

Carnarvon Park Master Plan

What is the Park Master Plan?

The District of Oak Bay is creating a master plan for the redevelopment of Carnarvon Park. The Master Plan will provide a long-range vision and plan to serve the community for the next 20-30 years.

PHASE 1 - PROJECT INITIATION + SITE ANALYSIS

PHASE 2 - PRELIMINARY PARK CONCEPTS + RECOMMENDATIONS

PHASE 3 - COMMUNITY REVIEW OF CONCEPTS

We are here! →

PHASE 4 - DRAFT MASTER PLAN

PHASE 5 - FINAL MASTER PLAN

HOW TO GET INVOLVED

- Come to the Open House
- Fill out the questionnaire

Keep an eye on the project website at oakbay.ca for more details!



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Carnarvon Park DRAFT Vision

“Carnarvon Park is a community gathering space for all ages that offers accessible, inclusive, and flexible recreation opportunities for all.”

Carnarvon Park is NOT...

- Suited to an artificial turf field
- Suited to sports lighting
- Suited to a full skatepark
- Suited to an outdoor pool

Carnarvon Park IS envisioned as...

- An important community hub
- A destination spray park
- A destination with a year-round playground
- Universally accessible + pedestrian-friendly
- A vibrant green space
- A neighbourhood park
- A multi-sport park

What We Heard

Community Engagement

In November 2018, we held our first round of community engagement, which included:

- Two pop-up open houses at Oak Bay Recreation Centre;
- A youth engagement session at Monterey Middle School;
- An online survey that over 700 community members participated in; and
- Project boards on display at Henderson Recreation Centre and Monterey Recreation Centre.

The development of the DRAFT preferred concept was informed by community inputs received through each of these feedback mechanisms. Key survey results are summarized on this board.



Most frequently mentioned barriers to use of Carnarvon Park

1. Lack of clean & safe washrooms
2. Lack of seating & shade
3. The park feels unsafe
4. No interesting activities



Top priorities for redevelopment of Carnarvon Park

1. Replace existing courts with new pickleball and/or tennis courts
2. Improve pedestrian pathways & circulation
3. Replace existing playground
4. Replace existing water park



Top priorities for new building at Carnarvon Park

1. Meeting room
2. Storage for sports equipment
3. Concession stand
4. Outdoor seating plaza

Key Amenity/Facility Survey Responses

Building Location



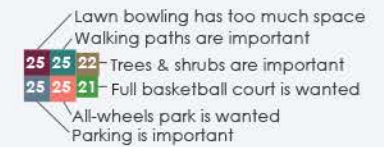
Racquet Sports



Sports Field Configuration



Additional Comment Themes



What We Heard

Sticky Note Comments

During the pop-up open houses, and while the concept boards were on display at the recreation centres, public comments were collected via sticky notes. These comments were summarized and used to inform the development of the DRAFT preferred concept.

Youth Engagement

47 grade seven students participated in the youth engagement session. Students participated in a group drawing brainstorm exercise, selected their favourite ideas for the redeveloped park, and then voted on the key ideas using a "dotmocracy." Basketball and parkour/obstacle course features in the adventure play area received the highest number of votes.



Key Sticky Note Feedback

Tennis is important to the local community, and there is a desire to see tennis continue to be offered at Carnarvon Park.



Offering a wide spectrum of recreational opportunities at Carnarvon Park will enable local residents to walk or cycle instead of driving to parks that are further from where they live.



A preference for a concept that provided increased green space was expressed, while balancing dedicated recreation areas.



An all-wheels area, basketball, and ball hockey are desired to provide recreation for youth and young adults looking for informal, flexible opportunities.



Context + Recommendations

How was the DRAFT concept design developed?

The DRAFT preferred concept design and recommendations are based on site findings, stakeholder and community feedback, project steering committee input, and best practices. The concept seeks to reflect the needs of the local community as a whole while balancing the diverse needs of current and future users.

Recommended Amenities for Carnarvon Park	
Existing Amenities	Proposed Amenities
Parking	
<ul style="list-style-type: none"> Space for up to 60 vehicles (estimated - not including lawn bowling parking) One bicycle rack 	<ul style="list-style-type: none"> 32 stalls in new main parking lot Convert parking along Henderson to angle parking with room for 31 vehicles Total parking capacity: 63 vehicles (not including lawn bowling parking) Bicycle racks at all park entry points and main plaza
Racquet Sports	
<ul style="list-style-type: none"> 6 courts at Henderson 3 courts at Windsor No existing dedicated pickleball courts in Oak Bay 	<ul style="list-style-type: none"> Tennis Canada recommends 0.25 courts per 1,000 population - 5 courts for District of Oak Bay 1 new tennis court to provide walkable, neighbourhood tennis play opportunities 4 dedicated pickleball courts
Play + Other Sports	
<ul style="list-style-type: none"> Existing water play area: 0.08 acres Existing play area: 0.25 acres Precedent: Esquimalt Adventure Park: 0.6 acres (0.21 acres water play) 	<ul style="list-style-type: none"> New and expanded water play: 0.19 acres New and expanded play: 0.23 acres New multi-sport/all-wheels/flexible use zone: 0.3 acres Total play area: 0.72 acres
Tree Canopy and Planting	
<ul style="list-style-type: none"> Existing Carnarvon Park tree canopy: 15% (estimated) District of Oak Bay goal: 30% Limited other planting throughout park 	<ul style="list-style-type: none"> Plant additional trees to reach 22% coverage Add pollinator planting throughout park

What key amenities are recommended for inclusion?

 1 new tennis court

 4 new pickleball courts

 tree canopy increased to **22%**

 1 multi-sport & all-wheels zone

 1 new fieldhouse + plaza

 pollinator planting

 1 adventure play area (0.23 acres)

 1 new multi-season waterplay area (0.19 acres)

 accessible pathways

 improved vehicle + bicycle parking (3 additional spaces)

 outdoor fitness equipment

 public art, signage + wayfinding

Example Images for Recommended Park Improvements

ENTRY + BUILDING



Strengthen entry experience with pillar elements at Henderson Rd entry; include signage at all entries



Choose creative, Oak Bay-specific bike racks to be located at all park entrances



Explore opportunities for public art in the northwest corner of the park entry + plaza



Support day/night use of park by lighting plaza area



Build contemporary and functional field house + plaza space

PATHWAYS + USER AMENITIES



Ensure pathways + surfaces are accessible for all; use asphalt, poured concrete, compacted crushed gravel, or unit pavers to define spaces



Use visually permeable fencing throughout the site to increase sense of openness



Incorporate small permanent or temporary shade structures at key gathering points

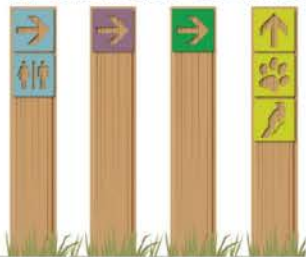


Improve site furnishings throughout park, incorporating more waste and recycling receptacles



Add site furnishings including benches and accessible picnic tables in plaza area and throughout park

WAYFINDING SIGNAGE



Add wayfinding signage to key destinations

INTERPRETIVE SIGNAGE



Include interpretive signage to acknowledge first nations territory and context, and cultural heritage of fairgrounds site

PLANTING



Increase park canopy coverage by planting additional trees throughout. Add seating in shade.



Add colour, seasonal interest, and valuable habitat throughout park with pollinator planting

MURAL



Add mural at main entry on back of tennis practice wall

Example Images for Recommended Park Improvements

SPORTS + FITNESS



Include all-wheels park with adjacent basketball court for flexible use.



Replace existing tennis courts with mix of tennis + pickleball courts



Include tennis practice wall in tennis court



Provide fixed or moveable shelter for field sport spectators



Incorporate fitness equipment on perimeter pathway - equipment should be flexible + multi-use

COURT FENCING + WATER PLAY



Consider integrating play equipment into court fencing



Integrate public art into tennis/pickleball court fencing + netting



Expand and enhance water play features for a wide range of age groups including dump buckets for older children



Include water play elements for use by a wide age range of age groups including elements for small children that encourage collaborative play



Ensure waterplay is fun and usable in all seasons

NATURE + ADVENTURE PLAY



Build fun and safe zipline in adventure play space



Integrate simple and creative surface painting on paved areas as a temporary or permanent improvement



Include natural and adventure play elements for young and older children in redesigned play area



Incorporate natural and adventure play elements in redesigned play area



Incorporate natural and adventure play elements throughout redesigned play area

Draft Preferred Concept Plan



- Signage and bicycle racks (to be included at all secondary entry points)
- Main parking lot
- New water play area with all-season play features (0.19 acres)
- Visually permeable metal fencing
- New play area with adventure play features and zipline (0.23 acres)
- New multi-use zone with basketball hoops, all-wheels features, and seasonal ball hockey nets
- Fencing between multi-use zone and parking
- New tennis court
- New field house
- Fire access/service route; unit pavers 6m width
- Unit paved plaza
- Pickleball courts
- Tennis practice wall with mural
- Traffic calming on all surrounding streets
- North/south pedestrian pathway; accessible surface 2m width
- Gateway feature at park entry
- Moveable spectator shelters
- New angle parking
- Small gardens with pollinator planting along perimeter path
- Perimeter pedestrian pathway; accessible surface 1.5m width

New Field House Concept Drawings

Option A:

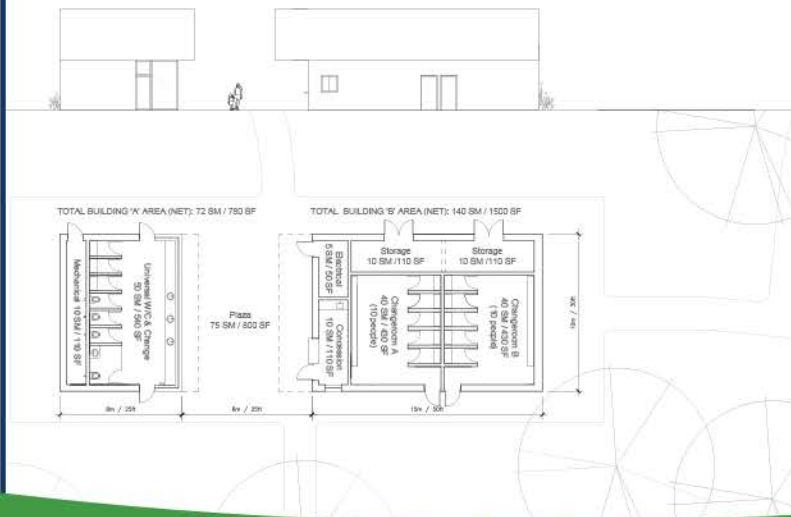
- 1 storey
- \$1.8 million est. budget

program

	Area (Net)	TOTAL Building 'A' (Gross)	780 SF
BUILDING 'A'		TOTAL Building 'B' (Gross)	1500 SF
Universal W/C & Changeroom	540 SF	TOTAL Building Area	2,280 SF
Mechanical	110 SF		
TOTAL Net	650 SF	TOTAL BUILDING BUDGET	
TOTAL Gross	780 SF	@ \$800 PSF	\$1,824,000
BUILDING 'B'			
Changerooms (430 SF x2)	750 SF		
Storage (110 SF x2)	220 SF		
Concession	110 SF		
Electrical Room	50 SF		
TOTAL (Net)	1,130 SF		
TOTAL (Gross)	1,500 SF		



Norgate Park Fleishouse



Option B:

- 2 storeys
- \$4.3 million est. budget

program

GROUND FLOOR	Area (Net)	Changerooms	Area (Net)	TOTAL Ground Floor (Net)	2,020 SF
Waahrooms		Main area (375 SF x2)	750 SF	TOTAL Ground Floor (Gross)	2,700 SF
Women's W/C	180 SF	Showers/washrooms (180 SF x2)	320 SF	Budget @ \$800 PSF	\$2,160,000
Men's W/C	180 SF	Storage	320 SF	SECOND FLOOR	
Universal W/C	40 SF	Concession	110 SF	Events Room	430 SF
Mechanical	50 SF	Electrical Room	110 SF	Fitness Room	430 SF
				Outdoor Covered Space	1075 SF
				TOTAL Second Floor (Net)	1,935 SF
				TOTAL Second Floor (Gross)	2,700 SF
				Budget \$800 PSF	\$2,160,000
				TOTAL BUILDING BUDGET	\$4,320,000

