

# Carrie Jane Gray Park Renewal Master Plan

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**A Report to The City of Prince George**

**October 2024**

<https://getinvolved.princegeorge.ca/carrie-jane-gray-park-upgrade>





Figure 1: Prince George Aerial Image

An aerial photograph of a city, likely Prince George, British Columbia, Canada. The city is built on a hillside overlooking a wide river. The buildings and streets are visible, and the river reflects the surrounding landscape. The image is overlaid with a semi-transparent dark blue rectangle containing text.

## Territorial acknowledgement

We respectfully acknowledge the unceded ancestral lands of the Lheidli T'enneh, on whose land we live, work and play.

Carrie Jane Gray Park is located in Prince George, situated on the traditional territory of the Lheidli T'enneh. Their traditional lands cover much of the area from present-day Prince George to the Rocky Mountains. The word "Lheidli" means "where the two rivers flow together" and "T'enneh" means "the People."<sup>1</sup>

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*Appendix A: Image Inventory of Existing Facilities*  
*Appendix B: Public Open House What We Heard Report*



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Figure 2: PGYBA

# Project Brief

## Purpose

The City of Prince George sought to address the increasing need to upgrade Carrie Jane Park to a **premier sport hub facility**, building on the 2006 Master Plan, 2017 Park Strategy and 2018 Ball Diamond and Sport Field Strategy.

This Master Plan is prepared for the City of Prince George by R.F. Binnie **to guide the planning, development and management of the multi-year renewal of Carrie Jane Gray Park.**

## Sports & Recreation Vision

As the largest city in northern British Columbia (BC), the City of Prince George serves as a key location for hosting diverse competitive sporting events at the local, regional, provincial, and national levels. The 40ha Carrie Jane Gray Park (CJGP) plays a prominent role in the region's larger sports and recreation network, providing tournament hosting and offering multiple sporting opportunities for all age groups. Surrounded by low-density residential housing, the park is accessed by many local residents within walking distance, and also offers community-level sports recreation opportunities that are utilized by the greater City of Prince George.





Figure 3: 2022 BC Summer Games at City Field



Figure 4: BMX Event

## Master Plan Process

Figure 5 illustrates the Master Plan process initiated in early Spring 2024 and completed in Fall of 2024.



Figure 5: Master Plan Timeline

# Site Background

## Context

Carrie Jane Gray Park is located at the intersection of Massey Drive and 20th Avenue, situated at the heart of five neighborhoods, and primarily serves residential communities. The site encompasses an existing Fire Hall and Family YMCA located along Massey Drive, in addition to existing park amenities including

ball diamonds, volleyball courts, washrooms, vehicular access and parking areas. Just beyond the park boundaries are Strathcona Park to the east, Masich Place Stadium and Prince George Secondary School to the west, and Prince George Rotary Skatepark and Multi Sport Court to the north.

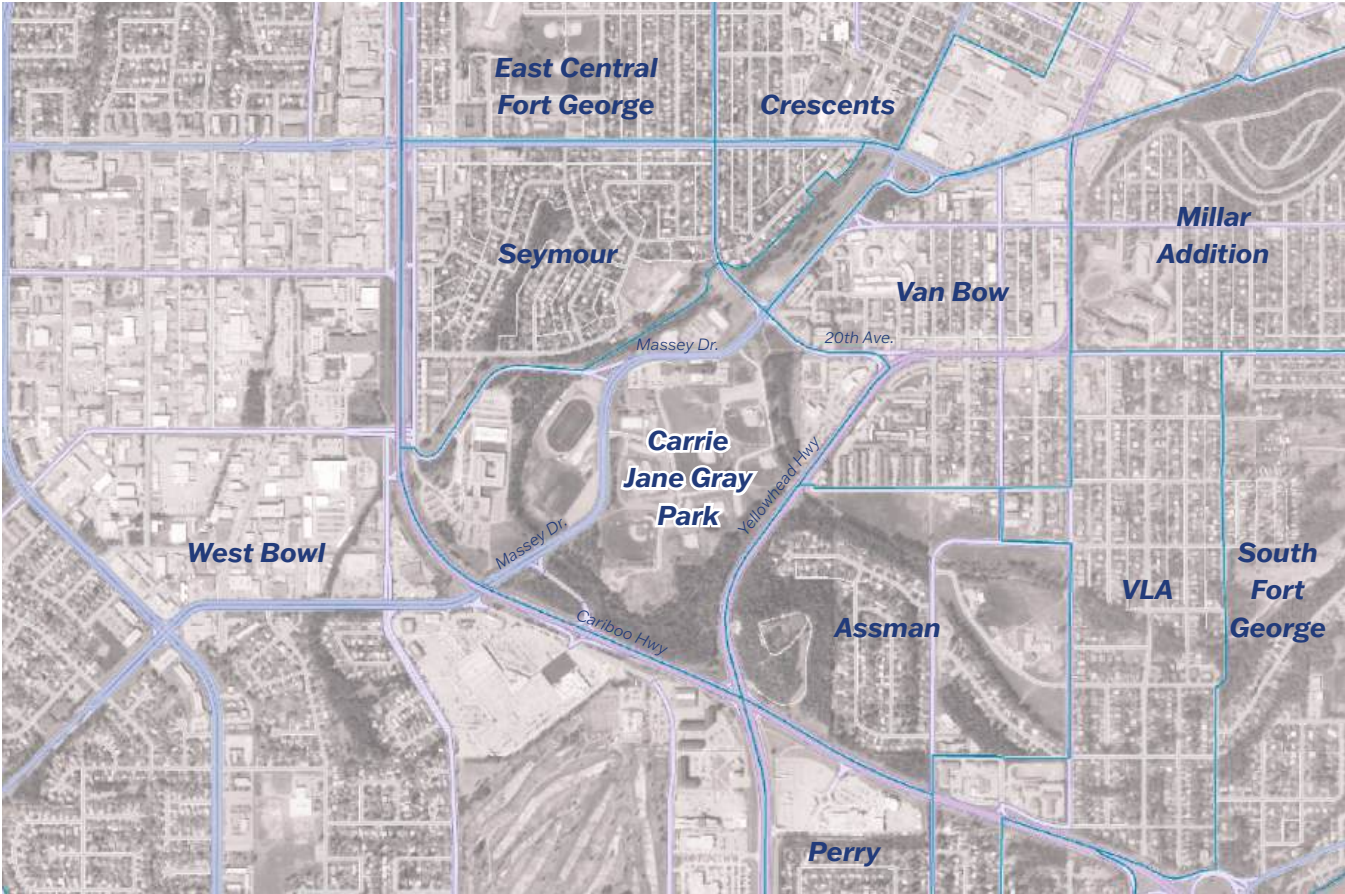


Figure 6: Prince George Context Map

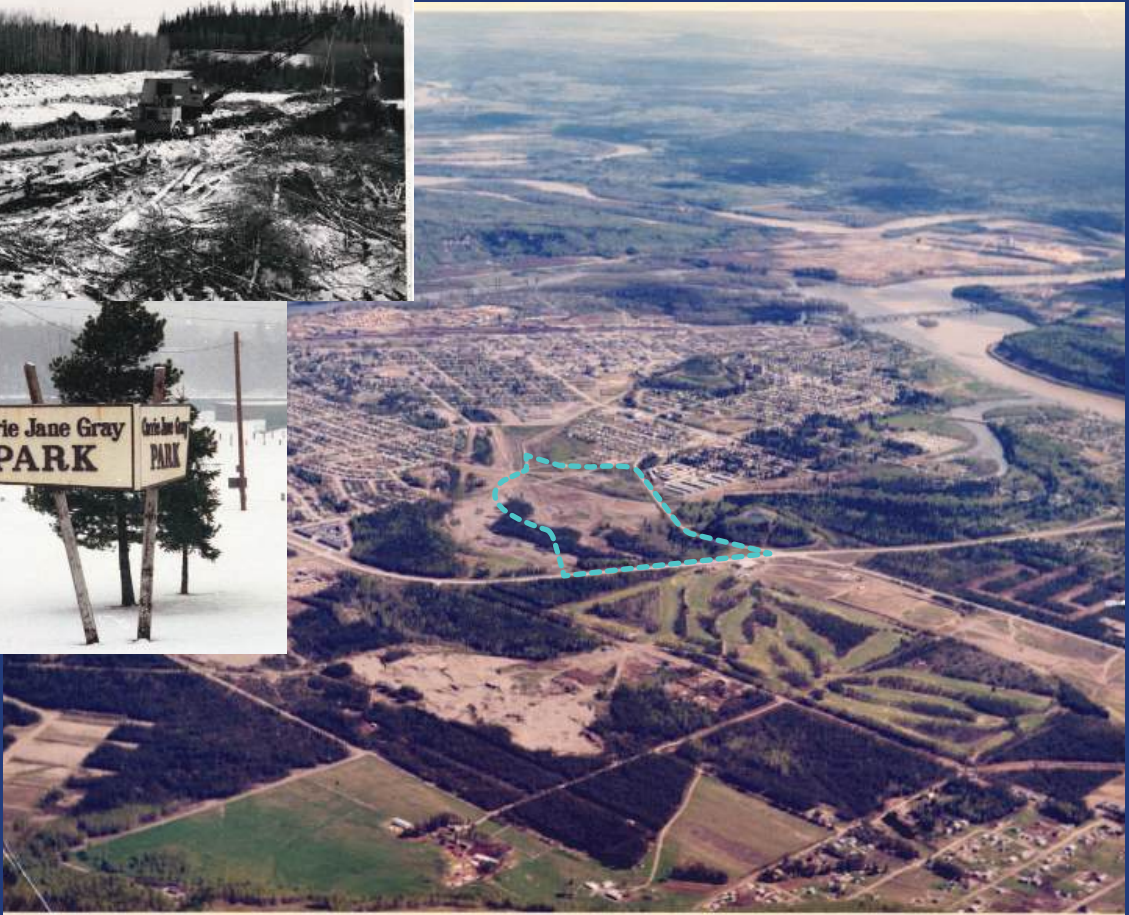


Figure 7: Historical Image Collage. Top Left, 1960 CJGP Landfill ; Top Middle, CJGP Signage; Bottom, Aerial Image 1953

## Uses

As outlined in the 2018 Ball Diamond and Sport Field Strategy, Carrie Jane Gray Park is home to six ball diamonds, as well as other amenities listed in Table 1. Figure 8 below shows the location of existing facilities and fence lines, reflecting public and private use. An image inventory of the facilities can be found in Appendix A.

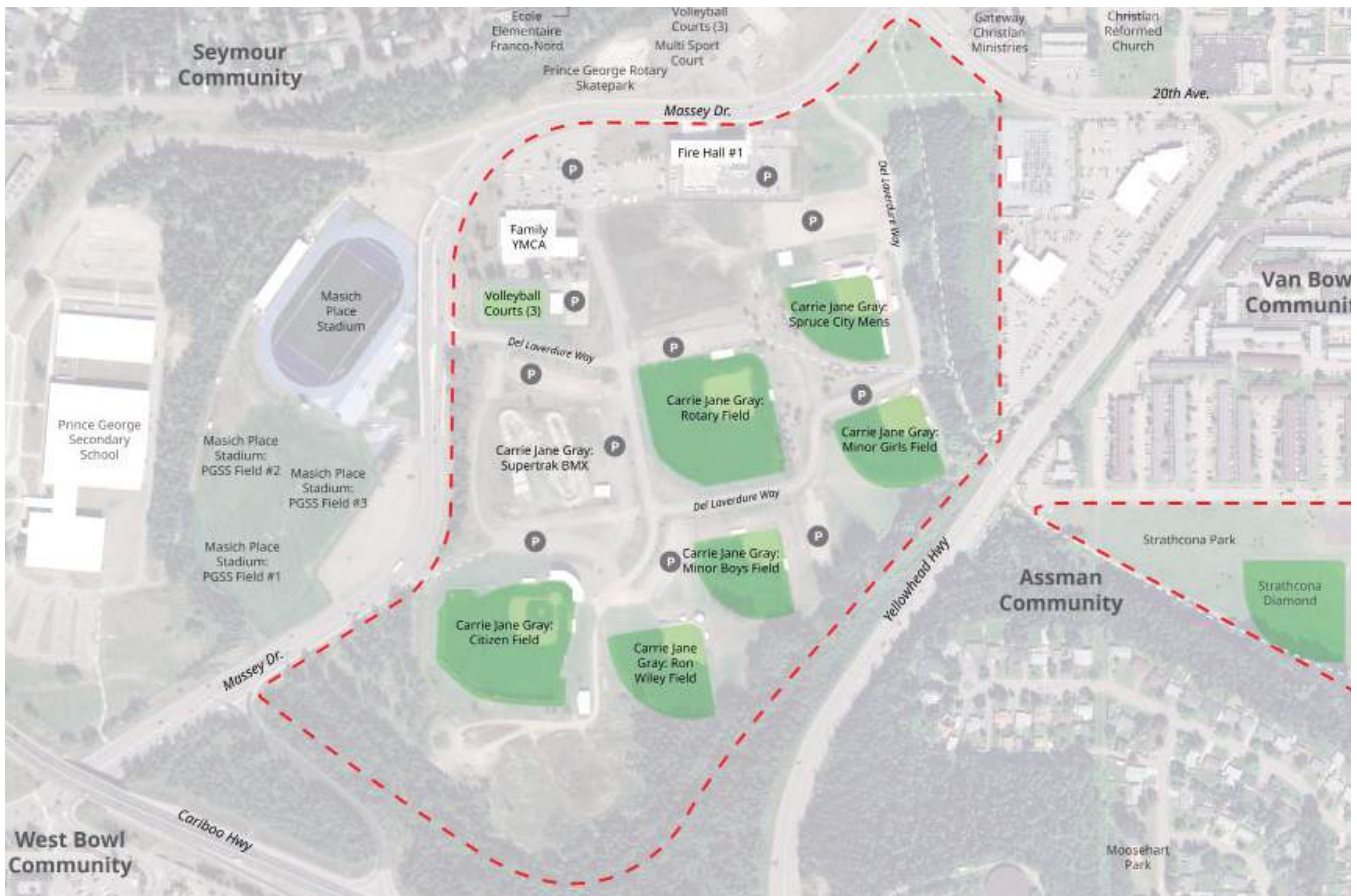


Figure 8: Existing Facilities

## Amenity Inventory Summary

Name	User Group/ Lease Holders	Amenities
City Field	PG Youth Baseball & Senior Men's Baseball	119m Fence Line, Grandstand (500 Seats), Electronic Score Board & Public Address System, Lights, Club House, Washrooms/ Change Rooms, Concession, In-Ground Dugouts.
Spruce City Men's Stadium	Spruce City Men's Fastball	Covered Grandstand, Concession, Storage, Washrooms & Score Clock.
Ron Wiley Field	PG Youth Baseball & Spruce City Minor Boy's Fastball	77m Fence Line, Concession, Washrooms, Bleachers.
Minor Girl's Field	PG Youth Baseball	66m Fence Line, Bleachers & Storage.
Minor Boys Field	Spruce City Minor Boy's Fastball	71m Fence Line, Storage.
Rotary Field	PG Youth Baseball	110m Fence Line, Lights, Storage Room, bleachers.
Volleyball Courts	<b>Open to Public</b>	Three Full-Size Beach Volleyball Courts.
BMX SuperTrak	SuperTrak BMX Society	Dirt Track With Two Portable Bleachers, small concession / washroom building.
Prince George Multi Sport Court	<b>Open to Public, used for organized sports and para sports</b>	28000 Square Foot Court, Includes: 1 Regulation Basketball Court, 8 Fixed Basketball Hoops, 1 Tennis Court And 4 Pickleball Courts.
Lacrosse Box	<b>PG Lacrosse</b>	
Rotary Skate Park	<b>Open to Public</b>	Street-Style, 1.8-Metre Bowl. Includes Ledges, Rails, Concrete Waves, Etc.
Strathcona Park Diamond	<b>Open to Public</b>	1 Diamond (90m Fence Line)

Table 1: Amenity Inventory Summary; Combines information collected from PG Website <sup>2</sup> and The 2018 Ball Diamond and Sport Field Strategy. <sup>3</sup>

## Site Characteristics

### Pedestrian Access + Circulation

Existing bike and pedestrian connections are accessed from Massey Drive and 20th Avenue. Prior to recent closures, the Yellowhead Highway underpass and pedestrian bridge have allowed trail connections from the Van Bow and Assman communities into the park riparian corridor.

This pedestrian bridge is temporarily closed due to required improvements and is a consideration in this Master Plan. This bridge allows pedestrians to experience the natural elements of the riparian area as well as provide trail connections to the greater Heritage Trail system.



Figure 9: Pedestrian Connectivity

## Vehicular Access

There are two vehicular access points from Massey Drive onto Del Laverdure Way, which serves as the main internal road circulating through the park.

Del Laverdure way connects to nine public parking areas, as well as the YMCA and Fire Hall parking lots to the north. While current parking needs are sufficient, increased parking capacity will be required as the park redevelops and programming and intensity of use increases. Historically, shared parking arrangements have been made with Masich

Place Stadium during large tournaments. Most parking lots at Carrie Jane Gray Park are not hard surfaced, resulting in issues of disorganized parking. There is no formal RV parking, but rather casual parking within available lots.

A key consideration is balancing the need for vehicular circulation and distributed parking with the need for safe pedestrian and cyclist-friendly trails. Appropriately separating cars from sports activities is an additional concern.



Site Drive Aisles Major Roads **P** Parking

Figure 10: Vehicular Connectivity  
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## Topography + Ecology

The topography is generally flat or at a gradual slope, with the exception of steeper slopes along the southern edge of the site. The forested edge along the southern boundary of the site holds the most visual interest.

Located at the northeast edge of the park in the north-south direction is a narrow storm retention pond and surrounding treed riparian area, resembling a natural creek. The riparian area transitions to dense forest extending along the eastern and southern edges of the park. The remainder of the

park is sparsely vegetated, with primarily manicured grass relating to the sports amenities.

Dense vegetation along trails within the riparian corridor provide a sense of enclosure but negatively impacts surveillance and creates potential hiding spots for undesirable activities. These riparian areas offer significant habitat and ecological value. As such, programming respects the required riparian setbacks, avoiding high intensity activities and new permanent structures from encroaching.



Figure 11: Riparian Area



Figure 12: Dense Forest Along Site Boundary

## Geotechnical Summary

According to the geotechnical report of May 2022- a large area of the site has historically been used as a landfill dump . The areas not located within this infill boundary and lying within the site limits seem to have cleaner ground conditions with sandy, silty, and gravel grained area with natural site organics and native soil.

**1** There is ground water seepage in some areas, especially located between diamonds and the existing BMX SuperTrack, at approximately 4.9m below surface.

**2** There is ground water seepage located around the volleyball courts, approximately 2.5-4m below surface.

**3** Some areas (marked in red, Figure 13) were determined to have a possible high-water table at 1.5m – 4m below surface.

As a result, planned construction of any structural components will require further geotechnical evaluations.



Site    Geotechnical Investigation Area Limits    Former Landfill Area

Figure 13: Geotechnical Information

## Site Analysis

A Site Analysis Plan is shown on the right, illustrating opportunities and constraints of the site. A summary of findings is presented below.

### Opportunities

There are considerable programming opportunities in the underutilized areas between existing fields.

New pedestrian trails can be introduced to connect to existing trail infrastructure, which are separate from vehicular traffic, and provide equal access to all areas of the park.

Planting can be added to soften hard edges throughout the park.

### Constraints

Fences around existing diamonds restrict pedestrian access and continuous circulation, while also limiting the use of space between fields.

There are limited formal accessible trails throughout the park. Primary pedestrian access points from neighbouring communities are closed, and discourages access by foot or cycling. Vehicular access is also limited with a narrow primary entry point from Massey Drive.

A considerable limitation is the former landfill area. Restrictions on material disposal impact feasibility of construction, and will subsequently inform decisions on location of programming. The riparian area also has a setback which limits construction.

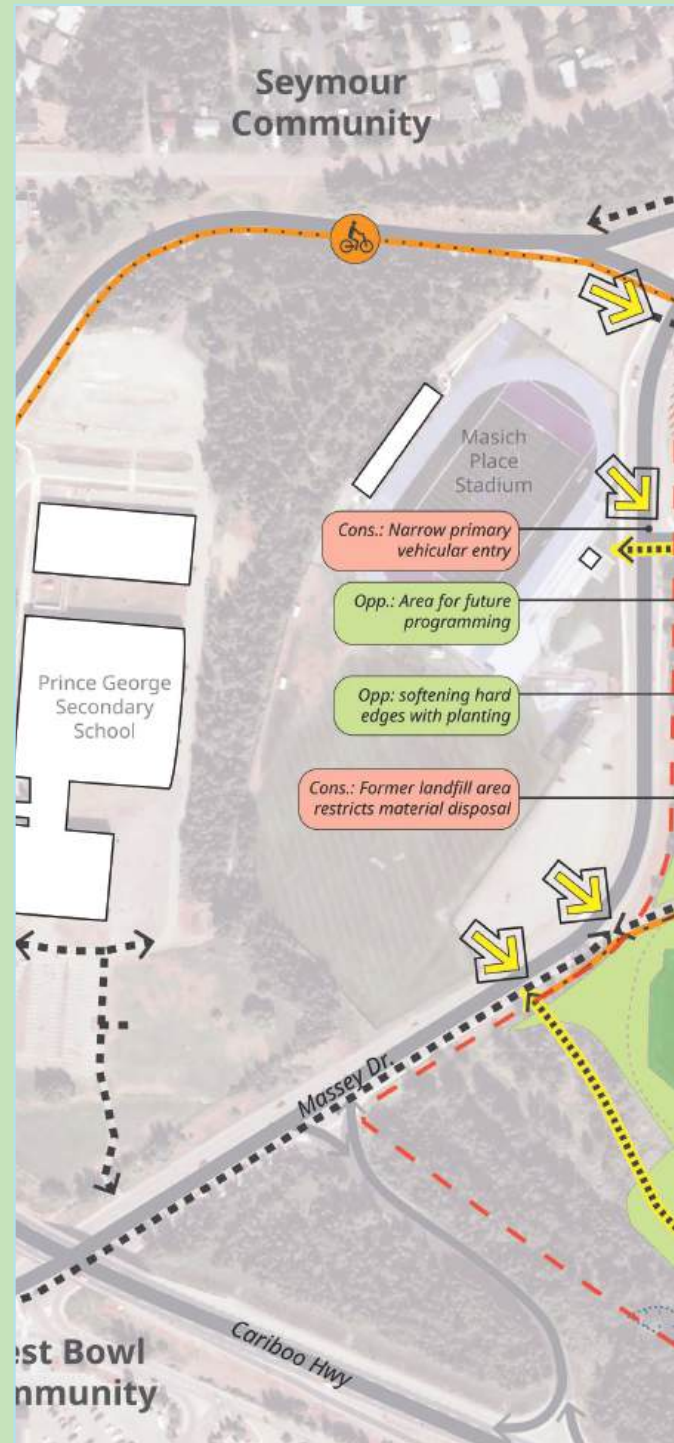


Figure 14: Opportunities and Constraints Analysis



Prince George Rotary Skatepark  
Prince George Multi Sport Court

Massey Dr.

Fire Hall #1

Family YMCA

DeJ Laverdure Way

DeJ Laverdure Way

Yellowhead Hwy

Assman Community

Strathcona Park

Strathcona Diamond

Van Bow Community

Opp.: Area for future programming

20th Ave.

Cons.: Construction within riparian setback may trigger permitting requirements

Opp.: Separation of vehicular access and pedestrian/bike trails

Cons.: Disconnected access at broken bridge

Opp.: Area for future programming

Cons.: Seasonal flooding- limited access

Cons.: Fences obstruct access and usability

Opp.: Area for future programming

Opp.: Future trail connection

Cons.: Flood zone area challenge

Legend

- - - Site Boundaries
  - \* New Programming Opps
  - ▶ Pedestrian Entry Points
  - - - Existing Trails
  - - - New Pedestrian Trails
  - - - Existing Cycling Network
  - ▶ New Cycling Paths
  - - - Major Roads
  - - - Drive Aisles
  - Playing Fields
  - Opps: Softscape
  - ⊘ Access Barriers
  - Parking
  - /// Landfill Area
  - - - Riparian Area
  - - - Flood Zone
- Note:  
\*Opp. = Opportunities  
\*Cons. = Constraints
- 0 25 50 100m

# Engagement

## Overview

The concept development of Carrie Jane Gray Park was informed by the feedback collected from **two rounds** of engagement.

1. *one in-person stakeholder engagement session (held on May 14, 2024).*
2. *one in-person public engagement session, along with a public survey (held on June 26, 2024).*

Feedback was reviewed and incorporated into all stages of concept development for Carrie Jane Gray Park.

For further information on the engagement process, refer to the Stakeholder and Public Engagement What We Heard Reports, available on the project webpage: <https://getinvolved.princegeorge.ca/carrie-jane-gray-park-upgrade>

## Stakeholder Engagement

The format of the engagement session included:

- *a presentation by The City and R.F Binnie consisting of 8 boards;*  
Park context, site analysis, latest aerial image of the site, existing site photographs, and design precedents.
- *a round-table discussion*

Feedback was collected from **18 participants**, including internal and external stakeholders, used to inform the development of three concepts to be presented for public engagement. Table 2 presents a summary of feedback collected.



Figure 15: External Stakeholders

## Stakeholder Feedback Summary

### All-seasons Use:

*Covered / indoor sports (potentially for BMX Track and football), increased lighting, maintained walking paths, winter programming.*

### Additional Supporting Facilities:

*Locker rooms, meeting spaces, a clubhouse, secure storage for all user groups, drinking fountains, large event spaces and increased seating capacity (portable bleachers), warm-up spaces.*

### Safety + Accessibility:

*Lighting, traffic control measures, crime-prevention measures, security during games, increased connectivity and accessibility throughout the park (including to essential amenities/facilities such as washrooms), and safe pedestrian crossings.*

### Age Inclusivity:

*Sport and amenity spaces for all children age groups (BMX, U13 diamond), day programs and senior groups, outdoor exercise area, playground areas, usable public facilities (washrooms/drinking water) and more.*

### Amenities

*Improvements to common amenities for all user groups.*

### Attraction/ Tourism

*Adding Universal appeal or unique standout attractions. This may include upgrades to enhance aesthetic and use of existing infrastructure (e.g. City Field) or creation of new amenities and facilities that create this draw to the park.*

### Landscape / Natural Spaces

*Showcase the natural beauty present on site through passive recreation opportunities such as walking trails and resting areas with unique views.*



Table 2: Stakeholder Feedback Summary. Figure 16: Images from Engagement

## Workshop + Initial Concepts

Three concepts were developed based on input from The City (incorporating background assessments) and stakeholder feedback received during the workshop from the first round of engagement. These concepts were presented to the public during the second round of engagement.

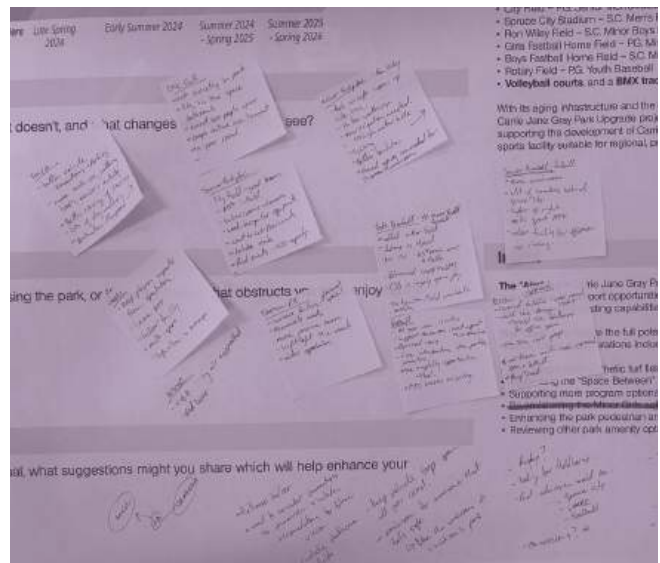
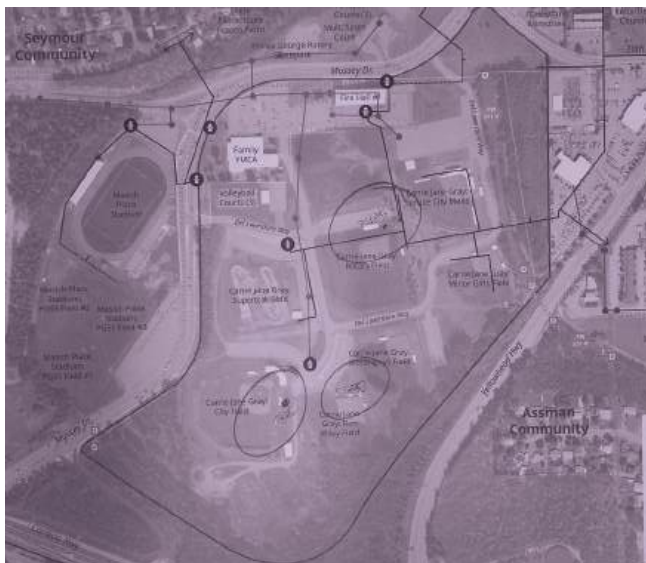
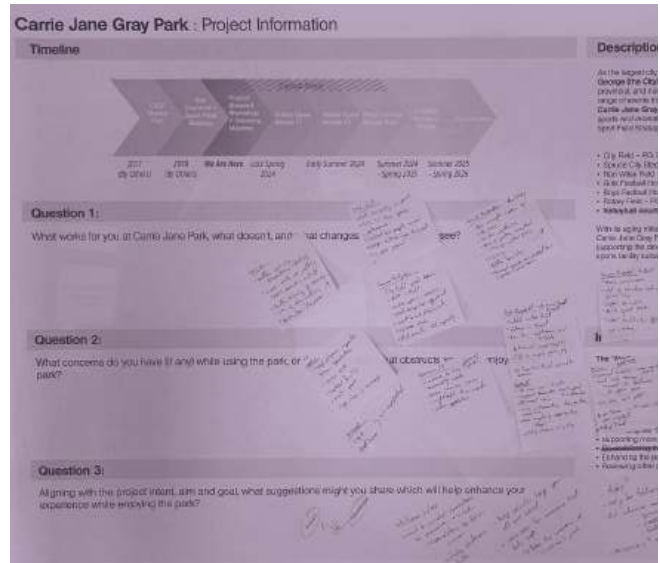


Figure 17: Workshop Sketches and Notes



**Concept 1**

- Rotary Field relocated to centre of site (improved surface).
- BMX track relocated to SW & partially covered.
- Minor Girls Field replaced with new passive park & U13 field
- Playground centrally located (south of Fire Hall), near proposed lacrosse/ hockey box, amenity building, and batting cages.



**Concept 2**

- Rotary Field to remain in existing location.
- BMX track relocated to SW & partially covered.
- Minor Girls Field replaced with new passive park & U13 field
- Two proposed playgrounds- one south of the Fire Hall, & one SE near the Minor Boys Field.
- Proposed lacrosse/ hockey box, amenity building, & batting cages centrally located near Rotary Field



**Concept 3**

- Rotary Field relocated to centre of site (improved surface).
- BMX track relocated to south of Fire Hall (centrally located)
- Minor Girls Field replaced with new passive park & U13 field
- Proposed passive lawn/ park & playground areas in SW corner of site

**Common to All**

- Spruce City, City Field, Minor Boys Field, Ron Wiley Field, to remain in existing locations.
- Future baseball diamond at Strathcona Park, and Masich Place.
- Strathcona existing diamond to remain & surface improved.
- New marked artificial turf multi-sport field (football, soccer, and baseball) located south of volleyball courts.
- Informal disc golf areas south and centrally located, within open lawn
- New and modified parking spaces throughout the site to meet new demand

Figure 18: Initial Concepts Developed After Stakeholder Engagement Workshop

## Public Engagement

Approximately 50 people were in attendance. The format of the in-person engagement session included:

- a presentation (by City and R.F Binnie), followed by discussion. The presentation consisted of 7 boards:
  - Project information board, two site analysis boards, a visioning board, and three concept plans.
- An online survey available for public participation between June 26 to July 12, 2024. This survey was the primary tool to collect feedback from the public, with 179 total participants.

Survey questions were used to gauge preference on the concepts presented based on the type of programming elements (fields, amenities, etc.), preferred locations of amenities, and current and estimated frequency of use of the park.

Public Support Summary	Retaining Existing Diamonds	Multi-Sport Field	Future Diamonds	New Diamonds	New BMX Location	Parking Areas
Concept 1:	✓	✓	—	✓	✓	✓
Concept 2:	✓	✓	—	—	✓	✓
Concept 3	✓	✓	✗	✗	✗	✓
Amenities	The top three options selected as highest priority amenities were: washrooms, lighting (for fields, paths, roads and parking), and playground / park space.					
	The least selected item of priority was winter-use fire pits.					

Table 3: Public Support Summary



Figure 19: Children's Playground

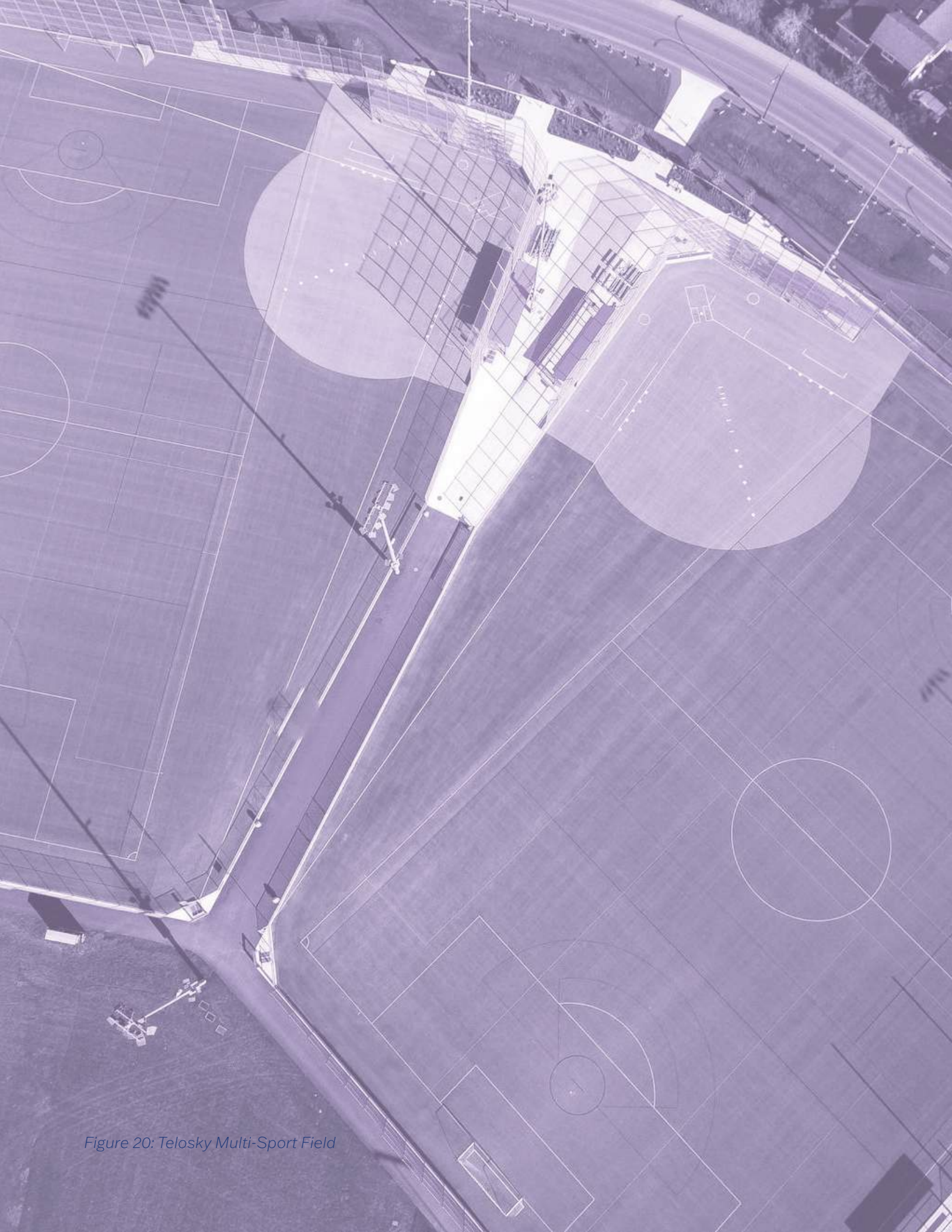


Figure 20: Telosky Multi-Sport Field

<b>Public Feedback Summary</b>	
<b>Provide Diverse Play Opportunities</b>	<i>Diversifying beyond baseball/fastball/softball to include sports such as rugby, disc golf, track and field, pump track, etc.</i>
<b>Including a Playground and Synthetic Turf Multi-Use Sport Field</b>	<i>These amenities were generally highly favoured in the feedback.</i>
<b>Provide four-season play</b>	<i>Including both indoor and covered facilities, specifically for the BMX track, indoor multi-sport field and covered parking areas.</i>
<b>Concern for Safety</b>	<i>Some considerations include lighting, separating modes of transportation, addressing traffic volume and vehicular access/ egress, safe pedestrian crossings, crime-prevention measures (CPTED for low-visibility areas), security during games. Emergency exits for more dangerous sports, like the BMX track, were also noted.</i>
<b>Maximize Spatial Use</b>	<i>By consolidating different uses, most notably, parking and fields.</i>
<b>Accessibility</b>	<i>Easy access to areas for younger children (playground and fields). Consideration to multiple modes of transport (cycling, and walking paths), with an emphasis on connections to the Heritage Trail system. Public access of sports facilities, providing flexible or casual usage (e.g. drop-in or outside of clubhouse hours).</i>
<b>Cost</b>	<i>There is a concern for the cost of big design moves, particularly in proposing moving and replacing fields, and relocating and covering the BMX track. Improvements to existing fields could also help alleviate costs.</i>

Table 4: Public Feedback Summary.

# Master Plan Design

## Master Plan Vision

Carrie Jane Gray Park is envisioned as a future premier sports hub, providing necessary sports facilities for the Prince George region, while offering park amenities valuable at a neighbourhood scale, creating a more engaging and inclusive outdoor amenity.

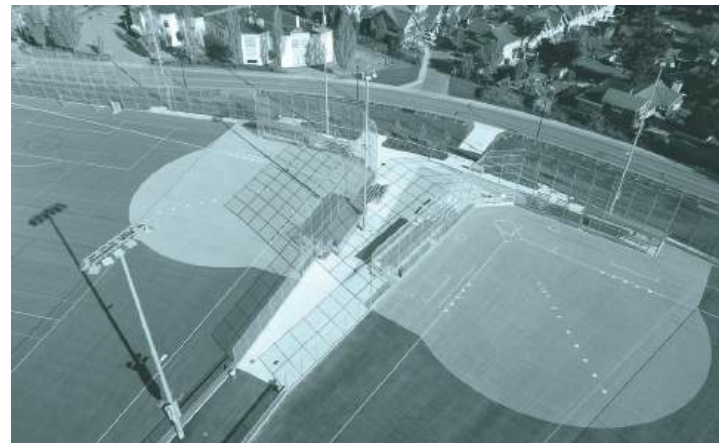
Early considerations in the master plan process were to first carefully review the condition of existing infrastructure, and support enhancement where feasible and beneficial.

- Existing ball diamonds, namely City Field, Ron Wiley Field, Spruce City Minor Boys Field and Spruce City Men's Field, were reviewed to be in good condition and suitable for retaining with the possibility of minimal surface improvements and additional supporting facilities (dugouts, spectator areas, warm-up spaces etc.).

The goal of the Master Plan was to then create a cohesive vision of the park which:

- meshes existing and new infrastructure
- maximizes recreation potential of underutilized space
- improves site circulation
- supports new and diverse amenities (e.g. multi-sport field, playground, etc.)
- improves overall accessibility
- increases actual and perceived safety of the park.

Figure 21: Vision Board, Images presented to public





## Engagement Design Recommendations

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Informed by overall engagement feedback from respondents, below are some key design recommendations which will be used to refine the three concept options into the final Master Plan.

1. *Multi-sport field + spectator seating from concept 1 received positive feedback.*
2. *BMX Track could benefit from being located further away from fields and addressing noise.*
3. *Location of passive greenspace could be considered in treed areas, perhaps in unused space.*
4. *Parking could be better consolidated to optimize use of space and improve safety.*
5. *Playground location kept central, similar to concept 1.*
6. *Additional needed amenities/ facilities are washrooms, lighting and playground (all ages).*
7. *Disc Golf located at the perimeter of the park, in unused and suitable green areas of the park.*
8. *New Future Diamonds will be removed from Masich Place and reconsidered at Strathcona Park.*
9. *Batting cages and lacrosse box locations in concept 2 (separated from the playground) was preferred over concept 1.*
10. *Exploring the addition of sports at CJGP, particularly rugby, track & field, and roller derby.*
11. *Considering covered/ indoor facilities such as covered BMX track/seating, and covered lacrosse/ hockey/ roller derby box (allocating and refurbishing lacrosse box outside of CJGP to a covered lacrosse/ hockey/ roller derby box)*
12. *Address concerns on safety, including but not limited to:*
  - *Emergency exit for BMX track*
  - *Further separating pedestrians from vehicles, and play from parking.*
  - *Safety/ CPTED considerations for secluded and low-visibility areas.*
  - *Addressing vehicular access/ egress, specifically left turns in/ and out of the park, with signalized turns.*

## Program

With the aim of further activating the park, **diversifying park programming** was a key consideration, which was refined based on engagement feedback from respondents. New areas were programmed to include active and passive recreation in all seasons, supporting public amenities and event hosting.

The key elements of programming include new sports fields (artificial turf field, diamonds, BMX track), playground, flexible outdoor spaces, and parking. Below is a more detailed breakdown of the different program elements included in the Master Plan.

Program Summary		
<b>Active Recreation</b>	<ul style="list-style-type: none"> <li>Artificial Turf Multisport field (Canadian football, soccer, field lacrosse, rugby, U15 baseball)</li> <li>U15/ U18 diamond</li> <li>U13 diamond</li> </ul>	<ul style="list-style-type: none"> <li>Batting Cage</li> <li>Warm-up areas</li> <li>BMX Track, Training Track and Pump Track</li> <li>Cross-country Skii Loop</li> <li>Playground</li> </ul>
<b>Passive Recreation</b>	<ul style="list-style-type: none"> <li>Providing a formalized trail system throughout the park with connections to the Heritage River Trail System</li> </ul>	<ul style="list-style-type: none"> <li>Natural tree planting (tree buffer)</li> <li>Disc Golf (Future)</li> </ul>
<b>Supporting Amenities &amp; Features</b>	<ul style="list-style-type: none"> <li>Paved parking (including RV parking)</li> <li>All-seasons washrooms</li> <li>BMX Amenity Building</li> <li>Spectator areas</li> </ul>	<ul style="list-style-type: none"> <li>Amenity Building (Including changerooms, washrooms, multi-purpose bookable space, concession kiosk, flexible gathering space)</li> </ul>
<b>Event-Specific Amenities</b>	<ul style="list-style-type: none"> <li>Concession + Flexible Event Space</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor Flex Areas</li> </ul>

Table 5: Program Summary

## BMX SuperTrak

Based on engagement feedback, in lieu of retaining the existing BMX track, respondents favoured reconfiguring the spatial program to situate family activities and diverse play at the centre of the park, considering adjacencies to the YMCA.

Relocating the BMX track to the south-west edge of the site allows for a larger space to accommodate a covered track for all-season use, separate training track, and all ages pump track. The southwest forested edge of the site also serves as a tree buffer and provides better sound absorption to benefit track users and other nearby park activities.

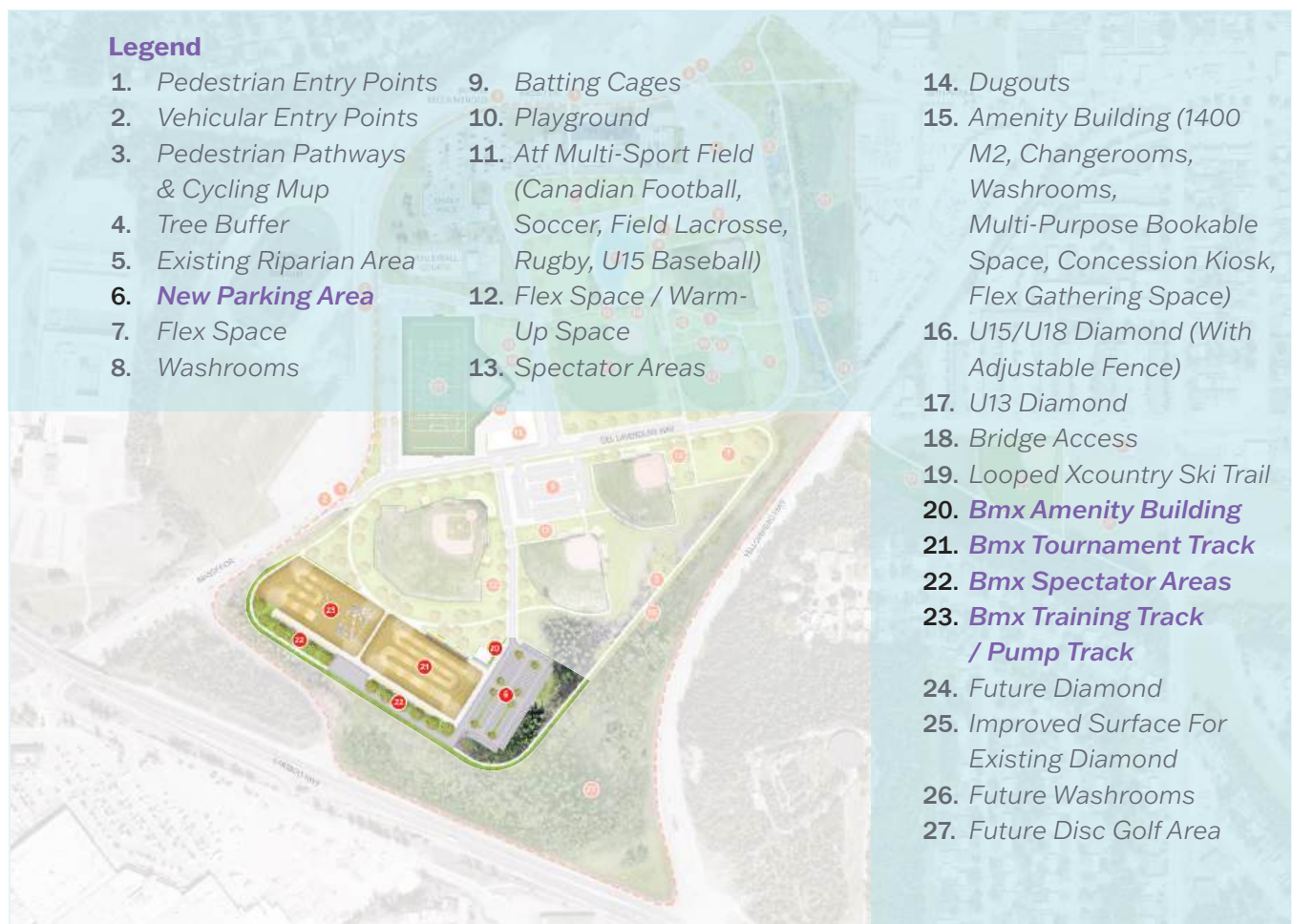


Figure 22: Master Plan, BMX SuperTrak

## Existing South Diamonds

North of the BMX track are the existing retained diamonds. Parking areas were added to support the new BMX facility and existing fields, which connect to Del Laverdure Way. Flexible spaces / warm-up areas were added as support spaces to existing infrastructure, maximizing the underutilized interstitial spaces between fields.

These flex spaces were envisioned to be natural grass fields, used for formal and informal play opportunities.

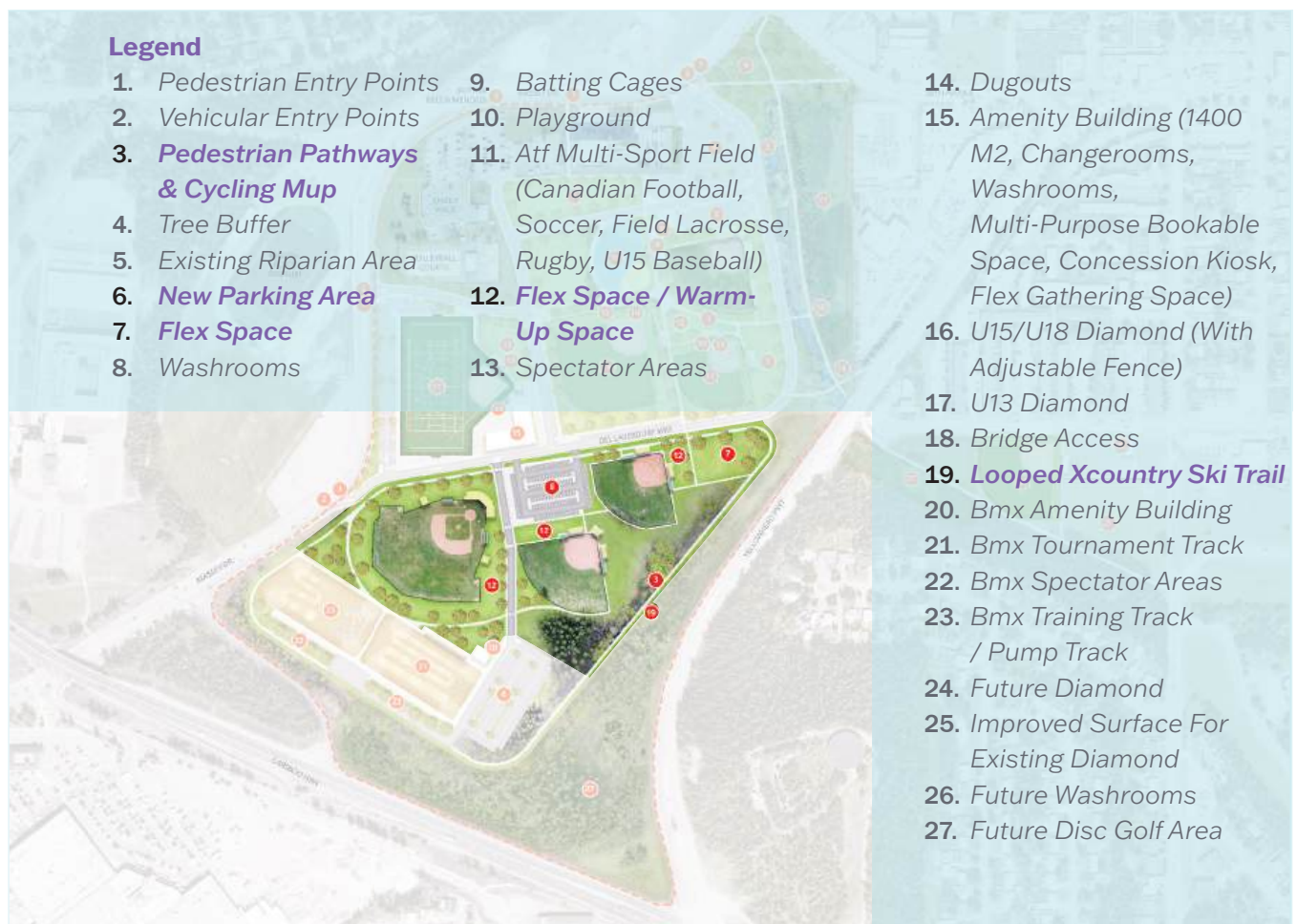


Figure 23: Master Plan, Retained Existing Diamonds

## Central Multi-Use Hub

At the heart of the park is the new multisport artificial turf field (ATF), plaza, supporting training area, and amenity building. Parking separates the field from Massey Drive to the east. Adjacent the field is the amenity building strategically situated at the centre of the park for easy accessibility to necessary public amenities and facilities.

East of the ATF field is a pedestrian zone separated into four quadrants including: a playground and flex space, existing diamond and new batting cage, and two new diamonds suited for multiple age groups (U15/U18 and U13). New pathways connect to a central plaza, upward to a larger flex space and parking areas east of the existing YMCA and Fire Hall.



Figure 24: Master Plan, Central Multi-use Hub

## Access + Circulation

The two main vehicular entry points were maintained, with the addition of a one-way entry from Massey Drive onto the existing Del Laverdure Way. Del Laverdure Way was aligned to loop around the central portion of the park, connecting to the existing YMCA and existing east entry from Massey Drive. A singular road (entry-only) connects Del Laverdure Way south to the BMX parking lot,

for parking access and emergency access/egress purposes.

The park program is further connected by an internal pedestrian circulation network which links to existing and new trail systems, sidewalks, and links to bridges across the riparian zone and onto the Heritage Trail and the greater Prince George community.



Figure 25: Master Plan, Access and Circulation

## Future Disc Golf

Based on engagement feedback from the Prince George Disc Golf Club, the naturally forested areas on the outskirts of the park and underutilized area at Strathcona Park are suitable for a future disc golf course.



Figure 26: Master Plan, Future Disc Golf



Figure 27: Flexible Park Space

## Spatial Organization

Activity spaces are generally distributed in the central and south portions of the site. These proposed/upgraded spaces are categorized into four groups: Natural Areas, Sports Facilities, Passive Recreation and Ancillary Spaces.

The distribution of spaces is provided in the figure below (Figure 28), showcasing the balance of programmed sports spaces to passive use/ ancillary spaces.

### Sports Facilities



*Includes natural grass fields, courts and BMX tracks/ pump tracks around proposed parking network*

### Natural Areas



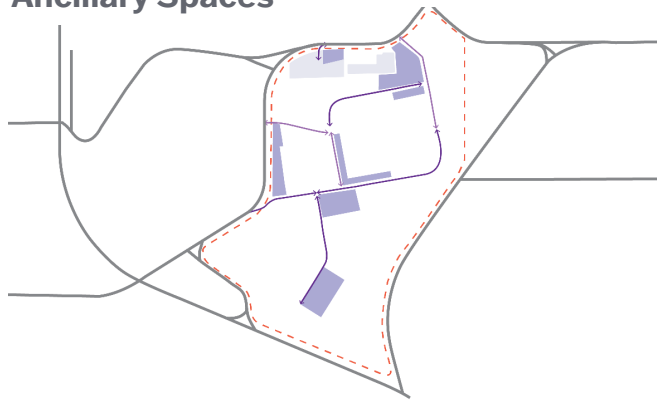
*Heightening experience of natural habitat areas (forested area, riparian area) around proposed parking network.*

### Passive Recreation



*Informal recreational spaces around proposed parking network (flexible multi-use space, skating loop, MUP, warm-up spaces)*

### Ancillary Spaces



*Ancillary spaces which support sports facilities and community activity (Amenity building, BMX building, parking areas, vehicular access)*

Figure 28: Spatial Organization



Figure 29: Girl's Soccer

# Master Plan

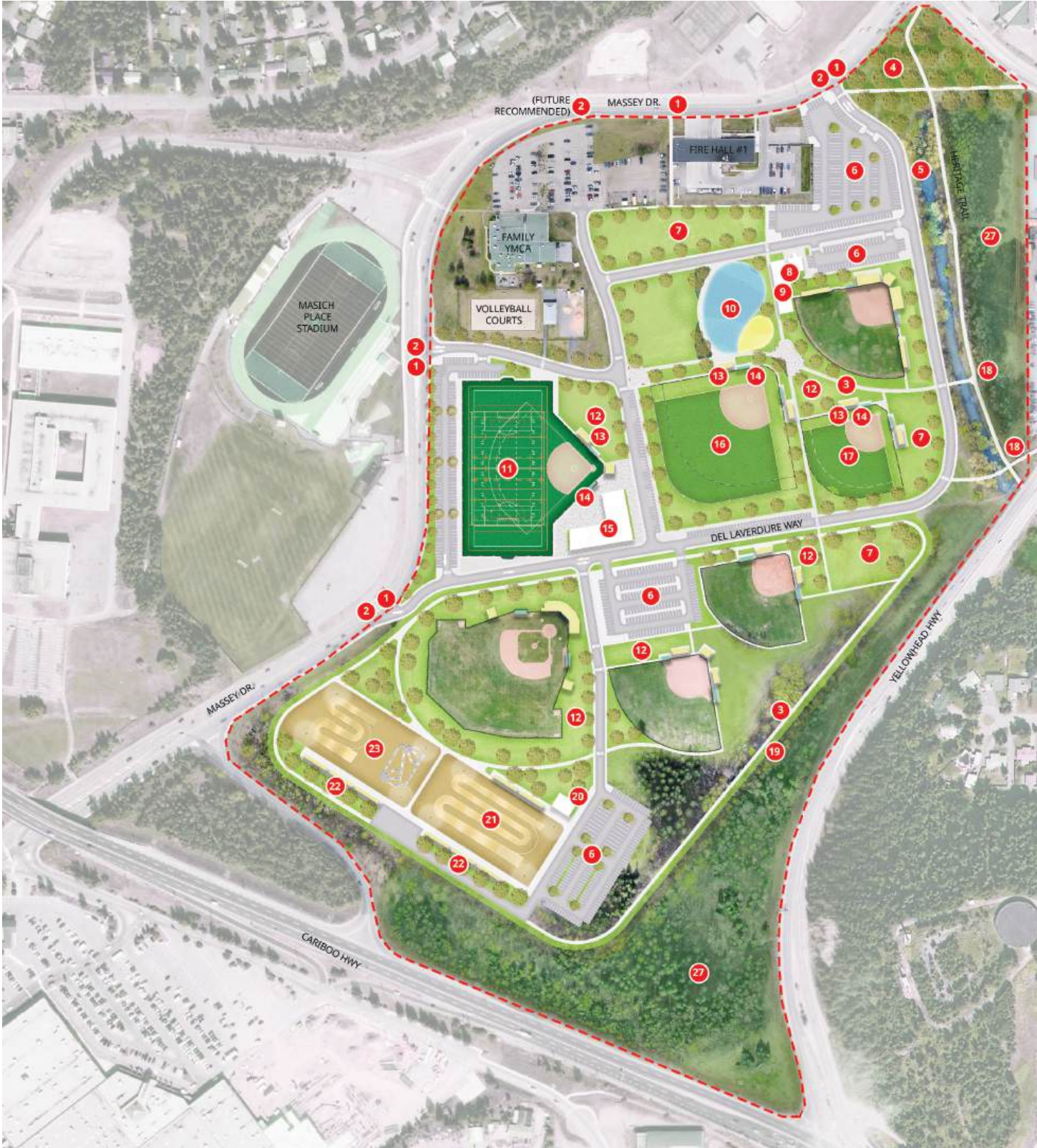


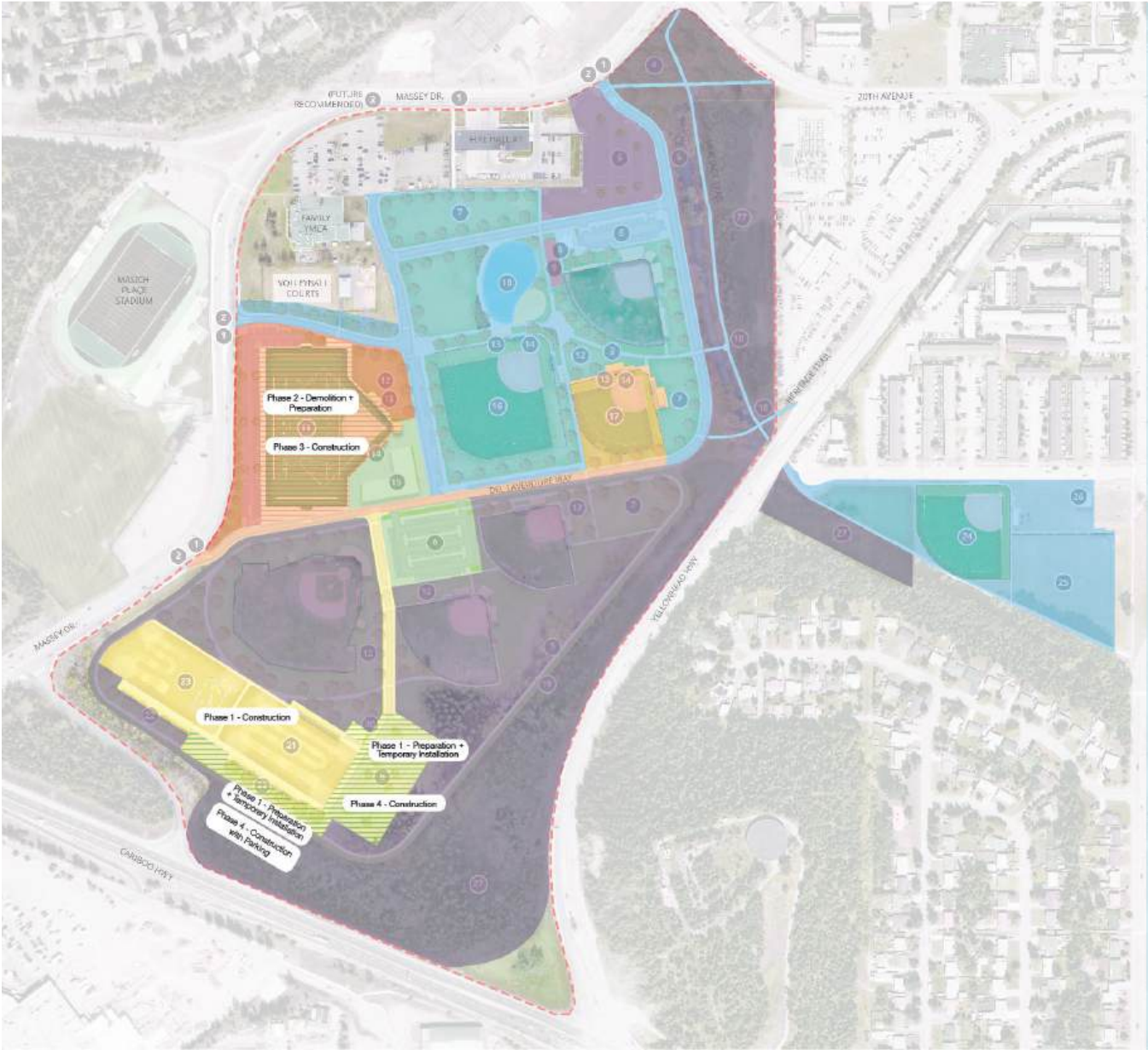
Figure 30: Master Plan  
40 | Carrie Jane Gray Park Master Plan Report



## Legend

1. Pedestrian Entry Points
2. Vehicular Entry Points
3. Pedestrian Pathways & Cycling Mup
4. Tree Buffer
5. Existing Riparian Area
6. New Parking Area
7. Flex Space
8. Washrooms
9. Batting Cages
10. Playground
11. Atf Multi-Sport Field (Canadian Football, Soccer, Field Lacrosse, Rugby, U15 Baseball)
12. Flex Space / Warm-Up Space
13. Spectator Areas
14. Dugouts
15. Amenity Building (1400 M2, Changerooms, Washrooms, Multi-Purpose Bookable Space, Concession Kiosk, Flex Gathering Space)
16. U15/U18 Diamond (With Adjustable Fence)
17. U13 Diamond
18. Bridge Access
19. Looped Xcountry Ski Trail
20. Bmx Amenity Building
21. Bmx Tournament Track
22. Bmx Spectator Areas
23. Bmx Training Track / Pump Track
24. Future Diamond
25. Improved Surface For Existing Diamond
26. Future Washrooms
27. Future Disc Golf Area

# Phasing



### Phase 1 : 2025 (Budget: 1.9 million)

- *Design and build new BMX track with security fencing*
- *Build + prep for start gate.*
- *BMX start gate moved to new BMX track at end of season 2025*
- *Temporary BMX building + parking*
- *Servicing + Civil design*

### Phase 2 : 2026 (Budget: 5.5 million)

- *Relocating BMX*
- *Demolish existing BMX track and relocate material for future paved pump track*
- *Site prep for new ATF field*
- *New Del Laverdure entry and road*
- *New U13 field*

### Phase 3 : 2027 (Budget: 9 million)

- *Build new ATF field*
- *ATF lighting*
- *Adjacent parking*

### Phase 4 : 2028 (Budget: 11.5 million)

- *New BMX amenity building*
- *Adjacent parking*
- *New amenity building*
- *Parking + road improvements*

### Phase 5 : 2029 (Budget: 16.1 million)

- *New U15 diamond and complex*
- *New parking lots and road improvements*
- *New central hub/ special event space and playground*
- *New BMX seasonal covered complex*
- *Strathcona diamond renewal + washroom*
- *New pedestrian crossing*

### Optional / As- Needed

## Phasing Overview

Improvements to the park are planned to be completed over the next five years, through to 2029.

The first phase would include temporary parking, civil and servicing design, and the design and build of the BMX track as first priority.

This would lead into phase two and three which involve relocating the track (2026), demolishing the existing track (2026), and subsequently building the new artificial turf multi-sport field and related amenities in its place (in 2027).

The new BMX shelter, amenity building, adjacent parking and road improvements are planned to be carried out in 2028 (phase four).

The final phase (2029) will carry out the remainder of the planned work, including the new diamonds (with adjacent parking lots), new playground, covered BMX track, pedestrian crossing and Strathcona diamond renewal and washroom.

Figure 31 illustrates a detailed breakdown of the phasing.

Figure 31: Phasing Plan

# Budget Allocation

## Budget Overview

Below is a breakdown of the estimated budget allocation for each phase of Carrie Jane Gray Park.

Estimated Budget		
<b>Phase 1</b>	• <i>BMX Site Preparation and Labour for New Earthwork</i>	\$750k
	• <i>Relocation of BMX Amenities - (Start Gates, Storage, etc.)</i>	\$150k
	• <i>Temporary Parking Lot Gravel Surfacing</i>	\$250k
	• <i>Temporary Building / Trailer</i>	\$150k
	• <i>Civil Utility Design and On-Site Road Design for Full CJGP</i>	\$200k
	<i>Contingency (+/-20%)</i>	\$400k
	<b>Subtotal (with Contingency)</b>	<b>\$1.9M</b>
<b>Phase 2</b>	• <i>Site Prep for New Artificial Turf Field</i>	\$2.0M
	• <i>New U13 Diamond and Complex</i>	\$2.5M
	• <i>New Del Laverdure Way Entry &amp; Road (600M)</i>	\$1.0M
	<b>Subtotal</b>	<b>\$5.5M</b>
<b>Phase 3</b>	• <i>New Artificial Turf Field / Lighting / Warm Up Space</i>	\$8.25M
	• <i>New Parking (P3)</i>	\$750k
	<b>Subtotal</b>	<b>\$9.0M</b>

Table 6: Estimated Budget Plan

<b>Phase 4</b>	• <i>New BMX Amenity Building (300m2) and Site Servicing</i>	\$ 3M
	• <i>New RV Parking Lot (P6)</i>	\$ 750k
	• <i>New Amenity Building (1,400m2)</i>	\$ 5.0M
	• <i>New Parking Lot (P6) and Road Improvements</i>	\$ 2M
	• <i>New Pedestrian Crossing (SE Corner)</i>	\$ 250k
	• <i>Massey Intersection improvements (Left Turn) &amp; Signal</i>	\$ 250k
	• <i>Underpass Renewal and lighting</i>	\$ 250k
	<b>Subtotal</b>	<b>\$11.5M</b>
<b>Phase 5</b>	• <i>New U15 Diamond and Complex</i>	\$ 2.5M
	• <i>New Parking Lot (P4) and Road Improvements</i>	\$ 1.0M
	• <i>New Central Hub / Special Event Space and Playground + Flex space south of Fire Hall</i>	\$ 5.1M
	• <i>New BMX Seasonal Covered Complex</i>	\$ 5.0M
	• <i>Strathcona Diamond Renewal &amp; Washroom</i>	\$ 2.0M
	• <i>New Pedestrian Crossing (East)</i>	\$ 500K
	<b>Subtotal</b>	<b>\$16.1M</b>
<b>Total Capital Investment</b>		<b>\$ 44M</b>

# Next Steps

## Next Steps Overview

The Carrie Jane Gray Park Renewal, as outlined in this report, is a multi-year project, estimated to be constructed over the next five years onward.

Pending council approval, phase one will begin in 2025, which includes detailed design, tender, and construction services outlined in the Phasing Plan.

Figure 32 illustrates immediate next steps derived from the Phasing Plan. Phases two to five (including optional work) identified in the Phasing Plan and Budget will begin from 2026 onwards.



\*Contingent on budget availability and council approvals

Figure 32: Next Steps



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[https://www.princegeorge.ca/sites/default/files/2022-06/22\\_SWA1327\\_banner.jpg](https://www.princegeorge.ca/sites/default/files/2022-06/22_SWA1327_banner.jpg)
- e. Figure 2: PGYBA  
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- f. Figure 3: 2022 BC Summer Game at City Field  
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- h. Figure 7: Historical Image Collage  
Top Left: <https://5109.sydneyplus.com/argus/final/Portal/Default.aspx?lang=en-US>  
Middle Left:  
Bottom: <https://5109.sydneyplus.com/argus/final/Portal/Default.aspx?lang=en-US>
- i. Figure 15: External Stakeholders  
From Top Left to Right:  
YMCA: [https://nbc.ymca.ca/wp-content/uploads/2023/01/YBC-4col\\_logo-RGB\\_small-1.png](https://nbc.ymca.ca/wp-content/uploads/2023/01/YBC-4col_logo-RGB_small-1.png)  
PG Senior Mens: <https://www.facebook.com/PGSeniorBaseballLeague/>  
Spruce City Minor's: <https://www.facebook.com/profile.php?id=100040969586086>  
PGYBA: <https://www.facebook.com/princegeorgeyouthbaseball/>  
Kodiaks: <https://www.facebook.com/pgkodiaks/>  
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- j. Figure 16: Images from Engagement  
<https://www.princegeorgecitizen.com/local-news/open-house-looks-at-the-future-of-carrie-jane-gray-park-9147769>
- k. Figure 19: Children's Playground  
Photo By Ksenia Chernaya, <https://www.pexels.com/photo/children-in-a-playground-8535657/>
- l. Figure 20: Telosky Multi-Sport Field  
<https://binnie.com/our-projects/telosky-stadium/>

m. *Figure 21: Vision Board*

*From Top Left to Right:*

*Brea Sports Park, <https://lpadesignstudios.com/projects/brea-sports-park>*

*Telosky Stadium, <https://binnie.com/our-projects/telosky-stadium/>*

*Gabriel Park Playground, <https://www.knotstudio.com/projects/gabriel-park-adaptive-playground/>*

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*Skate Loop, <https://www.alterramtn.co/destinations/blue-mountain>*

n. *Figure 27: Flexible Park Space*

*Photo By Martins Cardoso, <https://unsplash.com/photos/people-walking-on-green-grass-field-near-green-trees-under-blue-sky-during-daytime-Nsxyzcbdf8fU>*

o. *Figure 29: Girl's Soccer*

*Photo By Alliance Football Club, [https://unsplash.com/photos/woman-in-red-and-white-soccer-jersey-shirt-and-black-shorts-running-on-field-during-daytime-F-SN9vieh\\_Y](https://unsplash.com/photos/woman-in-red-and-white-soccer-jersey-shirt-and-black-shorts-running-on-field-during-daytime-F-SN9vieh_Y)*

# Appendixes

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# Image Inventory of Existing Facilities

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## Appendix A

# Existing Conditions: Site Photographs





# Public Open House What We Heard Report

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## Appendix B

# Carrie Jane Gray Park Renewal

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## What We Heard Report Public Engagement 1

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# Project Overview

## Introduction

On behalf of the City of Prince George, R.F.Binnie is leading the concept development of a Park Master Plan guiding the renewal and future development of Carrie Jane Gray Park.

## Background

As the largest city in northern British Columbia (BC), the City of Prince George (the City) is a key sporting destination for both local, regional, provincial, and national athletes, games and championships, as well as a range of events that serve the local sporting community.

**The 40 ha** Carrie Jane Gray Park forms a destination component of the area’s core sports and recreation network. As outlined in the 2018 Ball Diamond and Sport Field Strategy, Carrie Jane Gray Park is home to six diamond fields:

- City Field – P.G. Youth Baseball & Senior Men’s
- Spruce City Stadium – S.C. Men’s Fastball
- Ron Wiley Field – S.C. Minor Boys Fastball
- Carrie Jane Gray Home Park – P.G. Youth Baseball
- Boys Fastball Home Field – S.C. Minor Boys Fastball
- Rotary Field – P.G. Youth Baseball
- Volleyball courts, and a BMX track.

With its aging infrastructure and the community’s increased needs, the Carrie Jane Gray Park Upgrade project is a key multi-year project supporting the development of Carrie Jane Gray Park into a premier sports facility suitable for regional, provincial, and national event hosting.

## Previous Engagement

One in-person **stakeholder engagement session** was held on May 14, 2024, hosted at the Prince George Family YMCA. The format of the engagement session included a presentation by The City and R.F Binnie, followed by a round-table discussion. The presentation consisted of **8 boards** containing information on:

- Existing park context
- Site analysis
- Latest aerial image of the site
- Existing site photographs
- Precedents board

Feedback was collected from 18 participants, including internal and external stakeholders, which informed the development of three concepts presented in the first public engagement session. The WWHR from this internal stakeholder session can be found here: <https://getinvolved.princegeorge.ca/carrie-jane-gray-park-upgrade> .



# Who We Engaged

The City of Prince George is committed to involving the people impacted by the decisions made throughout the Carrie Jane Park Renewal project, seeking diverse opinions, experiences and information to ensure a wide spectrum of perspectives are captured and represented.

The public was notified of the engagement process through radio and newspaper advertisements, signs, sounding boards, posters, on the PG website through notices and project website, social media posts, and media mentions.

## How we reached community members:



**Radio + Newspapers**



**Signs & Sounding Boards**



**Posters**



**Project Website**

(PG Website: <https://getinvolved.princegeorge.ca/carrie-jane-gray-park-upgrade>)



**Social Media Posts**

(facebook, instagram)



**Media Mentions**

(PG Website: <https://www.princegeorge.ca/city-hall/news-notice/open-house-carrie-jane-gray-park-refurbishment-plans>)

# How We Engaged

**One in-person public engagement session** was held on **June 26, 2024**, hosted from 4pm-10pm at the Prince George Family YMCA multipurpose room. Approximately **50 people** were in attendance. Additionally, an online survey was available for public participation between **June 26 to July 12, 2024**. The format of the in-person engagement session included a presentation (by City and R.F Binnie), followed by discussion. The presentation consisted of **7 boards**:

- Project Information
- 2 Site Analysis boards; Existing Conditions and Opportunity/ Constraints
- Visioning Board
- 3 Concepts

Below is a summary of key strategies for each concept. The boards can also be found online, on the project webpage : <https://getinvolved.princegeorge.ca/carrie-jane-gray-park-upgrade> .



## Concept 1

- Spruce City, City Field, Minor Boys Field, Ron Wiley Field, & volleyball courts to remain in existing location.
- Rotary Field relocated (centre of site) & updated.
- BMX track relocated to SW corner of site & partially covered
- Passive park area & New U13 Field to replace existing Minor Girls Field
- Playground south of Fire Hall, centrally located, near proposed Lacrosse/ Hockey Box, Amenity building, and batting cages.



## Concept 2

- Spruce City, Rotary Field, City Field, Minor Boys Field, Ron Wiley Field to remain in existing location.
- BMX track relocated to south SW corner of site & partially covered
- Passive park area & New U13 Field to replace existing Minor Girls Field
- Two proposed playgrounds- one south of the Fire Hall, & one SE near the Minor Boys Field.
- Proposed lacrosse/ hockey box, amenity building, & batting cages centrally located near Rotary Field



## Concept 3

- Spruce City, City Field, Minor Boys Field, Ron Wiley Field in existing location, to remain
- Rotary Field relocated (centre of site) & updated.
- BMX track relocated to south of Fire Hall (centrally located)
- Passive park area & New U13 Field to replace existing Minor Girls Field
- Proposed passive lawn/ park & playground areas in SW corner of site

## Common in all 3 concepts:

- Future baseball diamond at Strathcona Park, and Masich Place.
- Strathcona existing diamond to remain & surface improved.
- New marked ATF Multi-sport field (Football, Soccer, and Baseball) located south of volleyball courts (West).
- Informal disc golf areas south and centrally located, within open lawn
- New and modified parking spaces throughout the site to meet new demand

# What We Asked

179 

The survey was the primary tool used to collect feedback from the public with **179 total participants**, including 154 responses from the online survey and 25 from paper surveys. Below is an overview of the survey questions.

## WHAT WE ASKED

**Q1.** Do you or members of your household go to Carrie Jane Gray Park? *If yes – what facility do you use?*

**Q2.** Which Master Plan Concept option is your preferred option?

**Q3.** What items from Concept 1 are you in support of from the specific programs / fields / and amenities presented? Consider the item listed and its proposed location. **Selections: Yes (supportive), No (not supportive), N/A. Please use the space provided to expand on your response if needed.**

- Parking areas
- New Ball Diamonds
- New Future Diamonds
- New Multi Sport Field
- New BMX location
- Retaining Existing Ball Field

**Q4.** What items from Concept 2 are you in support of from the specific programs / fields / and amenities presented? Consider the item listed and its proposed location. **Selections: Yes (supportive), No (not supportive), N/A. Please use the space provided to expand on your response if needed.**

- Parking areas
- New Ball Diamonds
- New Future Diamonds
- New Multi Sport Field
- New BMX location
- Retaining Existing Ball Field

**Q5.** What items from Concept 3 are you in support of from the specific programs / fields / and amenities presented? Consider the item listed and its proposed location. **Selections: Yes (supportive), No (not supportive), N/A. Please use the space provided to expand on your response if needed.**

- Parking areas
- New Ball Diamonds
- New Future Diamonds
- New Multi Sport Field
- New BMX location
- Retaining Existing Ball Field

## WHAT WE ASKED (cont'd)

**Q6.** What types of amenities do you think should be enhanced or provided in greater supply at Carrie Jane Gray Sports Complex? Please select up to three (3) options that you think should be the highest priority for investment (Budget dependant). **Selections: Enhanced, Provided in greater supply, N/A. Please use the space provided to expand on your response if needed.**

- Concession / Space for concession outside
- Change rooms
- Washrooms
- Equipment storage
- Artificial Turf
- Sports Box (Lacrosse, hockey)
- Batting Cage
- Lighting for Fields/ pathways/ access roads
- Vehicle access and circulation
- Paved parking lot
- Pedestrian Trails
- Green spaces / natural turf areas
- Playground / Park space
- Shade areas
- Spectator seating
- Warm-up areas
- Cross Country Skiing
- Winter-use Firepits
- Other (please specify):

**Q7.** At what frequency do you or members of your household anticipate using the new sports fields at Carrie Jane Gray Sports Complex, as designed in any of the 3 concepts presented, in the next 1-3 years?

1. We don't anticipate using the sports fields
2. once (1) per month
3. twice (2) per month
4. 3 to 4 times per month
5. 5 times or more per month

**Q8.** General comments: Please use the space below to provide any additional comments on your current or future needs for Carrie Jane Gray Sports Complex?

# What We Heard

## Comments from Public Open House Discussion

- Roller Derby group in attendance, commented that a cover lacrosse box would also benefit group as an outdoor practice area.
- The future development of Strathcona field was appreciated by existing user groups, commented that the addition of a washroom facility would be needed as the closest current washroom is the nearby liquor store. Youth baseball was offered the use of the existing Strathcona field within the last five years but did not accept due to the washroom problem.
- Youth Rugby team in attendance and looking for additional practice pace as currently using school district facilities. Have not been able to use soccer pitches in the pass due more maintenance. Ruby currently has no club house or home field.
- General comments on all three options include the proposed parking areas are too large for the space and less parking overall is required.
- Option 2 seemed to be favoured by existing user groups in attendance.
- Youth baseball, and slow pitch both agreed moving the BMX group towards the back of the park would make the sight-lines and attractiveness of the park increase.

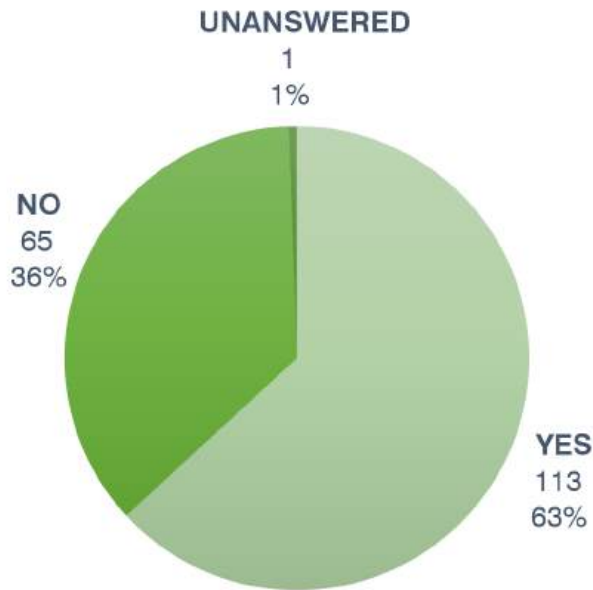
# What We Heard

## Survey Response Summary

The following pages provide a summary of responses collected from the survey questions, including selections and comments from respondents.

# Question 1

Do you or members of your household go to Carrie Jane Gray Park?



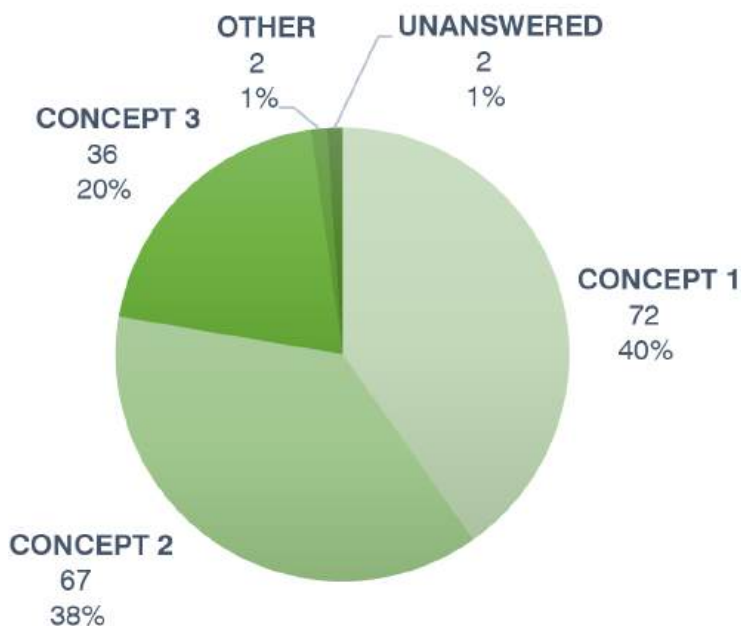
About two-thirds of respondents and/ or their household members use Carrie Jane Gray Park, while about one-third do not.

## *If yes – what facility do you use?*

The majority of comments, explaining which facilities are used, related to ball diamonds (baseball, fastball/fast pitch and softball), the BMX track, or neighbouring facilities at Masich Place, YMCA or the Prince George Multi Sport Court and Rotary Skatepark (outside of site, north of Massey Dr.).

# Question 2

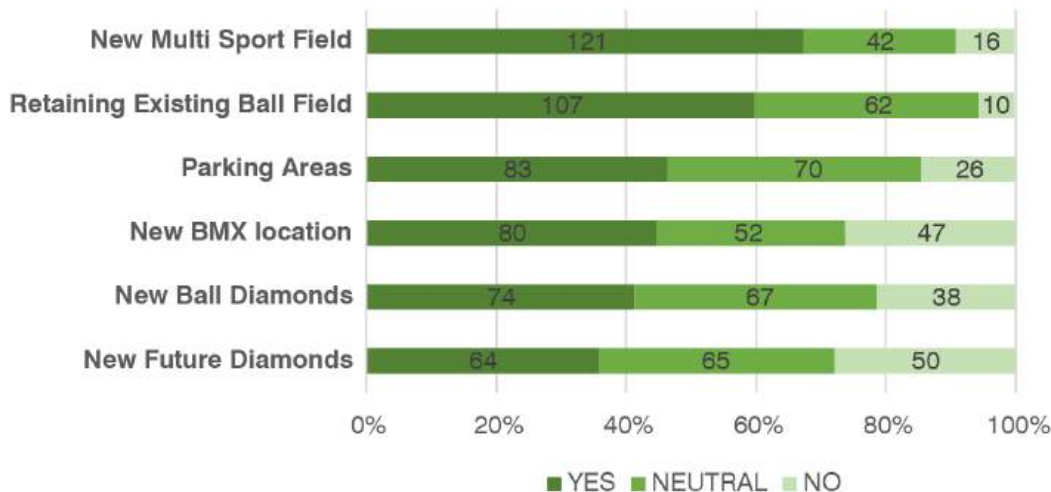
Which Master Plan Concept option is your preferred option?



The majority of respondents preferred Concept 1. However, Concepts 1 and 2 comprised over 3/4 of total responses, and were highly preferred over concept 3 and other options. Only two percent of responses were either unanswered or preferred a different option.

# Question 3

What items from Concept 1 are you in support of from the specific programs / fields / and amenities presented? Consider the item listed and its proposed location.



For Concept 1, the majority of respondents support the addition of new programming, with highest support of a new multisport field. While majority of respondents are neutral to the addition of future diamonds, it is a contentious item, along with relocating the BMX track.

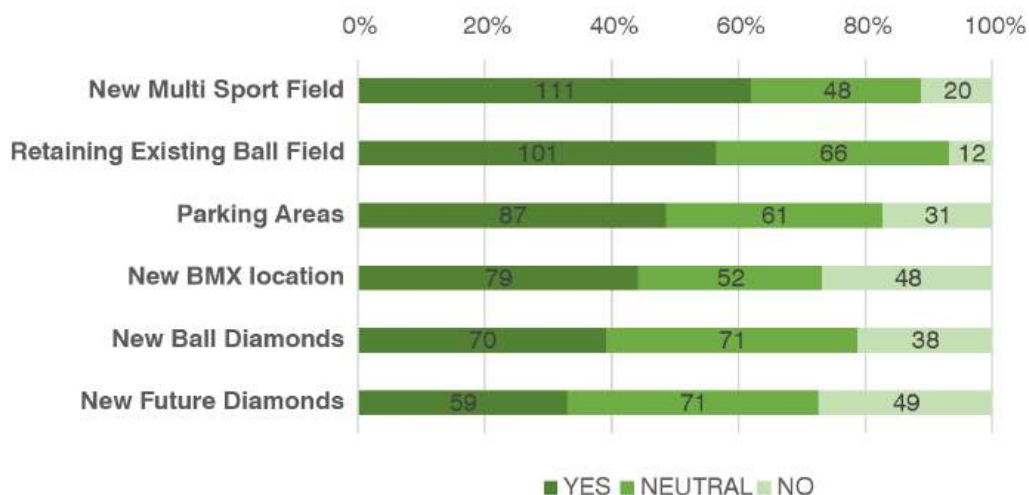
***Please use the space provided to expand on your response if needed.***

Below are some key design considerations noted from the comments.

- **Multisport field** shape is not optimal for spectator viewing.
- **BMX** location may be shaded and not create an optimal experience for spectators and athletes. It may also be noisy and could benefit from being further separated from fields.
- **Passive greenspace** relocated closer to the southwest treed areas.
- **Parking** could be reconsidered at Masich Place side, and consolidated to create better use of space for trails/ pathways and greenspace. Parking around minor boys field. Increased parking around City Field, but perhaps RV Parking should not be in this location.
- **Playground** kept in a central location, but proximity to lacrosse box is a concern. It could also be located closer to the U9 fields.
- **Additional needed facilities required** are warm-up spaces for each diamond, washrooms.
- **Disc Golf** located at the perimeter of the park.
- **New Future Diamonds** may not be highly utilized, and should not be located at Masich Place compromising the existing football field.
- **The new U13 ball diamond** would benefit from being a fastball field (relocating Ron Wiley) to help with large fastball tournaments, keeping the fields closer together.
- **Batting cages** could be better located.
- **An emphasis on other sports**, including: rugby, track & field, roller derby.
- **Consider covered/ indoor facilities** (covered BMX track/seating, other possible indoor facilities for tournaments, etc.)

# Question 4

What items from Concept 2 are you in support of from the specific programs / fields / and amenities presented? Consider the item listed and its proposed location.



For Concept 2, the majority of respondents support the addition of new programming, and especially supportive of a new multisport field. More respondents are neutral to the addition of future diamonds, and new ball diamonds. The location of the new BMX track, and addition of ball diamonds and future diamonds are contentious items.

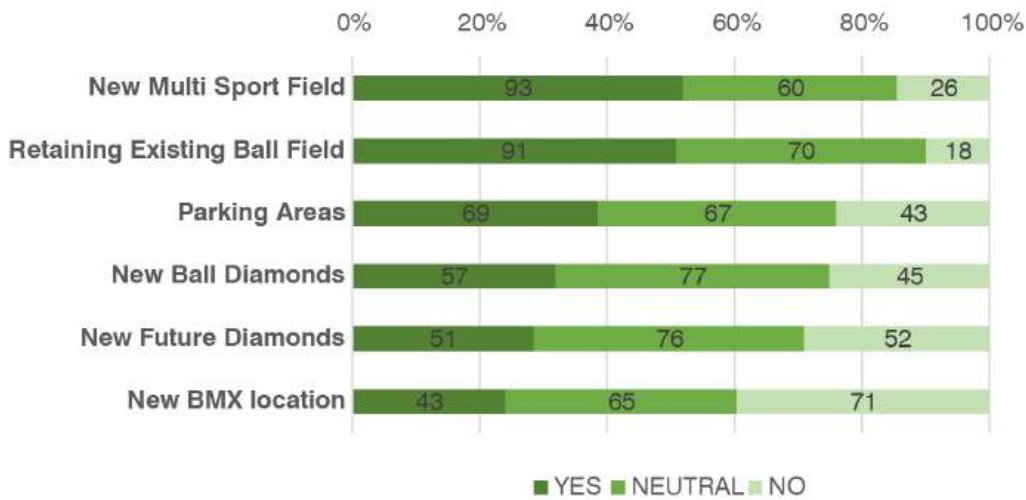
***Please use the space provided to expand on your response if needed.***

Below are some key design considerations noted from the comments.

- **Multisport field** shape is optimal for spectator viewing.
- **BMX** location may not be optimal location for safety and visibility.
- **Passive greenspace** relocated closer to the southwest treed areas, with addition of flexible grass areas.
- **Parking** could be reconsidered at Masich Place side, and consolidated to create better use of space for trails/ pathways and greenspace. RV Parking location is generally supported.
- **Playground** kept in a central location, but perhaps increased in size.
- **Facilities and amenities required** include warm-up spaces for each diamond, and more washrooms (located closer to the playground).
- **Disc Golf** located at the perimeter of the park, near wooded areas.
- **New Future Diamonds** should not compromise existing sports fields.
- **Keep fields together.** Suggestions on field configuration to benefit tournaments.
- **An emphasis on other sports**, including rugby, track & field, roller derby.
- **Consider covered/ indoor facilities** (covered BMX track/seating, other possible indoor facilities for tournaments, etc.)
- **Batting Cage and Hockey Box** location is generally supported.

# Question 5

What items from Concept 3 are you in support of from the specific programs / fields / and amenities presented? Consider the item listed and its proposed location.



For Concept 3, the majority of respondents support the addition of new programming, and especially supportive of a new multisport field. More respondents are neutral to the addition of future diamonds, and new ball diamonds. The new BMX location has the highest opposition.

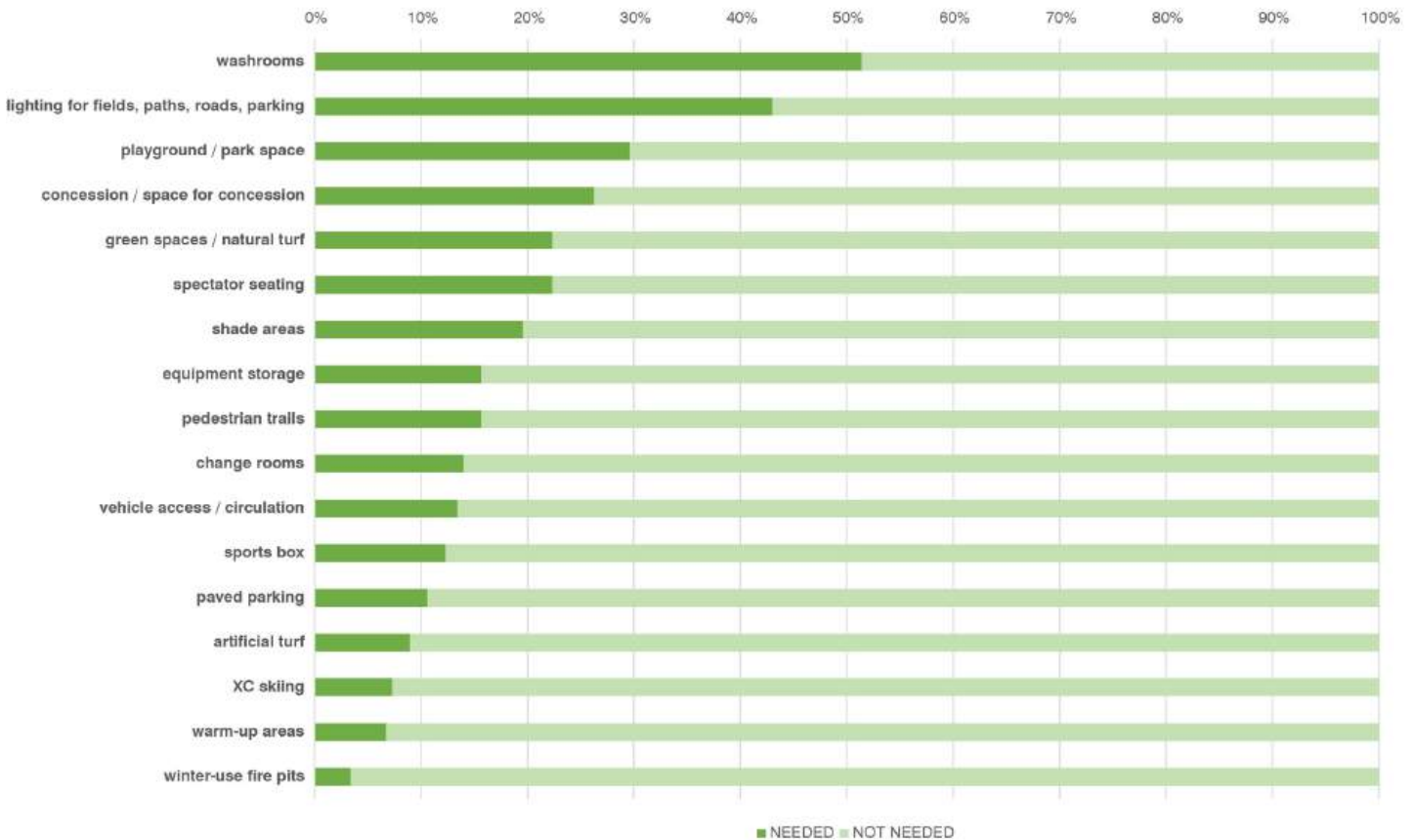
***Please use the space provided to expand on your response if needed.***

Below are some key design considerations noted from the comments.

- **Multisport field** shape is not optimal for spectator viewing.
- **BMX** location and shape is not optimal for experience and there is a concern for safety around the fire hall. It may also be noisy and could benefit from being further separated from fields.
- **Passive recreation and access to trails.**
- **Parking** could be consolidated to create better use of space for trails/ pathways and greenspace. RV Parking location is generally supported.
- **Playground location** is generally not supported near the slough, for concern of water, wildlife, safety/visibility, and would be best located centrally. Size of playground could be increased to support multiple age groups.
- **Facilities and amenities required** include warm-up spaces for each diamond, more washrooms (located closer to the playground), as well as locker rooms/ change rooms.
- **Disc Golf** located at the perimeter of the park, near wooded areas.
- **New Future Diamonds** should not compromise existing sports fields.
- **The new U13 ball diamond** would benefit from being a fastball field (relocating Ron Wiley) to help with large fastball tournaments, keeping the fields closer together.
- **Batting Cage and Hockey Box** location is generally supported.
- **An emphasis on other sports**, including: rugby, track & field, roller derby.
- **Consider covered/ indoor facilities** (covered BMX seating, other possible indoor facilities for tournaments, etc.)

# Question 6

What types of amenities do you think should be enhanced or provided in greater supply at Carrie Jane Gray Sports Complex? Please select up to three options that you think should be the highest priority for investment (budget dependant).



The top three options selected as highest priority for investment were washrooms, lighting (for fields, paths, roads and parking), and playground / park space. The least selected item of priority was winter-use fire pits.

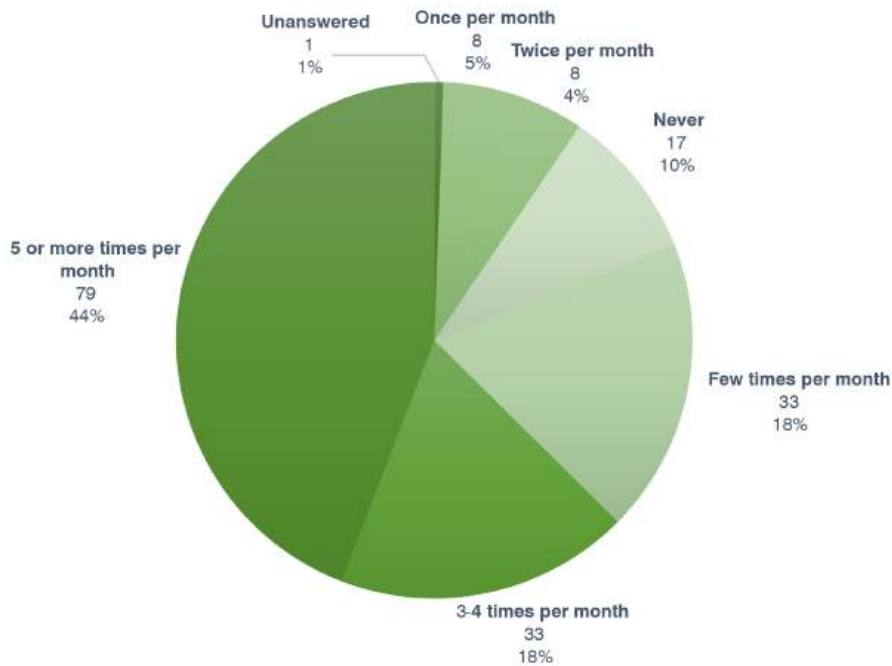
***Please use the space provided to expand on your response if needed.***

Below are some key amenity considerations noted from the comments.

- **Playground serving all age groups.**
- **Enhancing pedestrian connections, particularly to Heritage Trail.**
- **Treed** areas for shade.
- **Storage** for sports gear.

# Question 7

At what frequency do you or members of your household anticipate using the new sports fields at Carrie Jane Gray Sports Complex, as designed in any of the 3 concepts presented, in the next 1-3 years?



Just under half of respondents and their household members anticipate using the new sports fields at least 5 times a month in the next 1-3 years. 1/3rd of respondents equally anticipate using the new sports facilities 3-4 times per month or a few times per month. About 1/6th of respondents anticipate using the sports facilities less than twice per month, and about 1/10th would never use the new sports fields.

# Question 8

**General comments: Please use the space below to provide any additional comments on your current or future needs for Carrie Jane Gray Sports Complex?**

Below are some key themes noted from the comments.

- **Provide diverse play opportunities**, outside of baseball/fastball/softball. Most notably, rugby, disc golf, track and field, and pump track. Other sports mentioned were field lacrosse, roller derby, cricket, tennis, squash, lawn bowling, and bandminton. **The playground and multisports field were generally highly favoured in the comments.** Dedicated fields are desired for rugby,
- Providing appropriate supporting facilities for a **sports hub and tournament destination** in Prince George. Opportunities to host tournaments for a variety of sports, including discgolf, was favoured.
- **Provide four-season play for year-round use.** Both indoor and covered facilities were mentioned, most notably, covered BMX track, indoor multi-sport field and covered parking areas.
- There is an overall **concern for safety in the park**, which includes:
  - Safety of pedestrians from vehicles (e.g. cross-walks) and separating play from parking.
  - Increased or improved lighting along pedestrian and service areas after dark.
  - Emergency exits for more dangerous sports, like the BMX track, were also noted.
  - Safety/ CPTED considerations for secluded and low-visibility areas (e.g. southern treed areas), and pathways to and around Strathcona Park.
  - Addressing traffic volume and vehicular access/ egress, specifically left turns in/ and out of the park, with signalized turns.
- **Special consideration to accessibility** was a key theme, which included comments on :
  - Easy access to areas for younger children (playground and fields).
  - Consideration to multiple modes of transport (cycling, and walking paths), with an emphasis on connections to the Heritage Trail system.
  - Public access of sports facilities, providing flexible or casual usage (e.g. drop-in or outside of clubhouse hours).
  - Concern on losing access to BMX and other sports during construction/ relocating.
- There is a **concern for the cost of big design moves**, particularly in proposing moving and replacing fields, and relocating and covering the BMX track. A high-level cost breakdown for each concept could provide a general comparison of the financial impact of each design. **Improvements to existing fields could also help alleviate costs.**
- **Avoid building future diamonds on existing fields**, notably at Masich Place fields.
- **Mazimizing usability of space** by consolidating different uses, most notably, parking and fields.

# Concept Recommendations

Informed by overall feedback from respondents, below are some key design recommendations which will be used to develop the preferred concept plan.

- **Multisport field + spectator seating** from concept 1 received positive feedback.
- **BMX Track** could benefit from further separating from fields and addressing noise.
- **Passive greenspace** location considered in treed areas, perhaps in unused space.
- **Parking** could be better consolidated to optimize use of space and improve safety.
- **Playground** location kept central, similar to concept 1.
- **Additional needed amenities/ facilities** are washrooms, lighting and playground (all ages).
- **Disc Golf** located at the perimeter of the park, in unused and suitable green areas of the Park.
- **New Future Diamonds** will be removed from Masich Place and reconsidered at Strathcona Park.
- **Batting cages and lacrosse box** locations in concept 2 (separated from the playground) was preferred over concept 1.
- **Exploring the addition of sports** at CJGP, particularly rugby, track & field, and roller derby.
- **Considering covered/ indoor facilities** such as covered BMX track/seating, and covered lacrosse/ hockey/ roller derby box (allocating and refurbishing lacrosse box outside of CJGP to a covered Lacrosse/ Hockey/ Roller Derby box)
- **Address concerns on safety**, including but not limited to:
  - Emergency exit for BMX track
  - Further separating pedestrians from vehicles, and play from parking.
  - Safety/ CPTED considerations for secluded and low-visibility areas.
  - Addressing vehicular access/ egress, specifically left turns in/ and out of the park, with signalized turns.

# Next Steps

Overall, participants indicated a high level of enthusiasm and opinion on the concept options for Carrie Jane Gray Park.

Feedback and information from this engagement will be used to inform development of a preferred concept for the Park Master Plan. Another round of public engagement will be held in 2024 to present the preferred concept design, and be used to further inform revisions to the design concept.

Updates will be provided on <https://getinvolved.princegeorge.ca/carrie-jane-gray-park-upgrade>. Contact us at [parksandrec@princegeorge.ca](mailto:parksandrec@princegeorge.ca).

