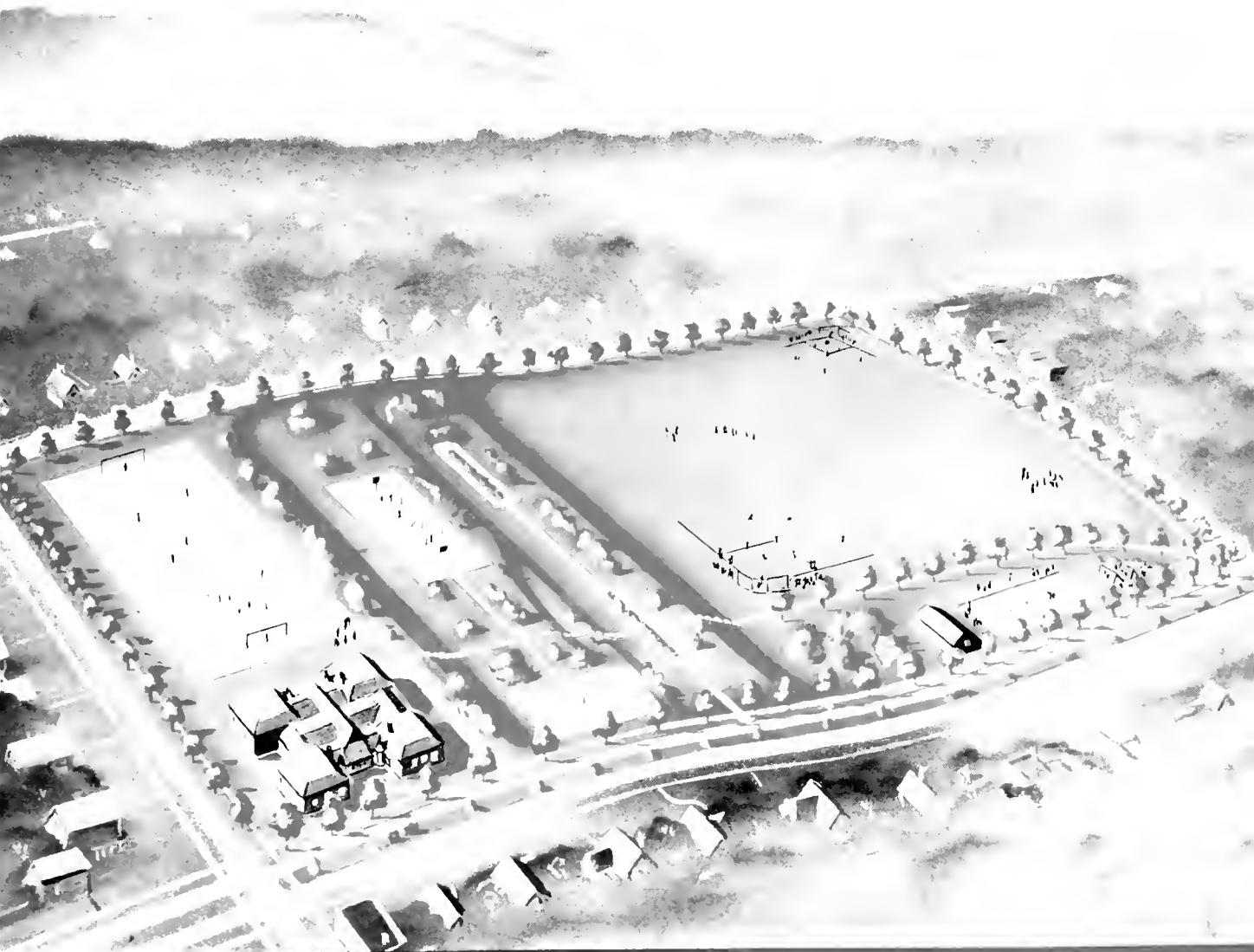


# ● PARKS

# ● RECREATION



**VANCOUVER TOWN PLANNING COMMISSION**  
**NOVEMBER, 1946**



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A PRELIMINARY REPORT  
UPON  
PARKS AND RECREATION

VANCOUVER  
TOWN PLANNING  
COMMISSION  
VANCOUVER, BRITISH COLUMBIA



HARLAND BARTHOLOMEW AND ASSOCIATES  
TOWN PLANNING CONSULTANTS  
St. Louis, Missouri

OCTOBER, 1946

PRICE: \$0.25





Photograph by Leonard Frank

SIWASH ROCK, STANLEY PARK, STRAIT OF GEORGIA

*"But the tall, grey column of stone will still be there . . .  
and will endure from everlasting to everlasting."*

*L. Pauline Johnson's "Legends of Vancouver"*

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1945

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## *Aldermen*

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Corporation Counsel.....D. E. McTAGGART, B.A., K.C.  
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Building Inspector.....ANDREW HAGGART

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1945

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1945

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CITY PLANNERS - CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

317 NORTH ELEVENTH STREET  
SAINT LOUIS 1, MISSOURI

February, 1945.

Town Planning Commission,  
Vancouver, British Columbia.

Gentlemen:

In accordance with our agreement we are pleased to submit herewith a preliminary report upon a proposed system of recreational facilities. This includes findings and recommendations regarding both parks and schools.

Vancouver is especially fortunate in possessing such a fine nucleus for an outstanding park system. Stanley Park and the waterfront areas are especially valuable assets. The large number of smaller parks, distributed through the residential sections, will become an increasingly important portion of the future park system. The recommendations contained herein provide for the coordination and proper utilization of all public recreational facilities.

During the preparation of this report we have had the most helpful cooperation and assistance from the officials of both the Park and School Boards. We especially wish to acknowledge the assistance of Mr. P. B. Stroyan, Superintendent and Engineer of Parks.

Respectfully submitted,

HARLAND BARTHOLOMEW AND ASSOCIATES

*By* RUSSELL H. RILEY.



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# PARK SECTION

## INTRODUCTION

During the past decades the citizens of Vancouver have evidenced a pronounced interest in securing and using park and recreational areas. However, recreational areas are becoming such an increasingly important part of the city's physical structure that continuous attention must be focused upon them.

As a city grows, vacant areas are absorbed by residences, stores, and industry, and public park and recreational areas must be provided. The citizens have more time to use recreational areas, and likewise more need for them. Parks are needed not only because of their recreational opportunities, but also to provide open space in districts that would otherwise be a continuous development of homes and other urban uses. Thus they not only assist in providing desirable living conditions, but they also tend to improve and stabilize property values. Vancouver would be a much less desirable place in which to live today if the bathing beaches and park areas were absorbed by other types of urban development. There is adequate room for all land uses in Vancouver, and ample park areas must be provided.

### RELATIONSHIP OF SCHOOLS AND PARKS

Public educational facilities are also an essential part of the city's structure. The school playground is becoming an equally important part of the educational system, and an ample play area should adjoin each school. It is only logical that this playground should be used throughout the calendar year, thus making it unnecessary for another public agency, such as the Park Board, to duplicate the school playground facilities for use during the summer months. Many economies and advantages can also be obtained if an additional area be acquired around the school grounds to provide recreational opportunities for the adults. This would provide a recreational centre that is properly related and of interest to all persons in the surrounding residential district. It is these neighborhood recreational areas that must receive special consideration in the revised plan for Vancouver. They are fundamental in providing desirable living conditions, maintaining property values, and in insuring an efficient, economical, and desirable future city. Because of the close relationship between school and park facilities, it is only logical that they be studied as a unit.

### RELATION TO POPULATION STUDIES

A number of park improvements will be needed in the future, and it is essential that any such improvements be properly related to the existing and future population which they will serve. Thus the present study is closely coordinated with the previous report upon the amount and distribution of population. Not only will this assist in assuring proper location for the necessary projects, but an adequate system of schools and parks has an important influence in securing a desirable population pattern.

The city now has a number of small undeveloped park sites, and there is also a substantial amount of tax delinquent property. These areas must be carefully appraised to determine whether they can logically become a part of the future park system. Wherever possible, such publicly-owned lands should be utilized, yet the existence of such land should not weigh too heavily against an adequate and proper location.

#### OBJECTIVES OF THIS REPORT

This report contains (1) a brief analysis of modern recreational standards which will serve as a guide to be approximated as closely as local conditions permit in the development of an adequate park and school system; (2) an appraisal of existing school and park facilities to determine their adequacy and defects; and (3) a proposed system for parks and schools, together with certain recommendations as to the logical treatment and development of the more important areas.

The report has been closely related to the recommendations regarding schools and parks contained in the 1930 Town Plan. The variations from the early plan primarily result from (1) new requirements of population development, or (2) changing conditions which make impractical the following of some of the earlier recommendations. The revised plan provides a logical long-range scheme for securing adequate park and recreational facilities at a minimum cost.

## DESIRABLE STANDARDS FOR A RECREATIONAL SYSTEM

A comprehensive system of park and recreational areas must serve all sections of the city and must be so diversified that they provide for the recreational needs of all age groups. This section is concerned (1) with an analysis of the dominant play requirements of the different age groups, and (2) with the modern standards regarding location and size of the various types and areas.

### MAJOR PLAY REQUIREMENTS OF DIFFERENT AGE GROUPS

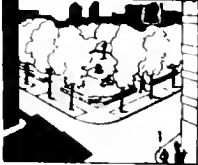
Population in a large city such as Vancouver can be divided into four major groups from the standpoint of their interest in and desire for recreational facilities. A brief discussion of each group and its dominant play interests follows.

1. **SMALL CHILDREN.** This includes the children of pre-school age, normally five years and younger. For the most part they should be under the care of their parents, and thus their primary play facilities should be on the home grounds. In apartment developments a few small playgrounds might be provided nearby. There is also an increasing use of privately conducted nurseries. Public agencies, however, are not primarily responsible for the play of these children other than such incidental use as they may make of the neighborhood play areas provided for other groups.

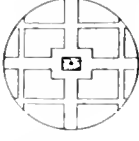
2. **SCHOOL CHILDREN.** This includes the children of elementary school age. A large portion of their time is spent in the public schools where they engage in the use of play apparatus and in group games under proper supervision. Thus, the public school playground should be their main recreational area, and it should be made available for their use throughout the year. They will, of course, have some incidental interests in the large parks, neighborhood parks and athletic fields, but their dominant interest is in the school grounds.

3. **YOUTHS.** This includes the children of teen age, and their primary interest is in competitive games and sports. The majority of them attend the junior, senior, and technical high schools, where recreational facilities should be available as a part of the school programme and should also be used throughout the year. A number of youths do not attend the public schools, yet they still have an interest in games and sports. Provision for their play requirements must either be made in the school grounds during the summer months, in the large athletic fields provided by the city, or in the neighborhood and large parks where they can play tennis, baseball, soccer, et cetera.


4. **ADULTS.** The adults have two major interests from the standpoint of recreation. Some of them will desire to engage in active games and sports, while others will be more interested in passive recreation such as auto and horseback riding, picnicking, walking, and the like. One of the major recreational facilities that should be available is a neighborhood park, where certain games, such as lawn





SMALL ORNAMENTAL PARKS PROVIDE OPEN SPACE AND AREA FOR REST AND PASSIVE RECREATION WITHIN THE MOST INTENSIVELY DEVELOPED PORTIONS OF THE CITY AREA




**SMALL ORNAMENTAL PARKS**




COMMUNITY CENTERS ARE NEIGHBORHOOD MEETING PLACES - SCHOOLS - SHELTER HOUSES IN PARKS - OTHER BUILDINGS WHICH MAY BE USED FOR VOUCHER RECREATION MAY SERVE


**COMMUNITY CENTERS**



PLAYGROUNDS FOR SCHOOLS (CHILDREN WITH SUPERVISION SHOULD CONSTITUTE THE PLAYGROUND SYSTEM)




SCHOOL PLAYGROUNDS SHOULD CONTAIN AT LEAST 5 ACRES. PLAYGROUNDS SHOULD SHOW ROOMS FOR CHILD ENGULGED

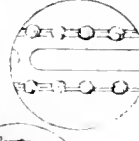


PLAYGROUNDS WITH SUPERVISION HAVE AN EDUCATIONAL AS WELL AS RECREATIONAL SIGNIFICANCE. DISTRICTS OF 1/4 MILE RADIUS SHOULD BE SERVED


**SUPERVISED SCHOOL PLAYGROUNDS**




CERTAIN SECTIONS OF THE PLEASURE DRIVE SYSTEM SHOULD BE OF THE FORMAL BOULEVARD TYPE




THE PLEASURE DRIVE SYSTEM SHOULD HAVE ITS ORIGIN IN THE HEART OF THE CITY



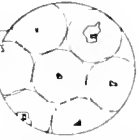
OTHER SECTIONS OF THE PLEASURE DRIVE SYSTEM SHOULD BE OF THE INFORMAL NATURALISTIC TYPE




**PLEASURE DRIVES**



PLAYFIELDS GENERALLY SHOULD BE LOCATED OUT FROM 1/4-1/2 MILE RADIUS & SHOULD BE FROM 10-20 ACRES IN AREA



SWIMMING POOLS, TENNIS COURTS, FOOTBALL, BASEBALL, SOCCER, HOCKEY & ICE SKATING ARE NEEDED IN CONNECTION WITH PLAYFIELDS



ONE SET OF PLAYFIELDS SHOULD BE LOCATED BY THE HIGH SCHOOLS - THESE SHOULD BE SUPPLEMENTED BY PLAYFIELDS OF THE NEAR BOARD FINDER - ALL LARGER TRACT AREAS OR AS SINKABLE ATHLETIC FIELDS

**PLAYFIELDS**



WATERFRONT AREAS WITH NATURAL PROMENADE FACILITIES AND DRIVES ARE PARTICULARLY VALUABLE




THESE AREAS SHOULD CONTAIN 100 ACRES OR MORE AND BE SELECTED BECAUSE OF NATURAL TERRACONIC AND SCENIC ADVANTAGES




NATURAL BEAUTY SHOULD BE PRESERVED IN THE LARGE PARKS BUT THEY CAN CONTAIN DRIVES, GOLF COURSES, PICNIC AREAS AND OTHER FACILITIES




**LARGE PARKS**



EVERY SQUARE MILE OF RESIDENTIAL AREA SHOULD HAVE ITS NEIGHBORHOOD PARK



A NEIGHBORHOOD PARK SHOULD BE ABLE TO RENDER FIRST CLASS SERVICE SHOULD HAVE AT LEAST 20 ACRES & SHOULD BE SURROUNDED WITH AN ORNAMENTAL SCREEN



A PARK OF THIS TYPE SHOULD PROVIDE A MEANS FOR ACTIVE PLAY (GOLF) FOR ADULTS AND (TENNIS AND PLANTING)

**NEIGHBORHOOD PARKS**

SWIMMING POOLS  
ZOO'S  
OUTDOOR THEATRES  
TENNIS COURTS  
GARDENS

**SPECIAL FACILITIES**

TYPES OF RECREATIONAL FACILITIES

HARLAND BARTHOLOMEW & ASSOCIATES  
CITY PLANNING ENGINEERS

VANCOUVER TOWN PLANNING COMMISSION  
1946

bowling, horseshoes, checkers, and the like, may be available, as well as picnic areas and attractive landscaped portions for passive recreation. The adults will also be particularly interested in large parks such as Stanley Park, where there are attrac-



Photograph by Jack Skinner

*The people's quiet enjoyment of their parks - - Lost Lagoon, Stanley Park*

tive displays of flowers and plants, where auto riding under pleasant conditions can be enjoyed, and where there are opportunities for golf, picnicking, hiking, and similar pastimes.

As indicated above, there can be no complete line of demarcation in the use of the different types of local areas by the four major population groups, and there will naturally be some overlapping of use. However, any comprehensive recreational system must provide adequate facilities for these four age groups.

#### MODERN STANDARDS OF RECREATIONAL FACILITIES

Plate Number 1 graphically shows the various types of recreational facilities needed to serve the city's population, and the commonly accepted standards regarding the location and size of each area. These are discussed as follows:



**SMALL ORNAMENTAL PARKS.** A number of small ornamental parks, particularly at street intersections, are found in practically all cities. There are no standards regarding their location and area, and they primarily result from topography and street arrangement. They are useful as open spaces, particularly in intensively developed portions of the city, and add to the attractiveness of an urban area. However, they afford little opportunity for recreational use, and, because of their maintenance cost, the number of such areas should be kept to a minimum. In residential districts it is quite logical for them to be maintained by the surrounding property owners since they are of particular benefit to such properties.

**SUPERVISED SCHOOL PLAYGROUNDS.** Each elementary school should be located upon a site containing at least five acres. In normally developed residential sections they should serve an area within one-half mile of the school. In intensively developed apartment districts, a shorter radius may be desirable, while in the outlying, sparsely settled sections children can walk three-quarters of a mile to reach the school. The area of the site should be increased if the enrolment is unusually large, but at least five acres is desirable to provide for adequate play space in addition to the building site.

**PLAYFIELDS.** Playfields should be attached to the junior and senior high schools. An area of at least ten acres is desirable in connection with each school site, and a larger area is needed if the senior high schools accommodate a large enrolment. The junior high school pupils can walk about a mile, and thus a mile is a desirable radius of service. Senior high school pupils can travel even greater distances, particularly if transit facilities are utilized. The School Board in Vancouver has adopted a desirable policy of developing smaller high schools and having them serve the same radius as the junior high. Under this arrangement both schools can be developed on the same site, but an area larger than ten acres is needed. The playfields adjoining the schools should be improved with softball diamonds, soccer fields, running track, tennis courts, and similar facilities, as well as a large open area for the conducting of physical education classes.

**NEIGHBORHOOD PARKS.** The neighborhood parks should be more intensively used than any other type of area, especially if they are combined with elementary school grounds. An area of at least ten acres or more is essential—twenty acres is better. They should serve approximately the same radius as the elementary school, namely, one-half mile. The average neighborhood park should contain play facilities for the children, an open lawn for unorganized games or for one or more softball diamonds, tennis courts, recreational facilities for the adults such as lawn bowling, horseshoes, and similar games, and an attractively wooded or landscaped area for passive recreation and for picnicking.

**COMMUNITY CENTRES.** Community centres are primarily facilities for indoor recreation and are of particular interest to the adults. Economy can be obtained if the elementary schools are designed so that a portion of this building can be used as a community centre. A gymnasium, auditorium, and separate rooms for engaging in hobby or craft work are essential. These should be designed for use without interference with the remainder of the school building. Wherever such facilities

cannot be provided in the school buildings, they should be made available in the neighborhood parks as a part of a field house or as a separate structure.



*Brockton Point and Vancouver Sky-line*

Photograph, The Gowen-Sutton Company Ltd.

**PARKWAYS, SCENIC DRIVES AND BOULEVARDS.** These are important links in a park system. They not only add to the interest of automobile pleasure driving which is one of the major forms of modern recreation, but they also greatly improve the appearance of the city. These should be much wider than the normal city street, with a right-of-way of at least 120 feet and preferably 200 feet or more. They should be attractively planted and landscaped, and should be free from commercial and truck traffic. A location along a body of water or along ravines is especially desirable. The City of Vancouver has an unusual opportunity to develop an excellent parkway system because of the large amount of water surrounding the city.

**LARGE PARKS.** These include areas of 100 acres or more, such as Stanley Park. They should be selected primarily from the standpoint of outstanding topography, and for the most part should be retained in a natural wooded condition. They should contain some drives making the various areas accessible to the population.

Some of them may be utilized for golf courses, while others may contain swimming pools, arboretums, picnic areas, and the like. Many cities are remembered and praised because of their large park developments. They are certainly essential, but should not be overemphasized to the disadvantage of the smaller, more intimate recreational areas such as neighborhood parks.

**SPECIAL FACILITIES.** A complete park system contains a number of special facilities. Among these are waterfront areas, swimming pools, outdoor theatres, and the like. Also frequently included as a special facility is the large recreational area or municipal stadium which is devoted almost exclusively to active games and sports. These athletic grounds or playfields have become particularly popular in



Photograph by Hugh E. Aikens

*Coal Harbour and Vancouver Sky-line from Stanley Park*

recent years, and adequate areas must be reserved for their use and development. In many instances they can be located in the larger neighborhood park, or they may be included as a part of a large park.

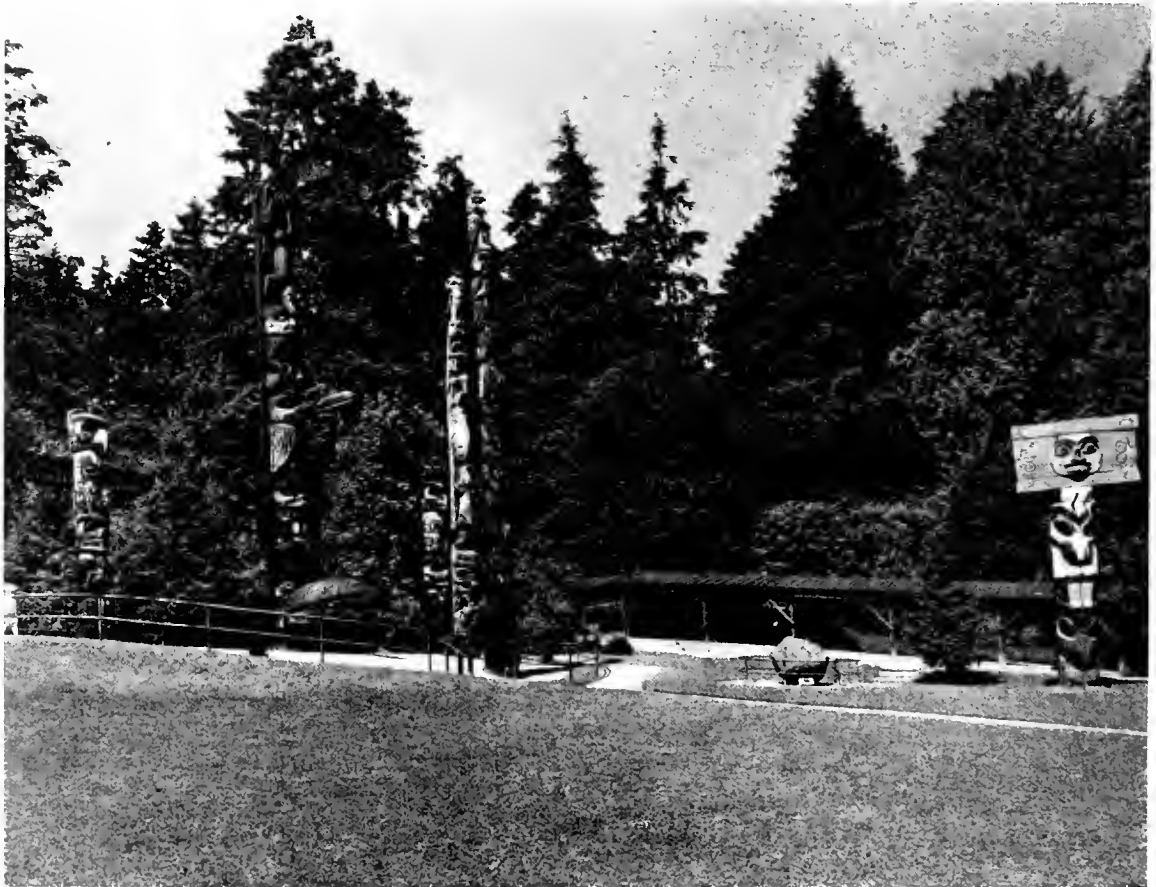
The development of all the above facilities is entirely feasible in Vancouver, especially if a number of the uses are combined within a single area.

## EXISTING RECREATIONAL FACILITIES

### GROWTH OF PARK AREAS

The early citizens of Vancouver petitioned the Dominion Government to set aside land now known as Stanley Park for the use of the people as a park and recreational area before even the articles of incorporation were signed in 1886. The following year a block in a downtown district (Old Cambie Grounds) was retained for use as a playfield.

In 1888, the City Council appointed the first Board of Park Commissioners, and entrusted to it the duty of providing for the recreational needs of Vancouver's



*Indian Totem Poles, Stanley Park*

Photograph by Leonard Frank

citizens. All through the intervening decades the Park Board has consistently endeavored to provide an adequate park system. From the very small beginning in

1887, the park system, under the successive Boards, has grown to 102 areas, comprising 2,482 acres. This includes the Admiralty Reserve of 188 acres on the north shore of Burrard Inlet.

## COMPARISON OF PARK AREAS IN VANCOUVER WITH OTHER CITIES

A desirable overall standard of park area to population is one acre of park for every 100 persons. Vancouver is close to this desirable ratio, with 0.9 acres per 100 persons. A large portion of Vancouver's park acreage is found in Stanley Park, which alone contains about 1,000 acres. If this large tract were not a part of the system, Vancouver ratio of parks to population would be far below the desirable standard.

TABLE I  
PARK AND RECREATIONAL AREAS IN VANCOUVER  
AND IN CITIES OF SIMILAR SIZE

<i>City</i>	<i>Number of Parks</i>	<i>Park Area In Acres</i>	<i>Acres of Park per 100 Persons</i>
VANCOUVER .....	102	2482*	0.9
Montreal .....	140	1830	0.2
Toronto .....	100	2172	0.3
Winnipeg .....	45	1063	0.5
Hamilton .....	25	2500	1.5
Seattle .....	193	2878	0.9
Rochester .....	64	1937	0.6
Louisville .....	27	2130	0.7
Atlanta .....	84	1460*	0.5
Houston .....	62	3012	0.8

Data for United States Cities from "Municipal and County Parks in the U. S.—1940". U. S. Department of the Interior, National Park Service.

Data for Canadian Cities obtained from each city. (1941 Census).

\* These figures include out-of-city acreage. (For Vancouver—188 acres).

Table Number 1 shows the park acreage and ratio to population in other large Canadian and American cities. Hamilton, Ontario, is the only Canadian city surpassing Vancouver. Other large cities such as Montreal and Toronto, are far below the Vancouver standard.

It will also be noted that the park areas in Vancouver compare very favorably with those of other American cities of similar size. Its ratio is about the same as Seattle's and much better than some of the southern cities, especially Atlanta. Because of the mild climate, Vancouver's parks can be and are utilized a larger pro-

portion of the year than in most other cities. There are also available, within a short distance of Vancouver, many other recreational areas which can be enjoyed by the citizens. These include almost all varieties of sports, from skiing in the mountains to swimming at the beaches. There are also large amounts of undeveloped land accessible by highways where the local citizens can escape the man-made environment of the city and thoroughly enjoy pleasant natural environment.

## LOCATION OF RECREATIONAL AREAS

Plate Number 2 shows the location of existing park and school areas within the City of Vancouver. The plan also shows by dots the existing distribution of population.



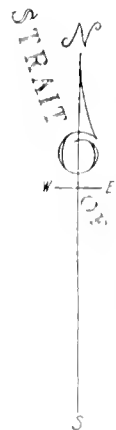
Photograph by J. McGregor

### *"Winter" - - Lost Lagoon and Stanley Park*

A substantial portion of the total park area in Vancouver is represented by three areas. These are Stanley Park, Queen Elizabeth Park on Little Mountain, and Fraser View Golf Course. These three areas comprise about 1,347 acres, or more than half of the present system. They are, however, well distributed, and




# VANCOUVER BRITISH COLUMBIA

VANCOUVER  
TOWN PLANNING COMMISSION  
1 9 4 4



## EXISTING PARKS & SCHOOLS

### LEGEND

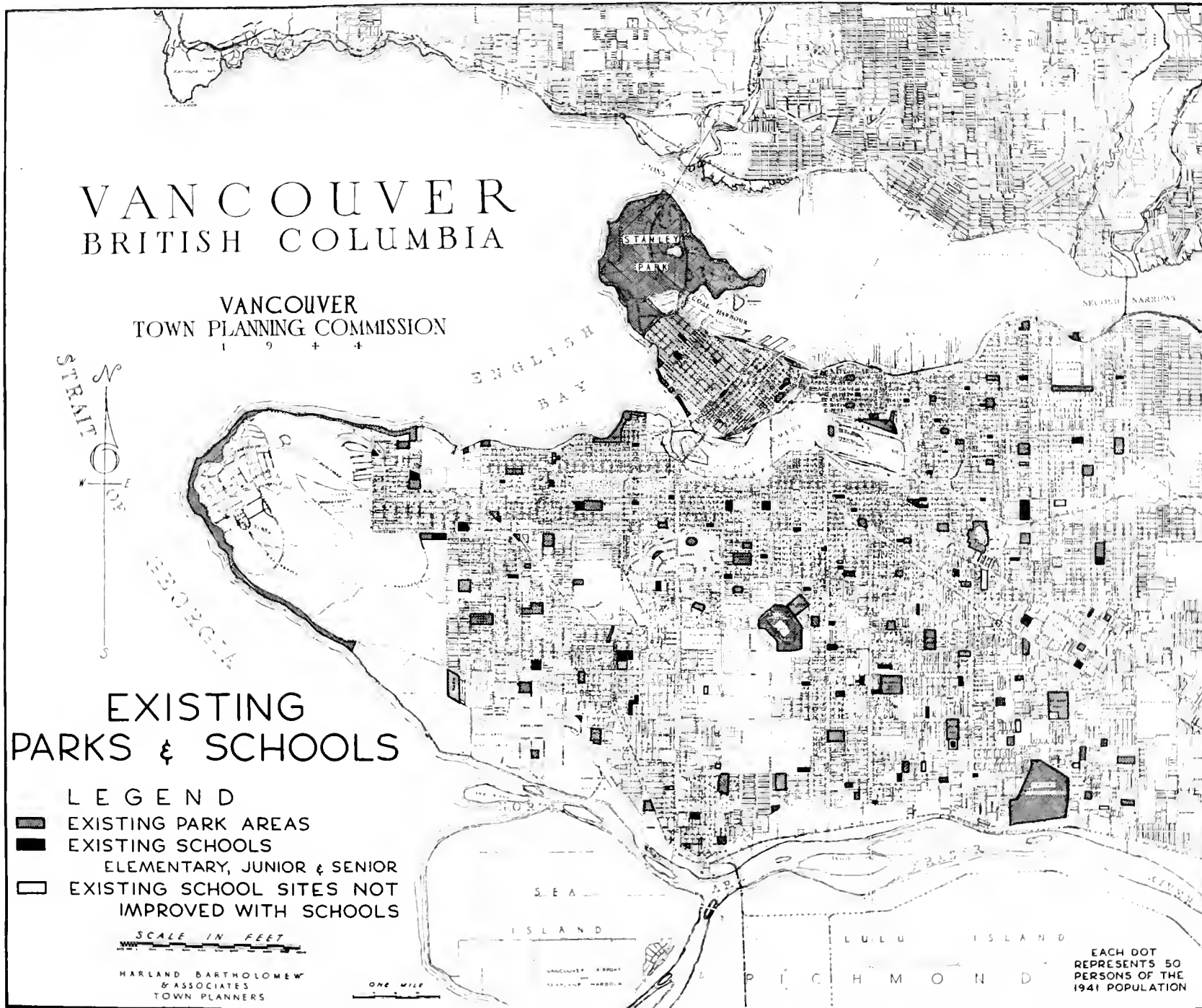
-  EXISTING PARK AREAS
-  EXISTING SCHOOLS  
ELEMENTARY, JUNIOR & SENIOR
-  EXISTING SCHOOL SITES NOT  
IMPROVED WITH SCHOOLS

SCALE IN FEET

HARLAND BARTHOLOMEW  
& ASSOCIATES  
TOWN PLANNERS

ONE MILE

EACH DOT  
REPRESENTS 50  
PERSONS OF THE  
1941 POPULATION







occupy land which is well adapted for such use. The city is extremely fortunate in possessing these three fine park sites.

The city is also fortunate in having such a large amount of the waterfront under public control. This is especially true of the frontages along English Bay and the shore around the University Endowment Lands in the extreme western part of the city. About the only section of the city that does not contain adequate waterfront park land is in the southeastern section along the Fraser River. While considerable development is needed in these waterfront areas, the fact that they are under public control is of paramount importance.

There are a large number of smaller park areas, properly related to the population and which can be used as neighborhood parks. Few large cities have such a valuable nucleus for a neighborhood park system. Many of these areas require



Photograph by Leonard Frank

#### VISTA ACROSS LOST LAGOON, STANLEY PARK

*"O! lure of the Lost Lagoon,—  
I dream tonight that my paddle blurs  
The purple shade where the seaweed stirs,  
I hear the call of the singing firs  
In the hush of the golden moon."*

*E. Pauline Johnson's Poem "The Lost Lagoon"*

extensive improvements before they can provide adequate service, but again, the city is fortunate in possessing the land.

The majority of the neighborhood parks are found in the newer and outlying portions of the city. It is in the older sections, such as between the business section and Stanley Park, the area immediately south of False Creek, and the area east of the business district, that there is a pronounced deficiency of neighborhood park facilities and playground areas. Here practically all the land is now absorbed by some urban use. It will be extremely difficult to secure adequate neighborhood park areas, yet it is in these sections that they are especially needed. These areas are losing their desirability as residential sections, yet that is their most logical use, and recreational areas are needed to provide more satisfactory living conditions and open space.

There is growing need for athletic fields, and the existing park system does not properly provide for these facilities. Improvements are needed in the future.

The Park Board also owns a number of small scattered undeveloped tracts throughout the city. Some of these are too close to existing park areas, some are too small to be developed into any logical use, and others are not properly related to the population pattern. Such of these areas as are not needed in the comprehensive park and school plan should gradually be exchanged or sold so that they can be put to a more logical use.

## SCHOOLS

Plate Number 2 also shows the existing school grounds. Many of the earlier schools are located on totally inadequate sites, and some of them duplicate the facilities of surrounding schools. In the older portions of the city the school grounds are about the only available public open space. In such areas they must be properly utilized and enlarged wherever possible. A number of the newer school sites contain an area conforming to the desirable standard. The School Board also owns some sites not now improved, but several of them can become an important part of the future system.

There are now a few instances of combined school grounds and neighborhood parks. The majority of these are in the western part of the city. The city already realizes the advantages of such combinations, and the policy should be expanded in the future.

## SUMMARY

Vancouver is extremely fortunate in its existing large park facilities, especially the extensive waterfront properties. Some minor extensions of these waterfront areas are needed, but the major problem is one of redevelopment and further improvement.

Some excellent areas are available for neighborhood parks. The major problems in connection with this type of park are: (1) additional improvements in

existing areas, (2) acquisition and improvement of neighborhood parks in the older sections of the city, and (3) acquisition of some neighborhood parks in the undeveloped sections of the city.

There is much need for additional athletic and play fields, either as separate areas or combined with other recreational facilities in the larger tracts.

Enlargement of some of the elementary school grounds is essential. There is a very difficult problem of providing junior and senior high schools with adequate sites. It is fortunate that the School Board owns a number of properties that can be utilized in the proposed system.

In brief, Vancouver has made an excellent start upon acquiring and developing an outstanding park system.

## PROPOSED PARK FACILITIES

Plate Number 3 shows the location and extent of the park areas that should eventually be a part of the recreational system in Vancouver. The plan shows by different legends areas that should be used as (1) large parks and waterfront areas, (2) neighborhood park facilities, and (3) proposed athletic and play fields. The Plate also shows the location of park areas that should be intensively improved with facilities for active games and sports, as well as with facilities that are of interest to all persons in the neighborhood. The location of other areas owned by the Park Board is also indicated.

In addition to the parks, the Plate shows the probable future distribution of open spaces and recreational areas. Fortunately, a large part of the proposed system is already publicly owned.

The following is a brief discussion of the several areas that should comprise the proposed park system. Recommendations are also made regarding the type of improvements necessary in several of the park sites.

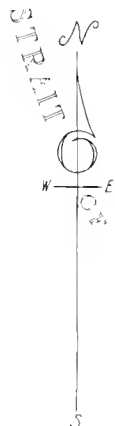


*Stanley Park from the air*











R.C.A.F. Photograph

# PROPOSED PARK FACILITIES VANCOUVER BRITISH COLUMBIA


VANCOUVER  
TOWN PLANNING COMMISSION  
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## LEGEND

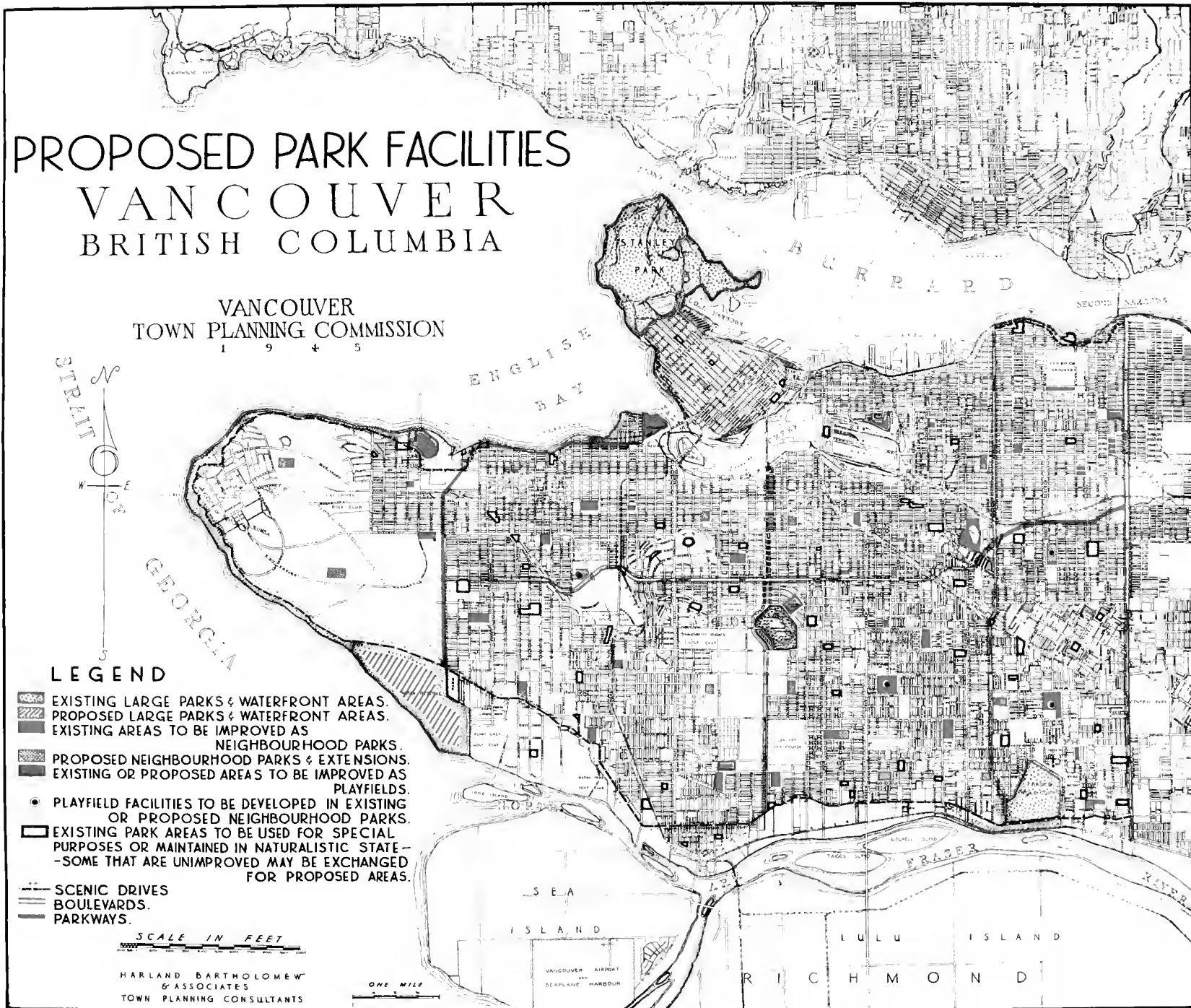
-  EXISTING LARGE PARKS & WATERFRONT AREAS.
-  PROPOSED LARGE PARKS & WATERFRONT AREAS.
-  EXISTING AREAS TO BE IMPROVED AS NEIGHBOURHOOD PARKS.
-  PROPOSED NEIGHBOURHOOD PARKS & EXTENSIONS.
-  EXISTING OR PROPOSED AREAS TO BE IMPROVED AS PLAYFIELDS.
-  PLAYFIELD FACILITIES TO BE DEVELOPED IN EXISTING OR PROPOSED NEIGHBOURHOOD PARKS.
-  EXISTING PARK AREAS TO BE USED FOR SPECIAL PURPOSES OR MAINTAINED IN NATURALISTIC STATE - SOME THAT ARE UNIMPROVED MAY BE EXCHANGED FOR PROPOSED AREAS.
-  SCENIC DRIVES
-  BOULEVARDS.
-  PARKWAYS.

SCALE IN FEET



HARLAND BARTHOLOMEW  
& ASSOCIATES  
TOWN PLANNING CONSULTANTS

ONE MILE



## EXISTING LARGE PARKS AND WATERFRONT AREAS

### I. STANLEY PARK

Stanley Park is one of the finest natural parks in the world, especially within incorporated limits. Containing about 1,000 acres, it is almost surrounded by water, and its closeness to the central business district is especially desirable. A large proportion of the park is retained in a naturalistic state, although it contains a large number of drives and recreational facilities. The latter include tennis courts, rugby grounds, cricket pitches, a small pitch and putt golf course, picnic areas, and tidal swimming pools. It also contains a small zoo, flower gardens, bathing facilities, and a music bowl.



Photograph by Leonard Frank

*Stanley Park Pavilion and Park Board Offices*

The greater portion of Stanley Park should be retained in its natural state. Some additional picnicking facilities will probably be desirable near the drives, and some clearing to provide views over the water from the drives would be beneficial. Eventually the zoo must be improved, and likewise the music bowl or outdoor theatre should be relocated and enlarged. Ample parking facilities must be provided in connection with this facility. A conservatory located near the present gardens would be a desirable addition to the park.



Photograph by Leonard Frank

*Terraced Gardens from Stanley Park Pavilion.  
The President Harding Memorial in background.*

The only enlargements suggested for this area are near the main



R.C.A.F. Photograph

*Unightly and disorderly entrance to Stanley Park along Georgia Street*

entrance. Here some private property should be acquired along Coal Harbour and both sides of Georgia Street between the park and Denman Street. The present development in this area is so detrimental to such an attractive and valuable portion of the city that large expenditures would be justified to place it under public control. Eventually public control of the waterfront property should be extended to Nicola Street.

## 2. ALEXANDRA PARK AND ENGLISH BAY BEACH

These two areas are so closely allied with Stanley Park that it is somewhat difficult to disassociate them. English Bay has always been one of the outstanding bathing beaches in the city.

The Park Board has initiated a desirable

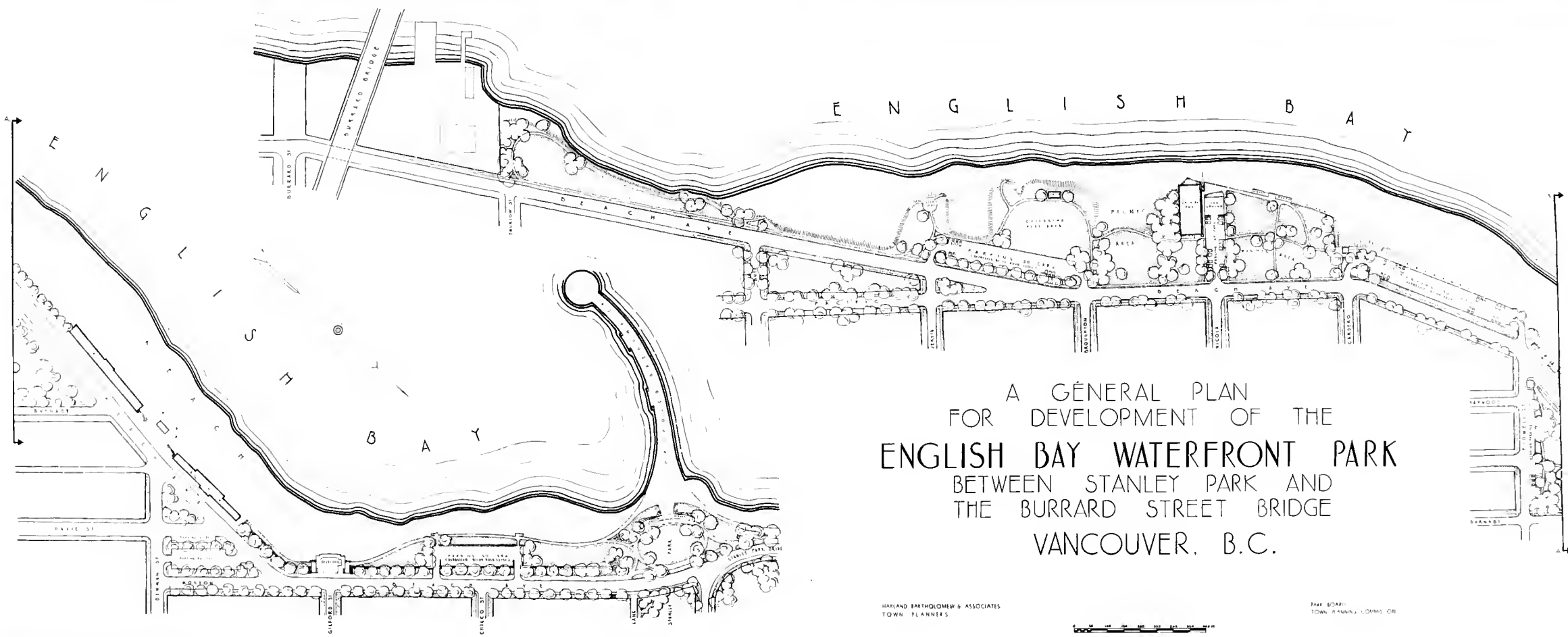


Photograph by Tony Archer

*Sunset Beach, south of Beach Avenue, west from Burrard Bridge  
Acquisition of uplands for development as a park is recommended.*







A GENERAL PLAN  
 FOR DEVELOPMENT OF THE  
 ENGLISH BAY WATERFRONT PARK  
 BETWEEN STANLEY PARK AND  
 THE BURRARD STREET BRIDGE  
 VANCOUVER, B.C.

HARLAND BATHOLMEW & ASSOCIATES  
 TOWN PLANNERS

PLAN BOARD  
 TOWN PLANNING COMMISSION





Photograph by The Gowen Sutton Company Ltd.  
*Brockton Point and H.M.C.S. "Discovery" Naval Training Reserve Division*

programme of acquiring property in the English Bay area, and this should be continued in the future. All of the property from Stanley Park to the Burrard Bridge between the water and Beach Avenue should eventually be under public ownership. Sunset Beach and the Crystal Pool property are now owned by the Board. The present privately-owned property in this area is used for residential purposes, and the large apartment near Stanley Park will probably be one of the most

difficult pieces to acquire. Such acquisition should not, however, be impossible in the future.

A separate study showing the suggested development of this area has been prepared—Plate Number 4. It would provide for improved bathing facilities, for some picnic and play opportunities, and the rest of the area will be attractively landscaped. It can become one of the most outstanding portions of the Vancouver park system. Its proximity to the large apartment district west of the business district makes it especially desirable.

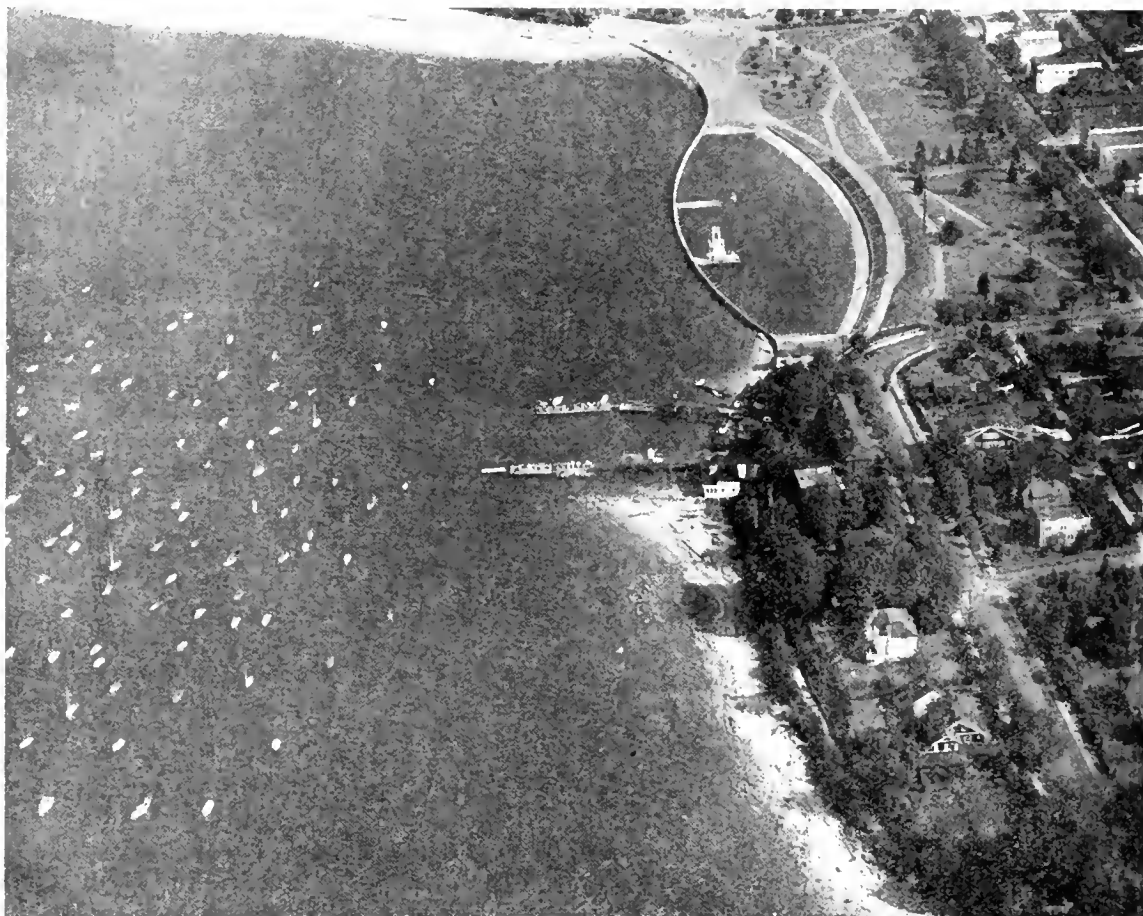
### 3. KITSILANO PARK

This is another fine bathing beach on the south side of English Bay. It is well located, accessible to transit facilities, and contains the largest outdoor salt-water swimming pool on the continent. Picnic facilities are also available, as are some recreational facilities. The park is well developed and



Photograph by Fred Austen

*"Vista" - Stanley Park*



R.C.A.F. Photograph

*Saltwater Swimming Pool and Kitsilano Beach — Kitsilano Yacht Club Anchorage*

maintained. The major changes needed are the provision of additional recreational facilities, especially softball diamonds, and additional picnicking facilities. In making these improvements care must be taken to preserve the naturalistic portions of the waterfront property.

#### 4. JERICHO BEACH

This is a very small waterfront area, but it has one of the finest sand beaches in the city. It is well located in relation to the population and to the other bathing areas.

Because of the natural advantages of this tract and its excellent location, it should be enlarged by acquiring the foreshore property to the west abutting this fine beach. It is, therefore, recommended that a 200-foot strip, in front of the former Jericho Country Clubhouse grounds, to the west boundary of the west part of D.L. 448, be acquired. This small park should also be extended to the east along Point Grey Road by the acquisition of the waterfront property to the west boun-



Photograph, Courtesy of Vancouver Board of Park Commissioners

*Vista of English Bay and North Shore Mountains from Kitsilano Pool*

dary of the Royal Vancouver Yacht Club grounds. This proposed land contains two large dwellings and the Tennis Club grounds and courts. These latter facilities could be utilized as a part of the park, and one of the existing residences might be used as a community house. The area will be more accessible when the new Point Grey Road — Fourth Avenue connection is completed.

##### 5. SPANISH BANKS AND LOCARNO BATHING BEACHES

The city is extremely fortunate in possessing this large amount of water frontage and the driveway along it. A portion of the area, particularly the area north and east of the campus of the University of British Columbia, should be more intensively developed for public use. Beaches, bath houses or dressing facilities, improved concessions, picnicking areas, and parking areas are needed. A large amount of sand fill protected by rock groynes will be the first step in this improvement. Plans for this type of fill have previously been prepared for the Park Board.

A general plan for this enlarged area has also been prepared and is shown on Plate Number 5. It does not appear desirable to relocate the present drive because of the adjoining bluffs on the University Endowment Lands. Parking spaces must be provided so that cars can be grouped and screened by planting in appropriate locations and not interfere with the view over the bay along the entire drive.

Additional parking space is also needed near the Locarno Bathing Beach. Here the Park Board should exchange the block it now owns south of Belmont Avenue, or the new diagonal driveway when it is projected, for the block immediately to the north, and use the new area for parking. This latter block will be very accessible after the proposed connection between Fourth Avenue and Marine Drive is completed. It would also serve the proposed playfield on the property now occupied by the Royal Canadian Air Force.

West and south of the University Endowment Lands the only improvement necessary along the waterfront property and drive is some additional clearing and the provision of additional pull-outs—parking areas where motorists can stop their cars and enjoy the views.

#### 6. QUEEN ELIZABETH PARK

This area was formerly known as Little Mountain Park. It contains a water reservoir, some driveways, and an overlook, but most of the area is undeveloped. The park has a fortunate location from the standpoints of distribution and service, and the topography is desirable. This park should be considered in connection with the Hillcrest Park immediately adjoining on the northeast. A plan of the development of the two areas prepared for the Park Board, is shown on Plate Number 6.

A large portion of Queen Elizabeth Park should be retained in a naturalistic condition. Facilities for driving, walking, and picnicking should predominate, although some play facilities should be provided for adults. Hillcrest Park should be developed as a complete athletic and play field, containing facilities for baseball, soccer, swimming, and other active sports. Adequate parking facilities are also necessary. The area is well located to serve a large residential section, and should be an integral part of the city's system of athletic fields. It is recommended that Queen Elizabeth Park be extended southwesterly to include the presently undeveloped property, to Cambie Street and 37th Avenue. This is made mainly on account of the fact that another large water reservoir is to be constructed south of the existing one, which will probably necessitate the relocation of the driveway, and also properly round off the general park area.

#### 7. FRASER VIEW GOLF COURSE

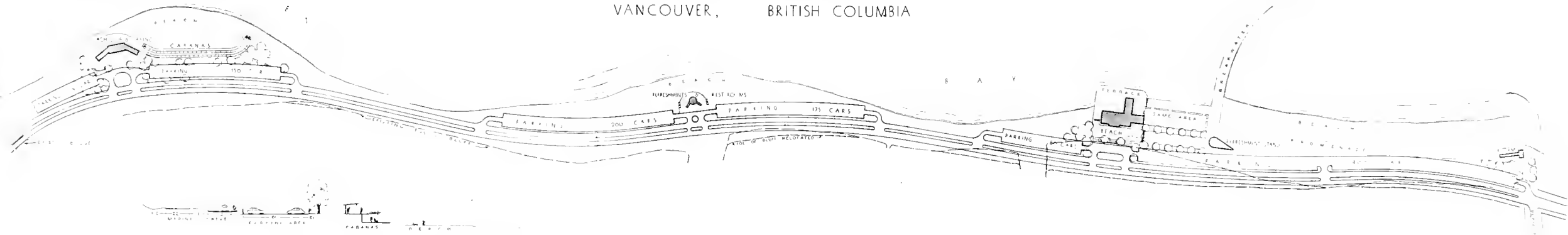
This is a large tract, and the major development is an 18-hole public golf course. It was improved during the depression years and proved extremely popular until transportation difficulties resulted from the war.

It is recommended that this area continue to be used as a golf course, although some portions of the park now vacant may eventually be occupied with picnicking facilities. It is also recommended that a fresh water swimming pool be eventually

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PARK BOARD

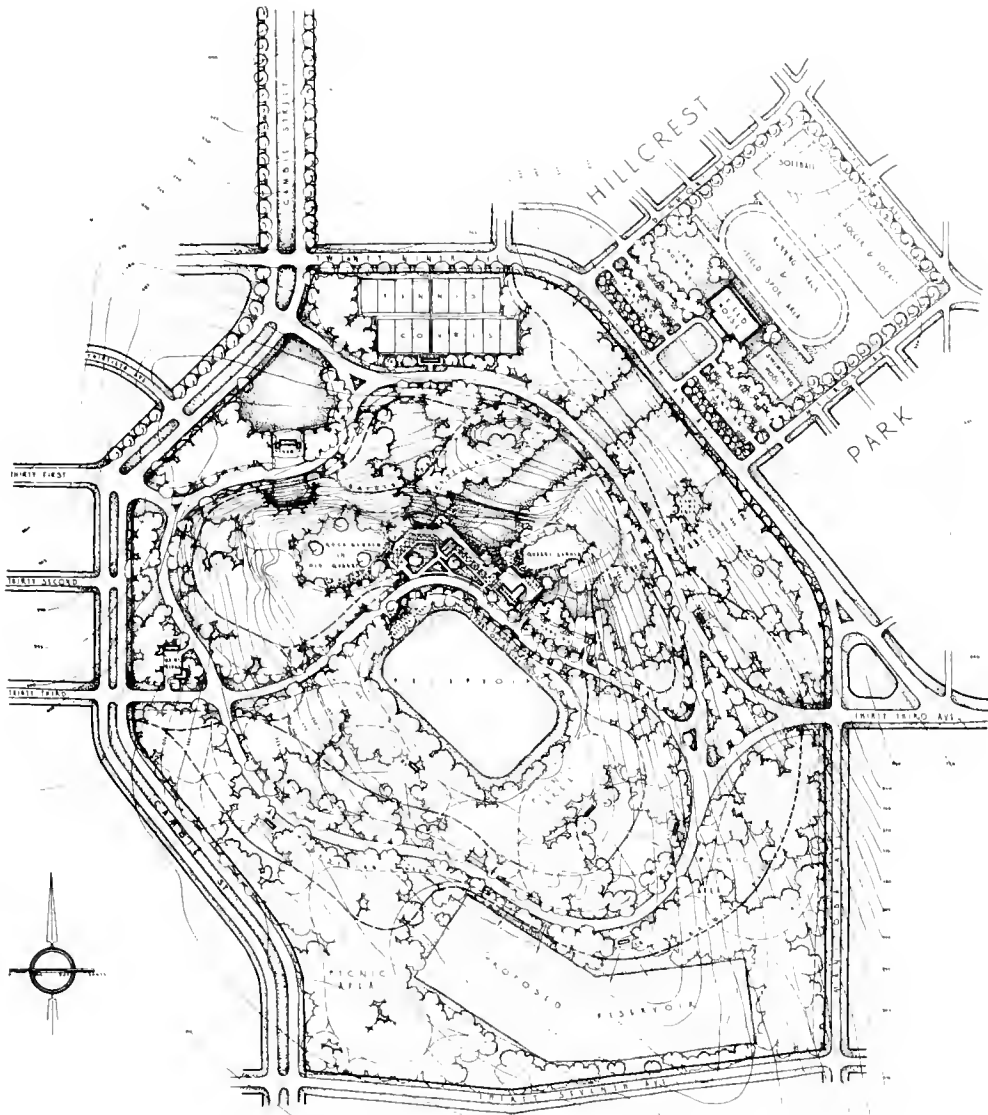
SUGGESTED DEVELOPMENT OF THE  
MARINE DRIVE  
SPANISH BANKS  
VANCOUVER, BRITISH COLUMBIA

HARLAND BARTHOLEMEW & ASSOCIATES  
TOWN PLANNERS









A GENERAL PLAN  
 FOR DEVELOPMENT OF  
**QUEEN ELIZABETH PARK**  
 VANCOUVER. B. C.

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 TOWN PLANNERS

PLANNING COMMISSION  
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developed in this area. Such a facility will be needed to serve the southeastern part of the city. It does not appear feasible to carry out the recommendations in the



R.C.A.F. Photograph

*Aerial View of Vancouver — Fraser View Golf Course in foreground*

former report for developing a bathing beach on the Fraser River near Mitchell Island. A number of new industries have since located along the river, and the bathers would encounter serious hazards to health and safety. The pool could be developed without interfering with the golf course. It should be accessible to major thoroughfares, and a possible location is the wide ravine north of Marine Drive.

#### 8. PROPOSED LARGE PARKS AND WATERFRONT AREAS

The city now has an excellent system of large parks within the corporate limits, and recommendations are made regarding only two additional areas.

One recommendation is that the Musqueam Indian Reserve at the south side of Marine Drive near the western city limits be eventually acquired and developed as a large park. It is also recommended that the lower portion of the University Endowment Lands lying immediately north of Marine Drive and west of the corporate limits be acquired and made a part of this large park. The land north of Marine Drive might well be developed as a public golf course, which would afford excellent distribution of such facilities within the city. It would be very costly to develop this land for residential use because of sewer problems.

The second proposal for waterfront areas is the acquisition of the property on the south side of Marine Drive between Victoria Drive and Kerr Street. This area should extend to the river except where the lower land is now, or should most logically be, absorbed by industrial development. Practically all of this property is steep and wooded, and while it contains a few scattered dwellings, it is not adaptable for residential use and would be better under public control. Excellent views of the



Photograph by Tony Archer

*Causeway, Entrance to Stanley Park*

Fraser River and the flat lands to the south can be obtained from Marine Drive by judicious clearing. Some pull-out parking spaces should be provided, and there would also be opportunities for developing small picnic areas.

**METROPOLITAN PARKS.** The rugged topography and the large bodies of water in the Vancouver region provide unusually fine opportunities for the development of large natural parks containing facilities for special sports. Burnaby Mountain in the adjoining municipality and the mountains lying on the north shore are examples. Thus, any additional large park facilities should be beyond rather than within the corporate limits. Since these areas would be of interest to all persons within the region, they should be acquired, developed, and maintained by a Metropolitan Board, rather than by the Park Board of Vancouver or any other single city. The local Board and citizens should co-operate in the establishment of a regional or metropolitan park agency.

#### **PARKWAYS, SCENIC DRIVES AND BOULEVARDS**

Plate Number 3 also shows the location of the proposed system of parkways, scenic drives and boulevards. It will be noted that they form a connected system of elongated parks.

These drives, commencing at Stanley Park, will skirt English Bay and continue around Point Grey and along the North Arm of the Fraser River to Burnaby. There are four running north from the Fraser River and one cross-town drive along King Edward Avenue. There is also a shorter scenic drive along the south shore of Burrard Inlet east to Burnaby.

King Edward Avenue from the city's westerly limit to east of the Central Park line of the British Columbia Electric Railway, is recommended as a boulevard, 132 feet wide. East of Oak Street to Kingsway as an alternative to widening on both sides, it is suggested that the property (double frontage lots) between 24th Avenue and King Edward Avenue be acquired. Cambie Street, from Marine Drive to 29th Avenue, Nanaimo Street from Marine Drive to Wall Street and Boundary Road from Marine Drive to Burrard Inlet are also recommended for development as boulevards.

The scenic drives and parkways recommended are along Beach Avenue and Pacific Street to Burrard Bridge and along the south shore of English Bay. The latter would follow along Cornwall Street and Point Grey Road from Burrard Bridge to west of Alma Street and these streets should be widened to 100 feet. In the former report, it was recommended that the property on the north side of Point Grey Road from Trafalgar to Alma Streets be acquired, but since then many new homes have been erected and the cost of acquisition would now be excessive.

It is unfortunate that the waterfront scenic drive cannot be continued from Alma Street to Spanish Banks but due to the site of the Royal Canadian Air Force seaplane base at Jericho, the drive will have to be diverted along 4th Avenue to Imperial Street to the waterfront. The Marine Drive from Jericho around Point Grey and along the North Arm of the Fraser River will be an unusually fine pleasure drive, one which few cities could duplicate. It will afford magnificent views across the water to distant mountains and at every turn there will be a new vista. After rounding Point Grey the mountain scenery will be replaced by pastoral scenes along

the Fraser Delta. Portions of these drives will have some of the characteristics of a normal city street but the right-of-way should eventually be widened and special attention should be given to planting and landscape treatment.

The parkways recommended are Camosun Street, from S.W. Marine Drive to 8th Avenue and thence to connect with the scenic drive at 4th Avenue, and Cambie Street, from 29th Avenue to False Creek. From 29th to King Edward Avenues, Cambie Street is 200 feet wide. It is recommended that from King Edward to 16th Avenues, Cambie Street be widened on the east side to approximately 206 feet by the acquisition of the tier of lots to the lane. North of 16th Avenue to False Creek it is recommended that a grand parkway be developed between Cambie and Yukon Streets. This would not only provide an attractive drive near the centre of the city but it would also provide a fine setting for the City Hall which would be the only building retained.

Although Vancouver has many beautiful parks and a variety of scenery, there is no special parkway feature of outstanding merit. Queen Elizabeth Park is unique owing to its elevation, and when ultimately developed as a spot from which a complete view of the city in every direction may be obtained, it will be of impressive importance. Tourists, whose time is limited will be able to proceed to this park, see the entire panorama of the city and return to the downtown area in the space of a few minutes. This is an opportunity that very few cities, if any, could provide. This grand parkway as recommended would indeed be a splendid and fitting approach to both the City Hall and Little Mountain. The cost, over a long term of years, would be repaid many times from the viewpoint of tourist attraction. To a great extent it was the provision of such parkways that made Paris a world's tourist centre. This type of parkway is needed to set off the city's natural beauty and such a development always not only enhances the city's scenic resources but increases the value of the surrounding properties.

It is also recommended that east of the Central Park line, the King Edward Avenue boulevard be extended north and east into Burnaby as a parkway. The development should follow very closely the type exemplified in the Westchester Parkway out of New York City.

A great many of these routes now have generous rights-of-way but additional widths should be acquired on the remaining portions. This will permit extensive plantings along the sides of the parkway or drive and an appearance and character considerably different from the normal city streets will result.

#### TREATMENT OF BOULEVARDS

The creation and maintenance of boulevards especially the necessary street trees along all types of streets are becoming more of a community than an individual responsibility. The continuing interest in boulevard trees, and the increasing number of municipalities which are enacting by-laws governing the care and preservation of street trees, is ample evidence as to this value to a community as a whole. The comfort and advantages to be derived from shade trees has long been recog-

nized. The early settlers saved the fine native trees about their homes, on the village greens, along the country roads, and in the fields. As villages grew, the householders planted them adjoining their properties and the result has been the beautiful shaded streets which may be seen and admired in the older communities.

However, as the villages became cities the conditions for tall growth and the preservation of trees became less favourable, and the matured native trees became less dominant. In most cases they finally became badly mutilated or died and were usually replaced largely by less suitable trees listed in nursery catalogues. The quick growing trees were generally used as they made a large showing the first few years and were easily transplanted, but they were spaced too closely and grew too large and became ragged and unkempt in appearance, especially if they were required to be severely pruned, often mutilated or destroyed, for utility wires.

The present hit and miss, haphazard system of planting should be replaced by a carefully considered boulevard policy. Success in planting street trees can be attained only by planning and controlling the planting as a whole, by selecting the most suitable varieties, by obtaining trees in the best condition and planting them properly, and by giving the necessary progressive care. The care of street trees needs to be vested in some adequate and experienced authority in order to have good shade trees at a reasonable cost and which receive timely and efficient attention, with effective control of wire lines.

The authority for the improvement and maintenance of streets should be divided between two public agencies. The city engineering department should have control of the design of the street cross-section and the construction and maintenance of pavement, sidewalks and the boulevard lawns. The Park Board should have under its jurisdiction the choice of variety of shade trees, their spacing and maintenance (supports while young, pruning and spraying). Nothing should be left to the individual householder but the maintenance of the boulevard lawn.

The climatic conditions in Vancouver are such that full advantage should be taken in the use of broad-leaf evergreen trees. Their liberal planting on boulevards would afford many pleasing contrasts and effects, especially during the occasional snow-covered periods, when other trees are reduced to winter bareness, as these evergreens will brighten the landscape. The use of such broadleaf evergreens as will thrive on the West Coast would be a unique departure from the present prosaic types and would tend to accentuate the city's mild winter climate.

## EXISTING NEIGHBOURHOOD PARK AREAS

The following is a brief discussion of the present and proposed facilities and suggested extension of existing neighbourhood parks:

### O. WEST POINT GREY PARK

This park is near Queen Mary School in West Point Grey on Trimble Street at Eighth Avenue. It contains 8½ acres and a number of recreational facilities. No additions are proposed except that the road between the school and park should

be vacated and added to the park development. The children's play area should be near the school. The existing facilities should be reorganized and expanded. Additional landscaping and facilities for adult games are desirable.

#### 10. UNNAMED SITE

At the southeast corner of Imperial Street and 16th Avenue is an area of 16.33 acres held by the School Board under lease from the Provincial Government. The east portion of this tract, consisting of 5 acres, contains the Queen Elizabeth School. The Park Board obtained the right to use the balance, but as yet it is undeveloped. This entire tract can be developed into an excellent school and neighbourhood park, but it will not be seriously needed until additional residential development occurs in the surrounding area.

#### 11. MEMORIAL WEST PARK

This park was named as a memorial to the Point Grey soldiers who fell in World War I. It contains 18½ acres and a number of recreational facilities, such as a soccer field, running track, softball diamond, and tennis courts. The area is well located and of excellent size.

#### 12. UNNAMED SITE—BLENHEIM STREET AT 43RD AVENUE

This undeveloped park contains slightly over 7 acres, and was donated by W. H. Malkin, Esquire, the first mayor of the newly amalgamated city (1929), for park purposes. The area is well located to fit into the future system but is now too small. The only enlargement possible would be to acquire the property southwards to S.W. Marine Drive. If this is not possible, it is recommended that the present site remain undeveloped and that the area between Dunbar and Blenheim Streets and 44th Avenue and Marine Drive be acquired. This area is primarily vacant, and while the terrain slopes to the south, the play areas should be provided on terraces at a nominal cost, and a satisfactory park could be made available.

#### 13. CARNARVON PARK

This is an undeveloped level area of approximately 9½ acres. It is well adapted for recreational use. To the west is an area which will eventually contain a technical high school. Thus the neighborhood park and school ground will afford excellent facilities in this portion of the city.

#### 14. MCBRIDE PARK

This park comprises two separate blocks and slightly less than 5 acres. The surrounding area is almost completely developed, and no other park sites are available. The present facilities should be continued and some planting provided around the boundaries.

#### 15. CONNAUGHT PARK

This park contains about 15 acres, and is used exclusively for games and sports. It lies just east of Kitsilano High School, and its facilities could be used by the

pupils. Eventually it should contain more planting and additional small game areas for the adults.

#### 16. UNNAMED SITE

The area known as the Old Strathcona Gardens has recently been acquired. It is bounded on the north by the grounds of the Point Grey Junior High School and on the south by the lane in the rear of the property zoned as "Commercial" facing 41st Avenue. The remaining area between this lane and 41st Avenue should eventually be acquired.

The facilities for active games should be located in the northern portion of this area near the school. Tennis courts, game areas for adults, and landscaped portions should be developed in the southern portion.

#### 17. MAPLE GROVE PARK

This site contains nearly 11 acres. It has some play facilities, picnic areas, and a considerable portion is wooded. Additional play facilities are needed even though clearing would be required. Also the small amount of private property on the north side of Marine Drive should be acquired and added to the park.



*Maple Grove Park — Wading Pool*

#### 18. OAK PARK

Until recently this park contained only  $6\frac{1}{4}$  acres, and while it is very popular, it was much too small. The balance of the block, containing 6.35 acres, has just been acquired. The total block can be developed into an excellent neighborhood park. Play facilities can be located in the southern portion. The site is well related to a large population which it will serve.

#### 19. WINONA PARK

This is an undeveloped area of about  $11\frac{1}{4}$  acres, situated between Yukon and Columbia Streets and 59th and 62nd Avenues, about three blocks north of S. W. Marine Drive. It is another splendid site for a neighborhood park, and should be developed as such when the surrounding lands contain more population.

#### 20. DOUGLAS PARK

This Park contains approximately  $13\frac{1}{4}$  acres, and is one of the most attractively planted sites in the city. It contains three rugby fields, a cricket pitch, and three softball diamonds, and has a good field house. It is well located to serve a well developed area including Shaughnessy Heights. Some additional facilities for adults should be provided.



#### 21. OPPENHEIMER PARK

This is one of the oldest parks in the city, and consists of one city block bounded by Powell and Cordova Streets and Jackson and Dunlevy Avenues. It is frequently referred to as the Powell Street Grounds. It contains a soccer field and a baseball diamond with bleachers seating 900 spectators. Although small in area, it is recommended that it be intensively developed as a neighborhood park. With the exception of MacLean Park, there is no other available land in this East End which can be utilized for recreational use. It needs more planting and more facilities for adult use.

#### 22. MACLEAN PARK

This is one of the original sites acquired for park purposes in 1902, and the first supervised children's playground in the city was established here in 1911. It has a wading pool as well as the usual playground apparatus.

This park is in the same category with respect to size and location as Oppenheimer Park. It is recommended that it also be developed as a neighborhood park, but here facilities for children's use should predominate.

#### 23. ROBSON PARK

This park contains  $4\frac{1}{2}$  acres, and is almost completely absorbed by a soccer field, softball diamonds, tennis courts, and a supervised children's playground. Recreational areas are badly needed in this section of the city, and the block north to 12th Avenue should be acquired. 13th Avenue is dead-ended at St. George Street which will facilitate its closing. Consideration should also be given to acquiring additional land to the east.

#### 24. PRINCE EDWARD PARK

Containing but  $3\frac{1}{2}$  acres, this park is compactly developed with a soccer field, a softball diamond, two asphalt tennis courts, play equipment, and a small field-house. Although the park is small, it is important to the thickly populated district which it serves, and any extension or enlargement would be difficult. This park, together with enlarged school grounds, can provide fairly satisfactory recreational facilities in this older section of the city.

#### 25. SUNSET NURSERIES

This area of  $12\frac{1}{2}$  acres has been used as a nursery for the propagation of bedding plants, shrubs, and trees for the city's parks and boulevards. A neighborhood park is needed in the general section. However, the land is well suited for the growing of plants, and since this will probably be a continuing function of the Park Board, the nursery activities could be restricted to the western portion of the tract. The eastern part, together with additional property east of Prince Edward Street, could be developed as a neighborhood park. The area proposed for acquisition is practically vacant and well situated for park use. Prince Edward Street should be vacated between 51st and 53rd Avenues.

#### 26. MEMORIAL SOUTH PARK

This 33½ acre tract contains excellent facilities, and is an unusually fine neighborhood park. Some additional play facilities, including a swimming pool eventually should be provided so that it can serve as an athletic or play field for a large residential section. As funds and opportunities permit, the private property on the north side of 45th Avenue should be acquired and added to the park.

#### 27. UNION PARK (Name later changed to KENSINGTON)

This is an undeveloped park containing about 16 acres. The terrain has a considerable slope at one corner, but otherwise the area is well adapted for use as a neighbourhood park.

#### 28. GRAY PARK

This is a small area of approximately 4 acres, and contains a ballground, a wading pool, and a lawn bowling green and clubhouse. The north portion, recently acquired, is undeveloped. It is recommended that Durward Avenue be closed and the tract improved with additional neighbourhood park facilities. Although small, it would give considerable service, and it is difficult to acquire large areas that would serve the residential district lying to the north. Quarters for a caretaker can be provided in one of the acquired dwellings.

#### 29. GLEN PARK

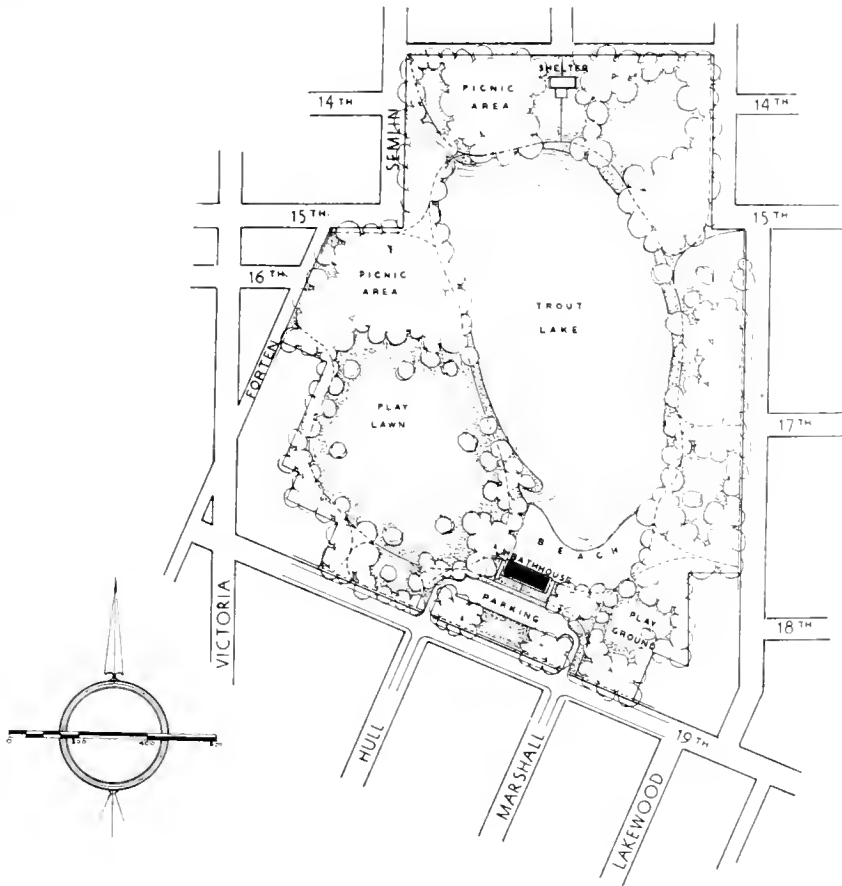
This small park contains 2⅓ acres. It is well planted, and has two asphalt tennis courts and some children's play equipment. While small, it is important to the nearby residents, and larger tracts are difficult to acquire because of the intensive development in this section. It is recommended that the small block to the south be acquired to accommodate additional park facilities, and that the intervening street be vacated.

#### 30. SUNNYSIDE PARK

This park of just less than 2½ acres contains plantings, tennis courts, and a small amount of playground equipment. Here, again, park facilities are seriously needed, yet it is difficult to acquire any large site. It is recommended that the block west to Windsor Street be acquired and that the two blocks be developed as a neighbourhood park. This block is at present occupied by the Charles Dickens School, which is recommended for eventual abandonment. The intervening street should be vacated.

#### 31. GRANDVIEW PARK

This block contains slightly less than 2½ acres. It is owned by the Dominion Government and is held under licence for use by the Park Board. It has some lawns and landscaping, three asphalt tennis courts, and a supervised children's playground. This park is popular and useful to the well populated Grandview district. It should be enlarged by acquiring the block to the west and vacating the intervening street.



A GENERAL PLAN  
 FOR DEVELOPMENT OF  
**JOHN HENDRY PARK**  
 VANCOUVER. B.C.

HARLAND BARTHOLOMEW & ASSOCIATES  
 TOWN PLANNERS

TOWN PLANNING COMMISSION  
 PARK BOARD

### 32. WOODLAND PARK

This small  $1\frac{3}{4}$ -acre park contains a soccer field and a softball diamond. The surrounding area is heavily populated and needs additional park facilities. It is recommended that the block to the south be acquired and developed. Since Georgia Street is not proposed as a major thoroughfare in this section, it should be closed between MacLean and Woodland Drives and its area utilized in the park.

### 33. PANDORA PARK

Occupying two city blocks, this park contains  $3\frac{3}{4}$  acres. The east block is a supervised children's playground, and the west block is laid out as an ornamental area with two asphalt tennis courts. A large building is used as a Home for the Blind. Since a new Home for the Blind should be erected elsewhere, Garden Drive should be vacated where it bisects the park and the two blocks be redeveloped with recreational facilities.

### 34. TEMPLETON PARK

This park also comprises two blocks—about  $4\frac{1}{4}$  acres. Georgia Street bisects the property, and should be vacated. This park is opposite the Templeton High School, and since it is almost impossible to acquire adequate playfield facilities for the school, a portion of the park area should be utilized for such purposes. Some space should also be used for lawns, planting, and adult games. There is no apparent reason why Templeton Drive could not be vacated where it separates the different parts of this site.

### 35. CLINTON PARK

This two-block park bisected by Graveley Street, contains  $4\frac{1}{3}$  acres. The northern block has a rugby and soccer field with softball diamond, two tennis courts, and a small field-house. The southern block has not been developed. Graveley Street should be closed, thus increasing the park area, and the southern portion should be improved with planting and facilities for the more passive forms of recreation.

### 36. GARDEN PARK

This park contains less than  $2\frac{1}{2}$  acres, but is fairly well developed. While close to Clinton Park, it serves a district that would otherwise be considerably removed from park facilities. The small block to the north and the block to the south should be acquired and the intervening streets vacated.

### 37. JOHN HENDRY PARK

This area of about 44 acres surrounds Trout Lake for which the park was formerly named. The lake is popular both for winter skating and summer bathing. Except for a beach at the south end, the shores are somewhat swampy.

This area has fine possibilities for a complete neighborhood park. A separate plan has been prepared showing proposed future development—Plate Number 7. The private properties on the park side of the boundary streets should be gradually acquired and added to the park as suggested on the plan.

#### 38. GORDON PARK

This park contains  $16\frac{1}{4}$  acres and is undeveloped except for a football field near 49th Avenue. The area is adequate, adaptable, and well located for a fine neighbourhood park. Improvements should be made as the surrounding area becomes more thickly populated.

#### 39. CHAMPLAIN PARK

This is a small undeveloped area containing  $4\frac{1}{2}$  acres. While it should be improved with neighbourhood park facilities, no extensions are recommended because of its proximity to other parks.

#### 40. KILLARNEY PARK

This large area, containing 32 acres, is generally level and is admirably suitable for park purposes. It is still undeveloped except for a ballground at the southeast corner. The School Board has a school site reserved at the southwest corner.

The size, location, and topography of this park makes it extremely well suited for development as a neighbourhood park with playfield facilities that will be similar in character to Memorial Park South. It is especially important that adequate facilities for active games and competitive sports be provided. However, the park is so large that ample space will still be available for landscaping and informal development.

#### 41. RENFREW PARK

This park comprises 4 acres at the south end of a large unsubdivided block. The portion now used as a park contains two tennis courts, a children's playground, and a community hall. The block also contains an auto camp, and the remaining undeveloped portions are reserved for school and park purposes.

As much as possible of the entire block should be developed as an neighbourhood park. The stream, which meanders over the tract in such a manner that precludes the block's full development, should have its course altered or be confined to suitable conduits, where practical, in order to retain as much play area as possible. Where retained, the stream should receive naturalistic treatment.

Much of the existing facilities can be retained. While the playfield facilities will be somewhat limited because of the stream, they can be supplemented by the facilities in nearby Renfrew Playfield which should be retained and further improved by the Park Board.

#### 42. WINDERMERE PARK (name later changed to SUNRISE)

This area is only partially developed, and contains over  $7\frac{3}{4}$  acres. There is a pronounced slope in the northeastern portion, but the existing level area, together with some terracing, should provide ample space for active recreation. The slopes should be heavily planted.

#### 43. CARIBOO PARK

This is an undeveloped low and flat area near the railroad. Since it is so close to Windermere Park the two sites can provide very adequate service in this section of the city. There is not now sufficient population to warrant extensive improvements in the tract. As it is practically surrounded by an industrial district, it could be exchanged for a more suitable area if a favourable opportunity should arise.

#### 44. HASTINGS COMMUNITY PARK

This long narrow park lies between Hastings and Pender Streets. The terrain is rolling, having two high points and two depressions in the four blocks. The area is now well utilized and no extensive improvements are necessary, although a children's playground may be needed in the future. The only use that can logically be made of the most easterly block is for planting and passive recreation. Otherwise this block might well be abandoned.

### PROPOSED NEIGHBOURHOOD PARKS

#### 45. TRAFALGAR PARK (New Site)

In the large unsubdivided tract in the valley between Trafalgar and Arbutus Streets, a  $4\frac{1}{4}$ -acre area, lying just east of the former street, has been set aside for park purposes. A substantial portion of this large tract is to be subdivided in the near future. The School Board desires a site for an elementary school in this district, and the Park Board wishes a larger site and will abandon the present area. The two Boards have agreed upon a consolidated site of irregular shape of approximately 17 acres, lying east of Trafalgar Street and between 23rd and 26th Avenues.

The site is level and will make an excellent school and neighborhood park. Some playfield facilities should be provided to serve this general section of the city. Eventually the area now occupied as a greenhouse and nursery should be acquired and added to the site.

#### 46. SITE NEAR GRANVILLE STREET AND 54TH AVENUE

There is a decided need for a park and elementary school in this district, and the proposed site comprises the only available vacant property of any size. The vacant property should be acquired at an early date, and if the large residence at the southeast corner of the block is ever abandoned it should also be acquired by the Park or School Board. The site, together with the elementary school, will make an excellent neighbourhood facility in an area that has been rapidly growing.

#### 47. SITE IN VICINITY OF OAK STREET AND 43RD AVENUE

The School Board has acquired a site of undeveloped land containing over 15 acres between Selkirk Street and the lane west of Oak Street south of 43rd Avenue. The School Board plans to utilize the westerly 5 acres for an elementary school, and to transfer the balance to the Park Board for park purposes. This will provide an excellent neighbourhood recreational facility, and the Park Board should acquire the Oak Street frontage.

#### 48. SITE ADJOINING KING EDWARD AND ALEXANDRA STREET

The present block is owned by the School Board, and the Prince of Wales elementary and high school is located thereon. In the School Section of this report it is recommended that high school activities be located elsewhere. A part of the grounds should then be used by the Park Board for development as a neighbourhood park.

#### 49. SITE AT MAPLE AND 12TH AVENUE

This block is immediately south of the Lord Temyson Elementary School. There is so much population in this section that additional recreational facilities are badly needed. While the proposed site is now occupied by residences, no better sites are available, especially because of the possibilities of combining the school and park facilities in a single area. The larger playfield facilities needed to serve this section of the city can be located at Connaught Park.

#### 50. SITE AT ALDER AND 12TH AVENUE

These two city blocks are situated north of the Cecil Rhodes elementary school. This is one of the older sections of the city, is intensively developed, and lacks adequate recreational facilities. There is much local interest in acquiring by lease or purchase several scattered lots for use as children's playgrounds. These might give temporary relief, but they will never give satisfactory service, and the major expenditures should be concentrated upon a single but larger and usable tract.

#### 51. SITE AT BUTE AND NELSON STREETS

Except for Stanley Park the West End contains few play facilities. This is now the most densely populated portion of the city, and additional apartment development can be expected. Additional open space is needed to accommodate recreational activities and to assist in maintaining property values.

The proposed site would accommodate both school and park facilities. The tract suggested is fairly level and could be intensively developed. It contains only three apartment buildings. One of these is now over 30 years old and might be acquired at a later date. Another is a modern two-storey apartment (about 12 years old), and the third is a large old frame apartment or lodging house over 30 years old. While land costs may be high, the improvements are essential.

#### 52. SITE AT ONTARIO AND 5TH AVENUE

This district is quite densely populated, and while much industrial development has located in the northern portion, park facilities are seriously needed. The above described block is the best situated in relation to other parks and to the Simon Fraser School Annex, but it is on a steep slope and has expensive improvements. The block to the west, to Manitoba Street, is another possibility, as it would be less costly and equally satisfactory for park purposes.

53. SITE AT COLUMBIA STREET AND 13TH AVENUE

While this tract is improved with dwellings, it is seriously needed to serve a large and well populated district that is entirely removed from any existing park or recreational facilities. When the tract is developed the intervening street should be vacated.

54. SITE AT ALBERTA AND 42ND AVENUE (near Van Horne School)

The acquisition of a two or three-block tract in the vicinity of the Sir William Van Horne School is very desirable. It should be in as close proximity as possible to the school. There is a substantial amount of "bush-land", practically level, but with sufficient slope for good drainage, west of Columbia Street and south of 42nd Avenue which would be eminently suitable. It should be acquired at an early date although its actual park development can be undertaken later. The intervening street or streets should be closed.

55. SITE AT PRINCE ALBERT STREET AND 59TH AVENUE

This tract is now vacant and lies immediately west of the Walter Moberly School. The school and park would make a fine recreational centre for the surrounding community. As this site is improved, the present Moberly Park, lying just to the northeast, could be sold for subdivision purposes.

56. SITE AT NANAIMO STREET AND 59TH AVENUE

This tract lies a short distance east of the Sir James Douglas School. In the School Section of this report it is recommended that the balance of the school grounds be extended eastward to Gladstone Street. This will afford a combined school and park development. The proposed site is well adapted for use as a neighbourhood park, and can accommodate facilities for both active and passive recreation.

57. NANAIMO PARK

This is an existing park which should be enlarged. The subdivided lots on the south side of 46th Avenue between Nanaimo and Elliott Streets should be acquired and the park land extended south to Waverley Street. A direct connection should be made from Waverley Street at Nanaimo Street to the same street at Elliott Street, thereby eliminating a jog. The area of the new park will be about twice the present area, and adequate facilities can be provided. One of the dwellings on 46th Avenue should be retained as a caretaker's dwelling.

58. SITE IN EXTREME SOUTHEASTERN PART OF CITY

There are now three undeveloped park areas in the extreme southeastern portion of the city. These are Cromwell, Marlborough and Minto Parks. However, none of these is properly located to provide satisfactory service in the future. Since this section of the city is practically undeveloped and should be replotted, it is recommended that a new park site of about 15 acres be selected during the



replotting in the approximate location shown on the plan, and that the present sites be subdivided. Champlain Park on Doman Street, between 57th and 59th Avenues could also be included.

#### 59. SITE AT SLOCAN STREET AND 29TH AVENUE

This section of the city is not now properly equipped with recreational facilities. It is recommended that a new site be acquired, as shown on the plan, and improved with neighbourhood park facilities. The area lies immediately north of the Norquay School, and the two sites could be combined.

#### 60. SITE AT PRICE ROAD AND RUPERT STREET

Carleton Park is located in this general section. However, the site is small and the surrounding terrain is so rough that it cannot logically be enlarged. It is recommended that the park be eventually abandoned and that a new site be acquired adjoining the Norquay School Annex. This elementary school is recommended for eventual abandonment, and the school site could then become a part of the park.

#### 61. SITE AT CARIBOO AND TRIUMPH STREETS

This general section of the city is in serious need of additional recreational facilities. The proposed location is immediately north of the Franklin School, and the two areas can be developed with neighbourhood facilities. The intervening street should be vacated.

### SITES IN UNIVERSITY LANDS

The Plate also shows approximate locations for neighbourhood park improvements in the University Lands immediately west of the city. These locations are coordinated with the park sites in the city and should be reserved in any development plan for this large tract.

### PROPOSED ATHLETIC AND PLAYFIELDS

Areas containing extensive facilities for active games and competitive sports are seriously needed in Vancouver. These should accommodate baseball, rugby, and other competitive games of organized teams. Facilities for non-scheduled play and for spectators are also essential.

Locations for the development of some of these facilities have been discussed in previous sections, such as the improvements proposed in Killarney and Memorial Park South. The following discussions include additional sites that should be developed almost exclusively with playfield facilities. These areas are shown by a separate indication on the plan. All sections of the city would be within reasonable distance of these proposed improvements.

#### 62. SITE AT JERICHO

This site lies just east of Locarno Park and Beach, and includes the present playfield of the Royal Canadian Air Force. The site is unusually well adapted for

playfield use. The area is low and level, and could easily be developed with extensive facilities. Its proximity to Locarno Park and Beach would result in a waterfront development that would be of interest to all persons. The site should be acquired as soon as possible after the end of the war and improved at an early date. The proposed parking facilities were discussed in connection with Locarno Bathing Beach. Additional parking facilities might be included in the new site. At least 30 acres should be acquired for playfield purposes.

### 93. KITSILANO INDIAN RESERVE

The acquisition and disposition of the Kitsilano Indian Reserve Lands has been a moot question for many years. As the name implies, it was the home of Squamish Indians until the city grew to metropolitan proportions and they were



Photograph by Tony Archer

#### KITSILANO INDIAN RESERVE, SOUTHWEST FROM BURRAED BRIDGE

*Recommended for acquisition and development as one of Vancouver's principal parks.*

evacuated. It is still controlled by the Federal Department of Indian Affairs although a few years ago the Provincial government acquired a financial interest in it to the extent of some \$350,000.

It has been the subject of much controversial discussion over a long period of years but the general consensus of opinion is that it should be acquired by the city and developed for the enjoyment of its citizens and visitors.

A full report upon the Reserve was given in the Commission's 1930 Report and it was recommended then that it be acquired for park purposes. At that time the area was trisected by the right-of-way of the British Columbia Electric Railway (owned by the Canadian Pacific Railway Company). The railway bisected the Reserve into north and south halves and the south half was cut in two by a railway line running south. In 1930 the Commission recommended that the north portion be zoned the same as the land to the west, namely a Two-Family Dwelling District, and the two parts of the south portion, a Three-Storey Multiple Dwelling District, also the same as the area lying to the west. The City Council approved of these classifications and they have stood thus since, except for a comparatively minor amendment.

However, since 1930 great changes have taken place. The city acquired the rights-of-way for the new Burrard Bridge, and its approaches, which was opened in 1932. These new rights-of-way subdivided the Reserve into several more parcels but in the main, the large area northwest of the bridge is but very little smaller than the original area north of the railway.

The area northwest of the bridge contains approximately  $35\frac{1}{2}$  acres of uplands and from 6 to 7 acres of "made" land on the north foreshore. On the east shore there is a  $\frac{1}{4}$  acre triangular parcel between the bridge and railway. Abutting Chestnut Street, between the bridge and the railway there is a triangular parcel of about  $2\frac{1}{4}$  acres. Also abutting Chestnut Street, south of Cornwall Street to First Avenue and east to Burrard Street, an area of 1.83 acres has been acquired by the city. The southeasterly portion of 9.1 acres, is bounded by the railway, False Creek and First Avenue. There is a 60-foot road allowance along the railway, from First Avenue to False Creek, containing 2.1 acres. The triangular parcel bounded by Burrard Street, First Avenue and the railway, and containing 12.35 acres, has been further subdivided. A rectangular parcel at the northeast corner of Burrard Street and First Avenue and containing approximately 4 acres, has been acquired for the Seaforth Armouries and parade ground. The zoning classification of this site was changed from a Three-storey Multiple Dwelling District to a Three-storey Commercial District.

The construction of the bridge and this further subdivision altered the status of the Reserve considerably. Although nothing has been done relative to amending the zoning classifications to more logically meet the new conditions, the Commission has been of the opinion that all the Reserve property northwest of Burrard Bridge should be acquired for park purposes and the portions southeast should be changed in zoning classification to an Industrial District.

The compelling and universal urge upon the part of both the civic authorities and citizens to acquire the Reserve lands for park purposes became manifest after Burrard Bridge was opened. A special City Council Committee was appointed to

enter into negotiations with the Department of Indian Affairs and the Provincial Government toward the procurement of the Reserve for the citizens of Vancouver.

The matter was finally left in the hands of a Civic Committee and a plan was worked out and discussed with the Provincial Government and with the Department of Indian Affairs. Under this plan the province was to quit claim to the Dominion in the right of the Department of Indian Affairs, all of the Reserve east of the bridge, and in turn the latter was to deed to the province all the lands north-west of the bridge; the province in turn, to lease this portion to the city at one dollar per year. The city was to agree to change the zoning classification of the land east of the bridge to an Industrial District, and further, was to agree to consider this latter property as "Crown Lands" carrying with it a remission of city taxes. The province was to grant the foreshore rights on False Creek, east of the bridge, to the Department of Indian Affairs. Tentative arrangements at that time had been made that a local syndicate should interest itself in taking over the property east of the bridge for commercial uses and pay a mutually agreed rental to the Department of Indian Affairs calculated to yield the Indians more money annually than the interest they would receive on the bonded investment of the capital sale value of the whole Reserve.

This seemed to be a very satisfactory settlement of a very involved situation which surrounded this Reserve for a great many years. However, just before World War II broke, the file of correspondence between the Park Board Chairman and the Department of Indian Affairs was inadvertently forwarded prematurely to the local Indian Agent, who submitted it to the Squamish Council, and without the possibility of explanation by the Vancouver Committee, the proposal was rejected by the Indian Council.

In the subsequent exigencies of War, the Royal Canadian Air Force took over this property for its stores of material. The City Council consented to this use in a Two-Family Dwelling District, as its use was to be of a temporary nature, and although the Department of National Defence for Air erected concrete warehouses, it was agreed that within a reasonable time after the cessation of hostilities, the buildings would be demolished and the land would revert to its status before it was taken over for defence purposes.

This is the most important site to be acquired for park purposes and no effort should be spared to this end. It is recommended that this property be developed as a playfield, the chief central feature of which should be a civic stadium. Vancouver badly requires a stadium and this site is considered to be the best procurable having in mind the many factors to be considered in making a choice. There are an abundance of streets available to take care of the traffic that would be involved in any sport event. Although the site is on the south side of False Creek, it has a good balance between the dense, concentrated population of the downtown and the West End areas to the north and the large areas to the west, south and east that are less congested. The area is sufficiently large to accommodate the parking of a large number of motor cars if it is properly designed and efficiently supervised.

A stadium should be designed not only to serve a very large number of spectators but also so that it could be erected in sections as conditions warranted and funds were available.

The small 2½-acre parcel on Chestnut Street between the bridge and the railway should also be obtained as it will be required in the general scheme of development of the larger portion to the north. Chestnut Street will require widening from First Avenue north and it should be underpassed below Cornwall Street in the development.

#### 64. HILLCREST PARK

The improvement of this area as a large playfield serving the central portion of the city has already been discussed and a plan of the proposed development is shown on Plate Number 6. It is extremely well located and adaptable for such use.

#### 65. SITE AT OAK PARK

Playfield facilities are also needed in the well populated central southern portion of the city. The Marpole district has practically no playfield facilities whatsoever.

It has been recommended that Oak Park be improved with neighbourhood park facilities, and in the School Section of the report a high school is proposed in the area between 54th and 57th Avenues east of Oak Street. It is recommended that the property between 57th and 59th Avenues be acquired by the Park Board and extensively improved with playfield facilities, including a swimming pool, to serve the entire Marpole district. This playfield, together with Oak Park on the south and the high school on the north, would provide an outstanding educational and recreational area.

#### 66. SITE ON THE FALSE CREEK FILL

In 1939 the city acquired a tract of about 39 acres from Great Northern Railway Company interests. About 100,000 cubic yards of earth fill has been placed in this section. Although the area is near industrial facilities, the site is extremely well suited for use as a playfield. There is a large population to the north and east now inadequately served with recreational facilities, and this development will be especially useful to this district. The small block bounded by Prior and Atlantic Streets, and Hawks and Campbell Avenues, should be acquired and added to the tract.

Playfield facilities can be improved on the low-lying level land, and the area in the northwest part near Prior Street and Heatley Avenue can be improved with some landscaping, tennis courts, and the like. This entire tract should be utilized for park and playground purposes, and no other large municipal uses should encroach thereon. When this railway property was acquired, the alignment of the Georgia-Charles Streets connection was moved southerly from the original proposed location

to utilize the portion along the south boundary. A strip of land between this south boundary and the new location of the connection, approximately 175 feet in depth, was also set aside for industrial purposes.

#### 67. SITE AT ADANAC STREET AND BOUNDARY ROAD

In the School Section of this report it is recommended that a new high school be located on the property along Cassiar Street on the property now occupied by the Girls' Industrial School. The eastern portion of this tract should then be acquired by the Park Board and developed as a playfield. Such facilities would not only serve the school, but also the entire northeastern portion of the city. A playfield developed on the present Exhibition Grounds would be better related to the surrounding residential district, but the topography is quite rough and there is doubt as to whether the areas could be acquired for such use. Thus, the proposed site on the Girls' Industrial School tract is the best solution for this section of the city.

### SUGGESTED TREATMENT OF PARKS NOT INCLUDED IN THE NEIGHBOURHOOD PARK SYSTEM

The improvements necessary to provide adequate facilities for both active and passive recreation should be concentrated in the above described parks. This will not only insure better service, but should provide for maximum efficiency in operating and maintenance cost.

The Park Board, however, owns a number of additional areas that are not included in the above system. Some of these were not included because they were too close to parks better located and more adaptable as neighbourhood areas. Some have rugged topography and would be expensive to improve. Others are so small that they could contain few facilities, and it would be difficult to enlarge them.

A number of the additional areas now contain improvements and can be used to supplement the proposed neighbourhood park system. They should not, however, be as intensively improved as the neighbourhood parks, and their use would be unsupervised and undirected. Others can be used for special purposes, such as lawn bowling clubs, that are primarily enjoyed by the surrounding neighbourhood. A few of the areas could be improved with lawns and planting. These should contain no recreational facilities and would merely be open spaces in the neighbourhoods. A number of them are better adapted for private development and should be disposed of by the Park Board.

The following is a suggested use of the more important areas:

#### EXISTING AREAS WHICH SHOULD BE RETAINED BY THE PARK BOARD

ALMOND: This 3½-acre park is an outstanding example of what can be done to beautify an otherwise useless and unsightly hillside which was created by the

construction of the Alma Street diversion between 12th and 14th Avenues. The level portion has been provided with play equipment for small children and space has been reserved for a bowling green.

ANGUS: This small park should be retained as an ornamental area in Angus Drive.

BALACLAVA: This area is too near Memorial Park West and the proposed site at Trafalgar Street and 25th Avenue to be developed as a complete neighbourhood park. The present facilities can continue to be used to supplement the facilities in the two neighbourhood parks.

BRAEMAR: Although it is used for soccer and softball and has a caretaker's cottage this park is too small and is too near Douglas Park to be developed as a neighbourhood park. It should be retained to serve the immediate residents as it now does.

BREWER: This site is too near John Hendry Park to be enlarged and developed as a complete neighbourhood area. It could be retained as an open play space, with some planting, which can be used by the immediately surrounding neighbourhood.

BURRARD VIEW: This should be retained because of the view of Burrard Inlet and to supplement the neighbourhood park facilities in the northeastern portion of the city.

CHALDECOTT: Much of this area is wooded and can be retained in its present state. The children's playfield can be continued, but should not be a part of the supervised system.

CLARK: In accordance with present day standards as to park spacing, this park is too close to the John Hendry Park. However, as the main portion of it is one of the earliest park gifts to the city, having been donated by the late E. J. Clark, and since it is now a sizeable area and contains some play facilities, its present use should be continued. If the few individual lots at the west end are readily available, they should be incorporated in the park area.

COLLINGWOOD: The play facilities in this 3½-acre park should be retained to serve the surrounding district.

DELTA VIEW: With the development of Cambie Street as a 150-foot boulevard, this small park will form a fitting entrance to it from Marine Drive.

DENMAN: This half-block, equipped with children's play apparatus and four tennis courts, is leased from the School Board. As it is situated in the thickly populated West End, it is very well patronized and it should be continued with its present facilities.

DEVONSHIRE: Consisting of a 4-acre block in the Shaughnessy Heights district east of Granville Street, this has been beautifully developed as an ornamental park. This valuable asset to the neighbouring residences should be retained.

GRANVILLE: The area of this park was recently enlarged to include the entire block. It is situated in an intensively residential district which requires all the play space that can be afforded.

GRIMMETT: This small area can continue for a special use such as an indoor bowling club.

JONES (name later changed to TECUMSEH): This 36-acre tract, the result of poor subdivision can be used only for park purposes. It is situated west of Victoria Street between 37th and 38th Avenues. As it lies in the interior of the block it is well adapted for development as a children's play area.

KERRISDALE: This area should also be devoted to special uses, such as lawn bowling and the like. It would be of primary service to the immediately surrounding neighbourhood.

LARWILL (formerly Cambie Street Grounds): This is another area that is in a rather congested district and can be continued for special recreational uses.

MACDONALD: Located in the old South Vancouver area, east of Main Street on 49th Avenue, this park has been developed mainly ornamentally but has three tennis courts. In the 1930 Report it was cited as an example of how the establishment of a park in a residential district enhanced the value of the surrounding property. It is not sufficiently large for development as a neighbourhood park, but it should be operated for local use.

MARPOLE: This small park should be retained for its historical and ornamental value. It is the site of the great Fraser Midden, used as a burial ground of the Musqueam Indian tribe. The Historic Sites and Monuments Board of Canada has erected a cairn bearing an interesting inscription.

MUSQUEAM: This undeveloped 24½-acre tract is located at the southwest portion of the city. It is poorly situated for use as a neighbourhood park but it should be retained and incorporated with its larger neighbour, the Musqueam Indian Reserve, when it is acquired as recommended.

NEW BRIGHTON: This unique 5-acre waterfront park is situated on Burrard Inlet at the foot of Windermere Street. There is considerable historical significance attached to this site. At one time it was the tide-water terminus of Douglas Road from New Westminster and was known as "New Brighton". It has been developed as a picnic and play area with a fine salt-water swimming pool and free bath-house facilities, and it is extremely well patronized. The land area is under lease only and it is recommended that this property be acquired as early as possible. If the water-



front property to the east toward the grain elevator were acquired, it would be a very valuable acquisition to this park. It provides the only waterfront recreation facilities in the very large Hastings Townsite district.

**NORQUAY:** Consisting of 5½ acres this park is operated as a supervised playground. It is well equipped with play apparatus and is well patronized. As conditions warrant more facilities should be added.

**PIONEER:** This waterfront area should be continued because of its historical interest. It should be improved with lawns and plantings. It contains the original frame Hastings Mill store which was erected on Burrard Inlet when Vancouver was very young. This interesting structure is used as a museum, housing relics of the early pioneers.

**RAVINE:** Purely ornamental, this park is one of the most unique in the city. It illustrates how an otherwise useless and unsightly ravine can be artistically developed.

**RENFREW PLAYFIELDS:** This 10-acre tract, situated at 16th Avenue and Slocan Street, contains two soccer fields, two softball diamonds, a rugby field and a medium-sized field-house with caretaker's quarters. Although it is but two blocks from both Renfrew Park and the Technical High School, it should be well maintained with play facilities as the former is somewhat too constricted in area to adequately provide its full complement of facilities and the play grounds of the latter are also too small for its large enrolment.

**RIVERVIEW:** This large undeveloped area near the south end of Angus Drive should be provided with play facilities when the surrounding residential area is more developed.

**SHAUGHNESSY:** This attractively planted area should be maintained in its present state as an open space for the surrounding neighbourhood.

**TARAHILL:** This park is too small for any intensive use as a park or playgrounds. It should be retained, however, until the neighbouring property is more settled.

**TATLOW:** This is an attractive informal area containing some tennis courts. It could be enlarged, and since there is a need for indoor recreational facilities a community house might be located in one of the old nearby residences.

**VICTORIA:** This 2-acre block is developed as an ornamental park and as a recreational area in a fairly well built-up residential district.

**VICTORY SQUARE:** This is one of the few open spots in the heart of the business district and contains Vancouver's Memorial for those who fell in World War I. It will be enhanced greatly with the development of the proposed Civic Centre.

THORNTON: This fine ornamental park forms a gateway to the city from the Canadian National and Union Stations. Splendid foresight was evidenced in the creation of this park.



R.C.A.F. Photograph

*Thornton Park in front of Canadian National Railway Station*

WESTMOUNT: Consisting of but an acre, this park can be developed only as an ornamental open space in a residential district. Its elevation serves admirably as a look-out point.

#### AREAS WHICH SHOULD BE DISPOSED OF BY THE PARK BOARD

The following existing park sites should eventually be traded, sold, or otherwise disposed of by the Park Board. These areas are not well related to the rest of the system, the majority are very small, and several of them have such rugged topography that the cost of development would not be warranted:

Argyle	Clarendon	Moberly	Stuart
Carleton	Eburne	Quesnelle	Talkwa
Cartier	George	Riley	
China Creek	Heather	Shannon	*Rupert

\*The School Section of this Report recommends a combined junior and senior high school in the vicinity of the Renfrew elementary school. Rupert Park would suit admirably for this site. It is recommended, therefore, that this park be reserved for the School Board.

In addition to the above areas, the southern portion of Musqueam Park—the northern part is to be used as a high school site—should probably be disposed of eventually. It should, however, be held until a determination is made as to the ultimate use of the Indian Reserve and of the southeastern portion of the University Lands. In the meantime, no improvements should be located thereon.

Valdez Park is an example of an attractive area which affords no recreational service whatsoever. The planting and maintenance of this park does benefit the surrounding property, but there is considerable question as to what extent park funds should be expended for such areas.

## ADMINISTRATION OF THE RECREATIONAL SYSTEM

Since both park and school areas will provide the recreational facilities in the future, it is necessary that there be the closest cooperation between the two Boards that are responsible for the acquisition and development of these areas. It is encouraging that these Boards have already cooperated in joint enterprises. Difficult problems regarding the extent of each Board's responsibility in acquiring new land, in making improvements, and in maintaining and supervising the combined areas, will undoubtedly arise in the future. No simple formula can be presented regarding the respective responsibilities that would meet all conditions. However, the desirable area for each site is known, and this could be proportioned between the Boards in acquiring new sites or extensions. The Park Board is a logical agency to be responsible for improving and maintaining the grounds, and the supervision might be by joint arrangement. Whatever division is decided upon, the important requirement is that it accomplish the objective of providing adequate facilities and service at a minimum cost. Both Boards use public funds, and there is no reason why such funds cannot be properly divided between them.

The Park Board now owns such a large portion of the necessary park areas that one of its major problems is development and maintenance of these parks. The development of additional recreational facilities, especially playfield facilities, is now seriously needed. From the standpoint of new areas, the major problem is the acquisition of vacant land in advance of its development for private use.

## FINANCING THE PARK PROGRAMME

There has been a gradual increase in the per capita expenditures for park purposes. According to a recent report of the National Recreational Association, the per capita expenditures in five selected cities containing a population of from 250,000 to 500,000 increased from \$1.54 in 1935 to \$1.92 in 1940. In cities containing more than 500,000 persons the increase during the same period was from \$1.89 to \$2.81. In general, the need for park facilities is greater in the larger cities and the cost is also higher. The National Association has recommended that an annual expenditure of \$3.00 per capita be made for park purposes. The major portion of this amount would be necessary for operation, maintenance and normal improvements, but it would be inadequate to acquire and develop, as well as maintain, a park system.

In order to afford a comparison of park expenditures in Vancouver and in other cities of similar size, the following data are of interest. The per capita expenditures for park operation and maintenance during 1940 was \$1.39 in Seattle, \$1.91 in Kansas City (Mo.), \$1.47 in Rochester (N.Y.), \$1.03 in Dallas (Texas), and \$1.79 in Oakland (Calif.). In Vancouver it was \$0.70 for the year 1941. The

local expenditure was much lower than in the other five cities. If the City of Vancouver is to develop and maintain a park system that will favourably compare with other large cities the expenditures for park purposes must be substantially increased in the future.

In acquiring, developing and maintaining its share of the recreational system, the Park Board should be in a position to prepare a long-range programme consisting of projects that would be initiated each year. This necessitates the ability to closely estimate the amount of funds that will be available for park purposes in the future. It is practically impossible to prepare such a programme under the present system, where Park Board funds are appropriated only on an annual basis.

A more logical arrangement would be for the Park Board to obtain its funds from a separate tax upon all assessable property within the municipality. A number of American cities have found that this method offers many advantages over an annual appropriation. The number of such cities has increased from 123 in 1939 to 204 in 1940. It is thus evident that there are many advantages in this source of funds. With parks becoming such an increasingly important part of the city, the agency that is responsible for them must have definite knowledge of potential income so that a long-range programme of acquisition, development and maintenance can be prepared and followed.

It is recommended that the advantages and possibilities of a separate park tax be carefully studied in Vancouver. Consideration must be given to securing a tax limit that would not unduly restrict the Park Board's income in the future, particularly if a change were made in the assessed valuation.

In connection with the source of park funds reference should also be made of the fact that income from fees and charges for the use of park facilities such as swimming pools, golf courses and the like, are showing gradual increases. In the ten year period prior to 1940 these funds increased from 4.9 to 6.3 per cent of the total park funds according to publications of the National Recreational Association. It is evident that people are willing to pay nominal amounts for the use of recreational facilities.





