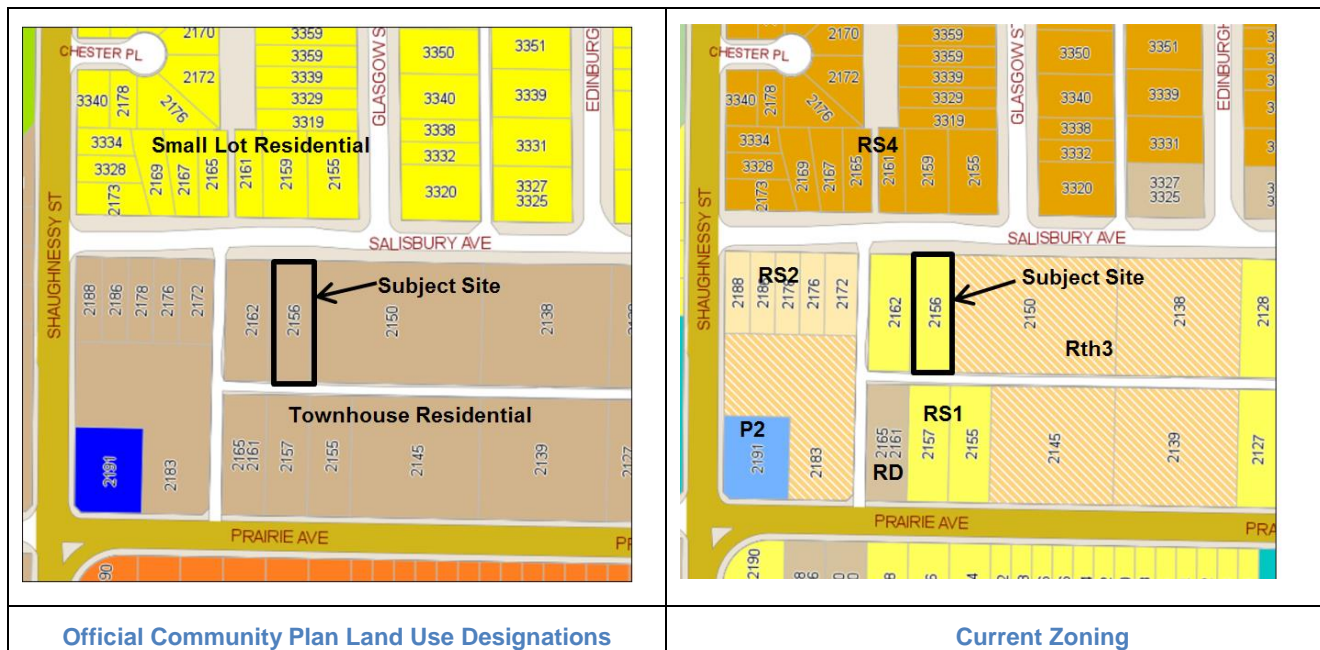
This report describes an application to provide for a 5-unit infill townhouse development at 2156 Salisbury Avenue. The proposed change in use is in keeping with the townhouse designation and development policies of the Official Community Plan and the development is designed to comply with the regulations of the Residential Townhouse RTh3 zone. The proposed unit layout would be similar to other townhouse developments currently under construction within the area, with three units fronting the street, two units oriented to the lane and an internal driveway. The project is designed to facilitate future development of the single lot to the west and the report recommends the rezoning be approved.

BACKGROUND

The site is located in an area transitioning to townhouses, as indicated in the image submitted by the applicant:



Rezoning Application – 2156 Salisbury Avenue



The site is located within an area designated Townhouse Residential in the Official Community Plan. Housing policies within this designation encourage housing variety in attached residential buildings to accommodate the needs of Port Coquitlam's population and demand for multi-family housing. The current zoning is RS1 – Residential Single Dwelling 1; the proposed zoning is RTh3 – Residential Townhouse 3.

If rezoned, the design of the development would also be regulated by a development permit to ensure compliance with the objectives and guidelines of the Intensive Residential and Environmental Conservation development permit area designations of the Official Community Plan as well as specific design guidelines set for the Aggie Park area. These guidelines promote coordinated siting and building design; use of high quality cladding materials; consideration of the relationship between buildings and open areas; and, the overall visual impact of buildings and landscaping. The environmental conservation objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution. Issuance of the development permit would be considered by Committee of Council after the Zoning Bylaw amendment is adopted.

The 1,147m² (0.28 acre) site is located in a mid-block location on the south side of Salisbury Avenue, between Shaughnessy and Flint Streets. The development site is composed of one, 66' wide lot that is currently occupied by an older house (a demolition permit is pending). The neighbourhood is transitioning from older single family residential buildings to townhouse developments, including the 22-unit townhouse development under construction immediately to the east of the subject site.

The applicant advises that the owners and their realtor made numerous attempts to purchase the adjacent property to the west to facilitate a comprehensive development but were unsuccessful.

Rezoning Application – 2156 Salisbury Avenue

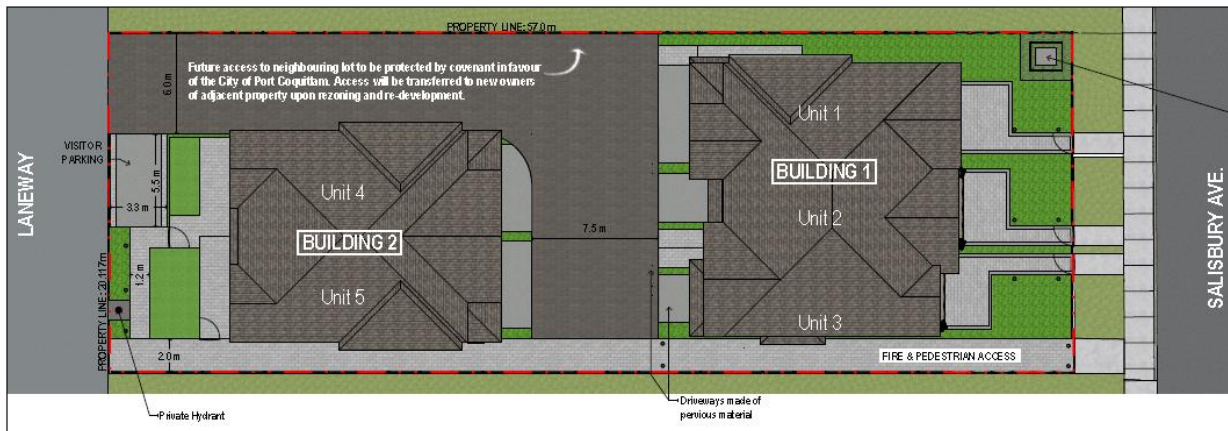


Street Front (Salisbury) Perspective



Rear Lane Perspective

The proposed townhouses are being designed to include two 3-bedroom units and three 4-bedroom units, each with an attached private outdoor area and parking within an individual garage. The required visitor parking space is located next to the lane. The units are relatively large, ranging in size from 180m² (1,937 ft²) to 246m² (2,648 ft²). As shown in the sketch below, vehicle access would be from the lane with an on-site driveway connecting with each of the garages. As a recommended condition of rezoning approval, this driveway is to be required to provide access to the lot to the west to facilitate its future development.



The applicant has also committed to construct the townhouses to a high environmental standard of Built Green Gold. It is recommended this commitment be ensured by requiring a registered legal agreement as a condition of rezoning approval.

The project is being designed to fully conform to the regulations of the proposed RTh3 zone, as indicated in the following project profile.

Rezoning Application – 2156 Salisbury Avenue

Project Profile

	RTh3 Bylaw Regulations ¹	Proposed ²
Site area	1,000m ²	1,147m ²
Dwelling units - total	5 units (1 unit per 220m ²)	5 units
Building lot coverage	40%	32.4%
Setbacks:		
Front (Salisbury Avenue)	7.5m	7.5m
Rear (lane)	7.5m	8.1m
Interior side (west)	1.8m	1.95m
Interior side (east)	1.8m	1.8m
Building Height	10.49m	10.18m
Parking: Total	9	9
Resident	8	8
Visitor	1 (1 per 5 d.u.)	1
Small Car	2 (25% max)	2
Useable Outdoor Space	Min 30m ² per unit	Min 30m ² per unit

This development will be required to provide for off-site improvements in accordance with the standards of the Subdivision Servicing Bylaw, including reconstructing Salisbury Avenue along the site's frontage with a sidewalk, curb and gutter, street lighting, and street trees; upgrades to the watermain and storm sewer; and, reconstruction of the lane along the site's rear property line. In addition to these requirements, it is recommended that the applicant be required to pave the lane to connect with the north/south lane intersection to the west as a condition of rezoning approval to avoid a short section of unimproved lane remaining until the adjoining property redevelops.

DISCUSSION

The rezoning application adheres to the land use and environmental policies of the Official Community Plan and the design of the project and its landscaping is expected to result in an attractive addition to the area as it transitions to townhouses. As the project also facilitates the future development of the adjoining property for a townhouse use, approval is recommended.

FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

The applicant informed area property owners and residents of the application in mid-May and advises that, for the most part, respondents indicated their satisfaction with the neighbourhood's emerging townhouse character, but some expressed concern about the potential loss of views, lane traffic and vermin. A development notice sign is posted fronting Salisbury Avenue


¹ Refer to the Zoning and Parking and Development Management Bylaws for specific regulations

² Information provided by applicant

Rezoning Application – 2156 Salisbury Avenue

advising the community of the rezoning and development permit applications for the site. To date, no further comments have been received.

OPTIONS (✓ = Staff Recommendation)

#	Description
1 	Recommend to Council that the zoning of 2156 Salisbury Avenue be amended from RS1 to RTh3 and set the recommended conditions to be met prior to adoption of the rezoning.
2	Obtain additional information prior to making a decision on the application, such as by hosting an opportunity for the neighbourhood to comment on the application or requiring the applicant to provide such an opportunity.
3	Advise Council that Committee does not recommend approval of the application to rezone 2156 Salisbury Avenue for a townhouse development.

Rezoning Application – 985 Nicola Avenue (Additional Information)

RECOMMENDATIONS:

That Committee of Council direct staff to schedule a new Public Hearing for Zoning Amendment Bylaw 4141.

PREVIOUS COUNCIL/COMMITTEE ACTION

On July 23rd, 2019, following a Public Hearing held to consider Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue, Council referred the application back to staff to provide additional information on the size of the proposed retail outlet.

On June 25th, 2019, Committee of Council had passed the following motion:

That Committee of Council recommend to Council that:

- 1. The Zoning Bylaw be amended to allow for a cannabis retail sales use at 985 Nicola Avenue; and,*
- 2. Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:*
 - a. Dedication of road allowance along the property's Nicola Avenue frontage; and*
 - b. Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.*

REPORT SUMMARY

At the Council meeting held July 23rd, 2019, Council considered the application to rezone 985 Nicola Avenue to permit a cannabis retail sales use and referred the application back to staff to address its concern with the size of the proposed outlet. The applicant has provided an interior layout to indicate how the space would be used for the sales operation. In addition, the report further explains why retail spaces in the Dominion Triangle are typically larger than other areas.

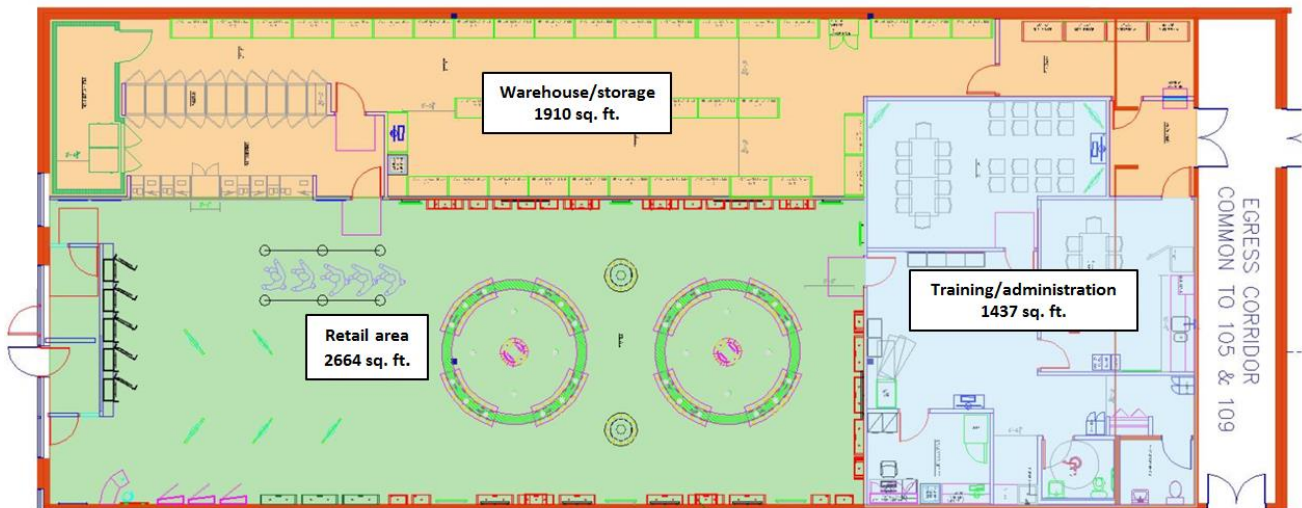
BACKGROUND

At the Public Hearing held in consideration of the proposal from the Liquor Distribution Branch to offer cannabis retail sales within an existing commercial complex at 985 Nicola Avenue, a concern was raised about the large size of the proposed outlet.

DISCUSSION

The total size of the commercial unit to be leased by the applicant is approximately 6,000 sq.ft. However, the retail floor area at the front of this unit is only 2,664 sq. ft., as shown by the floor plan. This space is designed to be large enough to accommodate the retail sales as well as future expansion for the sale of products such as edibles, beverages and topicals once permitted. The applicant advises that the back portion of the unit is intended to be used as a training centre to provide education to BC Cannabis Store employees across the province and office space for regional managers.

Rezoning Application – 985 Nicola Avenue (Additional Information)



Preliminary floor plan for the proposed cannabis retail outlet at 985 Nicola Avenue

For further information, the proposed size of this retail area compares to the size of the three sites approved by Council last month as follows:

- 2755 Lougheed Highway (Burb Cannabis) – retail area is approximately 500 sq. ft.
- 1502 Broadway Street (Burb Cannabis) – retail area is approximately 2000 sq. ft.
- 1971 Lougheed Highway (BC Cannabis Store) – retail area is approximately 1750 sq. ft.

The larger size of retail units within the PoCo Power Centre at 985 Nicola Avenue is in accordance with policies of the Official Community Plan which promote large commercial spaces with an automobile orientation to be located in the Dominion Triangle area. This policy and the site's Highway Commercial land use designation in the Plan reflect the City's intent that smaller community commercial uses would be concentrated in the Downtown and Northside Centre and that larger, automobile-oriented premises would be located within the Dominion Triangle. To implement the policy, the site's zoning is District Commercial, a zone which is specifically intended "to accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises".


In summary, the additional information provided by the applicant indicates that the size for the retail space would not utilize the full size of the unit or result in a "big box cannabis store". Proceeding with further consideration of the Bylaw 4141 as given first two readings is recommended.

FINANCIAL IMPLICATIONS

None.

Rezoning Application – 985 Nicola Avenue (Additional Information)

OPTIONS

	Description
1 	Direct staff to schedule a new Public Hearing for Zoning Bylaw 4141. If this recommendation is approved, a new public hearing would be held in November.
2	Request an amendment to Zoning Bylaw 4141. For example, Committee may wish to set a maximum floor area that may be used for a retail sales use within the unit.
3	Determine that Committee wishes to change its former recommendation to Council and refuse the rezoning application.

ATTACHMENTS

Attachment #1: Report to Committee of Council June 25th, 2019

Attachment #2: Bylaw 4141

Rezoning Application RZ000190 – 985 Nicola Avenue

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to allow for a cannabis retail sales use at 985 Nicola Avenue; and,
2. Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:
 - a. Dedication of road allowance along the property's Nicola Avenue frontage; and
 - b. Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.

PREVIOUS COUNCIL/COMMITTEE ACTION

April 16, 2019: Committee of Council resolved to give further consideration to a rezoning application for a cannabis retail sales use at 970 Dominion Avenue.

REPORT SUMMARY

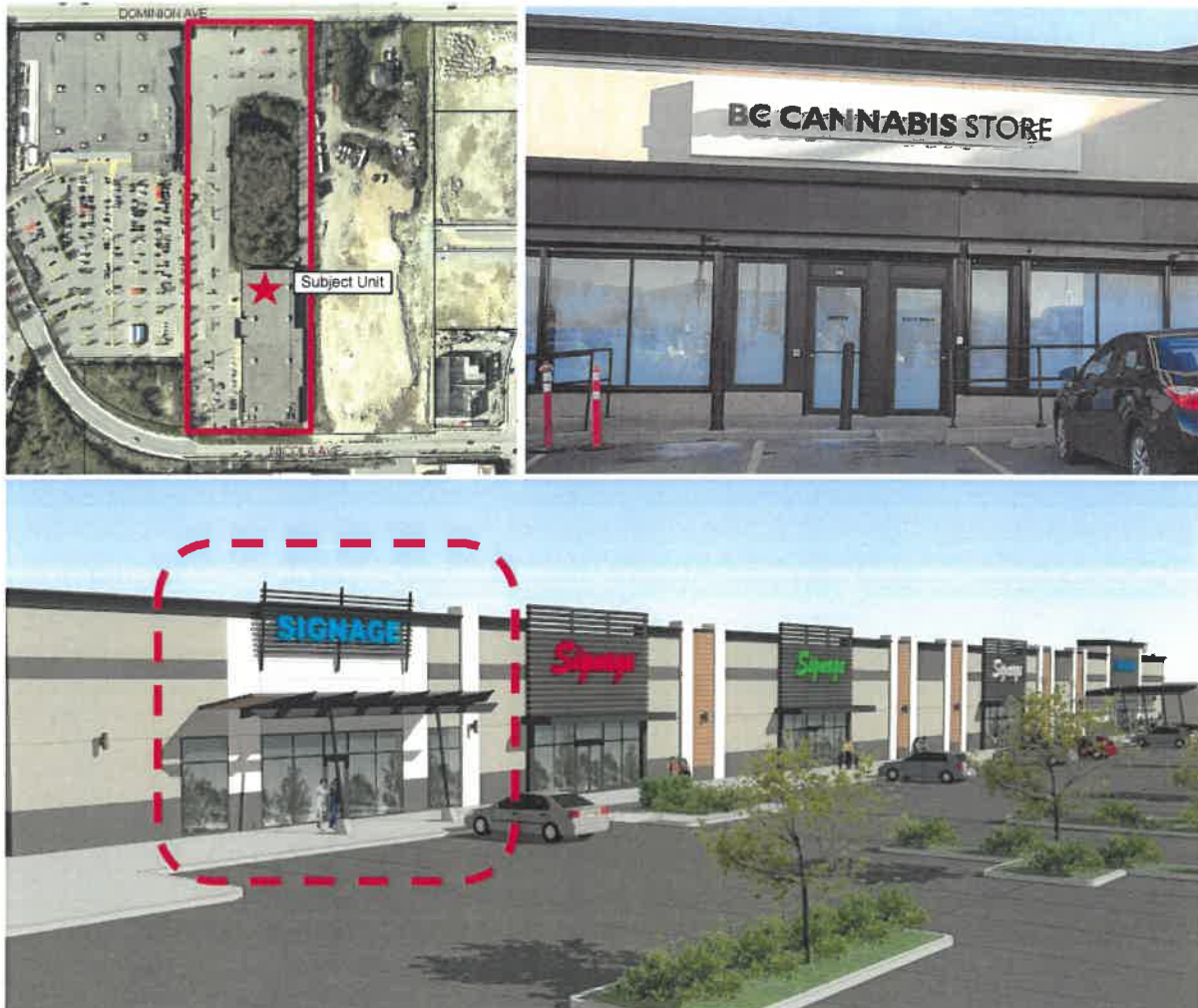
The Liquor Distribution Branch is proposing to locate a cannabis retail sales use within an existing commercial development at 985 Nicola Avenue (former address 970 Dominion Avenue). This report describes how the proposal complies with the City's *Cannabis Establishment Policy* and recommends the bylaw amendment, subject to securing the proposed community benefit as a condition of approval.

BACKGROUND

In 2018, the City conducted a comprehensive review process that included consultation with cannabis industry representatives, local businesses and the broader community to determine the appropriate regulations and policies to be applied to land use decisions related to the production and retail sale of cannabis in Port Coquitlam. Following the completion of this review, Council adopted an approach that would allow for its consideration of cannabis retail outlets on a site-specific basis and approved the *Cannabis Establishment Policy* to guide this future consideration through the rezoning process. Anticipating multiple applications, Council further directed that it would provide a 30-day window during which applications would be received in order to provide for their concurrent evaluation. The site at 985 Nicola is one of four sites selected to be given further consideration at this time.

The Liquor Distribution Branch is proposing to offer cannabis retail sales in a large unit within an existing commercial complex, the PoCo Power Centre at 985 Nicola (formerly 970 Dominion Avenue). The unit is located on the north portion of the building, shown in the image below. The Liquor Distribution Branch has confirmed that, as a Provincial agency, a cannabis retail sales licence from the Liquor and Cannabis Licensing Branch would not be required.

Rezoning Application RZ000190 – 985 Nicola Avenue



Shown above is the subject property (top left), proposed storefront design (top right), and an elevation drawing of the commercial frontage (PoCo Power Centre).

Evaluation of 985 Nicola Avenue Rezoning Application RZ000190

Cannabis Establishment Policy - Siting Criteria

i. Designated as Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial the Official Community Plan;	Complies with Highway Commercial land use designation
ii. Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use;	No sites are zoned and no proposals are under consideration for this use within 1km
iii. Located at least 250 metres from a school, playground, community centre or sports field.	Complies

Cannabis Establishment Policy - Evaluation Factors

i. Distance to other uses, such as child care facilities, community gathering spaces, recovery	None within the vicinity
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Rezoning Application RZ000190 – 985 Nicola Avenue

Evaluation of 985 Nicola Avenue Rezoning Application RZ000190	
homes and emergency shelters;	
ii. Potential impacts to residents, if in a building with a mix of commercial and residential uses;	Not applicable
iii. Access for vehicles, including potential traffic impacts and parking availability;	Access through 1069 Nicola Avenue (Home Depot)
iv. Access for pedestrians and cyclists, including proximity to public transit;	Accessible via bicycle and bus route along Dominion Avenue
v. The proposed size of the outlet is appropriate to the site's context;	Proposal is appropriate at 618 m ²
vi. The proposed interior layout does not include space that could accommodate product sampling;	No space identified
vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, discreet location and design of signage, overall design character is visually appealing; and	Signage and exterior character is sensitive to the overall design of the site
viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.	In accordance with Provincial regulations, the storefront uses a light grey, opaque window cover, with a layered white window graphic depicting trees
Additional Information relevant to the proposed Cannabis Retail Sales Use	
i. Site Zoning	District Commercial (DC)
ii. Proposed hours of operation	10am-10pm
iii. Potential for odour	Filtration system and vacuum sealed air-tight products
iv. Security considerations	Security plan provided to satisfy provincial and federal legislative requirements
v. Staffing	Estimate 13 employees, with an additional 4-6 auxiliary staff (all union members)
vi. Public Consultation with surrounding residents and businesses	The applicant has provided documentation of consultation with the commercial tenants

The applicant notes that, as a government store, revenues would be directed back to the Province to support public services. Liquor Distribution Branch employees, who would be union members, also undertake fundraising and education campaigns. In keeping with the *Cannabis Establishment Policy*, the applicant would be required to post signs within the interior and exterior of the building providing information to the public on the City's Smoking Bylaw.

Nicola Avenue, to the south of the property, is being developed as a collector route linking the Fremont Connector with Ottawa Street but the road has not been constructed to meet City standards where adjacent to the subject property. It is recommended that, as an additional public benefit, the property owner be required to dedicate approximately 5 metres along the Nicola frontage to allow the City to complete construction of the road and improve traffic flow through the area.

Rezoning Application RZ000190 – 985 Nicola Avenue

DISCUSSION

The rezoning application meets the criteria set by the *Cannabis Establishment Policy* and would provide community benefit through completion of Nicola Avenue, as well as public employment, education and revenues. Approval is recommended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A rezoning sign is posted on the property. To date, staff have not received any comments pertaining to a cannabis retail sales use at this location.

OPTIONS

	Description
1 	Recommend to Council that the Zoning Bylaw be amended to allow for cannabis retail sales at 985 Nicola Ave (formerly 970 Dominion Ave) subject to a commitment to secure the proposed community benefits.
2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1: Location Map

Lead author(s): Graeme Muir, Jennifer Little

**CITY OF PORT COQUITLAM
REZONING APPLICATION LOCATION**

PROJECT ADDRESS: 985 Nicola Avenue

FILE NO: RZ000190



CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4141

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4141".

2. ADMINISTRATION

2.1 That "Zoning Bylaw, 2008, No. 3630" be amended in Table 3.3: Commercial Zones Permitted Uses, by adding the following location in numerical order to Note 34:

"Lot 38 Section 8 Block 6 North Range 1 East New Westminster District Plan 27244 (985 Nicola Avenue), not to exceed an interior floor area of 625 m²."

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this	day of	, 2019
ADOPTED this	day of	, 2019

Mayor

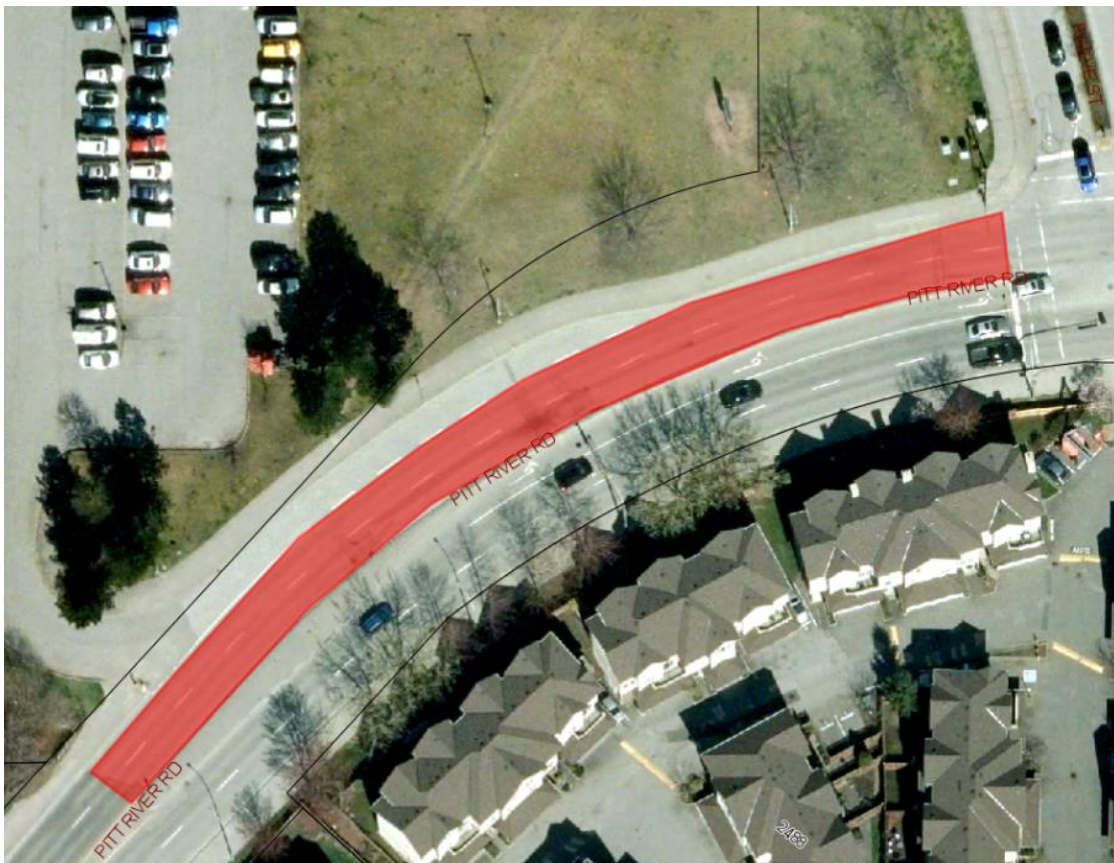
Corporate Officer

RECOMMENDATION:

That the Committee of Council direct staff to proceed with 120 metres of pavement rehabilitation of the westbound lanes on Pitt River Road, west of Reeve Street in 2019 at a total cost of \$66,500 to be funded from the general capital reserve, and that the financial plan be amended as required.

REPORT SUMMARY

This report identifies a section of Pitt River Road requiring pavement rehabilitation which was originally scheduled for 2022. Given increased wear and tear from heavy truck traffic, it is recommended that this project be brought forward for rehabilitation in 2019.



BACKGROUND

In 2017, the City of Port Coquitlam developed its five year Neighborhood Rehabilitation program whereby the City was divided into five zones with the intent to rebuild poor condition roads in one

Pitt River Road Maintenance

zone per year. In addition to roads, the program involves rehabilitation / replacement of existing water, storm and sanitary infrastructure where necessary and in conjunction with the road construction; this allows the City to streamline project delivery, achieve cost savings and minimize construction impacts to the neighborhoods.

The westbound lanes on Pitt River Road west of Reeve Street are in very poor condition and in need of rehabilitation. Pitt River Road is not formally classified as a truck route however trucks serving land developments in the adjacent area have likely contributed to rapid degradation. Rehabilitation of this zone is currently scheduled for 2022, however, the existing condition will exacerbate to an unacceptable level if not dealt with earlier. Underground infrastructure through this corridor does not need to be rehabilitated as capacity and condition requirements are being met.

DISCUSSION

The westbound lanes on Pitt River Road, along the Riverside Secondary frontage, from Reeve Street to approximately 120m west of Reeve Street are in poor condition and require repaving. The Engineering department originally planned for this work to be completed in coordination with road rehabilitation and underground utility works proposed as part of the Kwikwetlem First Nation's business park development just west of this location, however, the pavement has failed more rapidly than anticipated as a result of the increased truck traffic using this section of road. There is no overlap between this smaller (120m) section of road repaving proposed and the offsite works proposed for the Kwikwetlem First Nation's business park development.

Engineering and Public Works staff estimate that this 120m segment of road could last one more winter season with extensive patching by City crews, at an estimated cost of \$15,000, to prevent major failure prior to the spring of 2020. Engineering staff have sought quotes from contractors to complete the work prior to winter, and have been able to secure a commitment to complete the work at a cost of \$66,500 which includes a 10% contingency.



Pitt River Road Maintenance


If paving were deferred to the spring of 2020, it is likely that more favourable pricing for the work could be secured, however, the upkeep required to maintain the road in the interim would offset the cost savings and the overall benefit to defer the work would be nominal. As this project is not currently included in the City's approved capital funding, this report seeks approval to complete this emergent project.

If approved as recommended, maintenance costs would be reduced, driving comfort enhanced and overall driver safety improved through the winter months and beyond

FINANCIAL IMPLICATIONS

The recommended amendment to the Financial Plan is to fund \$66,500 of paving works on Pitt River Road west of Reeve Street from the general capital reserve.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve the recommended financial plan amendment.
	2	Complete temporary patching work and consider further rehabilitation works as part of the 2020-2021 capital plan deliberations

Lead author(s): Jason Daviduk

Thompson Park Relocation Opportunities

RECOMMENDATION:

That Council direct staff to commence the field needs assessment portion of the Parks and Recreation Master plan in Q4 2019 in consultation with the PoCo Sports Alliance and its members at a total cost of \$25,000 to be funded from accumulated surplus, and that the financial plan be amended as required.

PREVIOUS COUNCIL/COMMITTEE ACTION

In July 2018, the Finance and Budget Committee approved a reduction in the 2019 budget for Thompson Park Baseball Field Renovations from \$800,000 to \$150,000 (\$120,000 capital and \$30,000 in ongoing rehabilitation) to fund interim renovation measures as part of the 2018-2019 Capital Plan.

On April 16, 2019 Council requested staff to investigate potential School District 43 (SD43) sites to determine if there were any sites large enough to accommodate the relocation of Thompson Park baseball fields through a cooperative agreement between the City and SD43.

REPORT SUMMARY

This report summarizes the potential relocation opportunities for Thompson Park to an SD43 site and recommends that the field needs assessment portion of the Parks and Recreation Master plan scheduled to commence in 2020 be brought forward to commence in Q4 2019.

BACKGROUND

The Thompson Park ball fields have a long history of differential settlement. They were built over a boggy area that was backfilled with hog fuel (wood chips) that has decomposed and settled over the years, resulting in inconsistent and uneven playing surfaces, fencing issues and localized ponding.

In 2018, the Finance and Budget Committee contemplated two improvement scopes for Thompson Park. One option was a short term solution (5 to 7 years) including new outfield fencing, a new and expanded irrigation system, improved field drainage, localized levelling of the outfields and new grass. The second option was a longer term solution (15 to 20 years) which included a pre-loading phase of 6 months and required all new field infrastructure.

Considering neither option contemplated the removal of the deep compressible underlying layers, there was still the future potential for settlement even after the preload. Also, commencing with preload would mean that baseball operations would be required to relocate their league play for a complete season during construction.

Thompson Park Relocation Opportunities

Accordingly, Committee elected to fund interim renovation measures as part of the 2018-2019 Capital Plan.

Committee also directed staff review other long term solutions, including evaluating alternative locations, with better ground conditions, across the community where the ball fields could be replicated. Recognizing that the City has limited land availability for such a project, Committee requested Staff meet with SD43 to determine if there were any possibilities for relocating this sports complex to SD43 land under a joint use and funding agreement.

DISCUSSION

On May 3, 2019, City Staff and School District staff met to discuss the opportunity for partnership on a minor baseball complex similar to the amenities existing at Thompson Park. School District staff were open to the idea and committed to reviewing their inventory for potential sites and following up with possible locations.

Subsequently, SD43 staff reported back that they had completed a cursory review and had identified Irvine Elementary as a potential location for a single youth diamond. They also offered to review additional school sites should the City identify interest in alternative locations.

City Staff have now had an opportunity to review all 19 SD43 school sites within Port Coquitlam as well as any potential greenfield development locations. While there are sites which could accommodate single fields, no sites capable of facilitating multiple fields were identified. Considering the limited sportsfield expansion opportunities, staff also reviewed the utilization of our existing amenities and investigated the potential to review demands versus allocations across the sporting groups.

On September 9, 2019 staff met with the PoCo Sports Alliance to discuss field requirements for: PoCo Minor Baseball and PoCo Minor Softball. Consideration was also given to adult slow pitch, baseball and fast pitch. Through initial discussions it appears as though all sporting groups are interested in revisiting current field allocations with the goal of re-organizing allocations to provide a defined home park for each group capable of supporting current and future demands. This option was preferred over the construction of single field facilities across the community.

Accordingly a field needs assessment is recommended. A field needs assessment would typically be part of the Parks and Recreation Master Plan update which is currently scheduled to commence in Q1 2020 (subject to budget approval). Understanding that there is interest in starting this work as soon as possible, it is suggested that this portion of the Parks and Recreation Master Plan be isolated and commenced in Q4 2019.

Thompson Park Relocation Opportunities

A comprehensive sports field needs assessment would include, at a minimum, a review and analysis of the following items:

- current field inventory and condition assessment
- capacity assessment
- demographic and user trends
- gaps and opportunities within the current field inventory
- benchmarking against other regional municipalities
- user surveys and feedback
- interviews/discussions with user group representatives

Some potential recommendations which could result from this process include: lighting fields to increase playable hours, reorganizing leagues and which parks they play out of, renovation of existing field infrastructure to meet demand and construction of additional field infrastructure.

FINANCIAL IMPLICATIONS

A comprehensive sports field needs assessment will be predominantly staff driven, however will require consultant support. Accordingly, the recommended amendment to the Financial Plan is to fund \$25,000 towards a sports field needs assessment from accumulated surplus. If approved, the capital request for the Parks and Recreation Master Plan revision for 2020 will be reduced accordingly.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Commence the sports field needs assessment portion of the Parks and Recreation Master plan in Q4 2019 in consultation with the PoCo Sports Alliance and its members and approve the financial plan amendment.
	2	Complete the field needs assessment portion as part of the Parks and Recreation Master plan anticipated to commence in Q1 2020.
	3	Defer consideration for alternative field locations to a later date

ATTACHMENTS

None.

Lead author(s): Forrest Smith

Contributing author(s): Lori Bowie, Doug Rose, Glenn Mitzel